REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION

Wednesday, November 19, 2014
7:00 p.m. – Council Chamber
1950 Parkside Drive, Concord

Planning Commission Members:
Carlyn Obringer, Chair
John Mercurio, Vice Chair
Ernesto A. Avila, Commissioner
Robert Hoag, Commissioner
Tim McGallian, Commissioner

REGULAR MEETING
7:00 p.m. – Council Chamber

I. ROLL CALL

II. PLEDGE TO THE FLAG

III. PUBLIC COMMENT PERIOD

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

V. CONSENT CALENDAR

1. 10/15/14 Meeting Minutes

VI. PUBLIC HEARINGS

1. **City of Concord Housing Element Update 2014-2022 (PL1400339 - GP) –** City-initiated General Plan Amendment for the City of Concord Housing Element Update 2014-2022. The Housing Element is a required element of the General Plan that includes goals, programs and policies to address the housing needs of the City. The City's existing Housing Element covers the current period of July 1, 2007 to June 30, 2014 and was adopted on November 16, 2010. The Housing Element Update (Update), proposed for adoption covers the next eight (8) year period of 2014 to 2022. The Update identifies and analyzes the existing and projected housing needs for the City based on a Regional Housing Needs Allocation (RHNA) issued by the Association of Bay Area Governments. The Update provides goals, policies and programs and documents programs for the preservation, improvement and development of housing. The Housing Element is mandated under California

Government Code Section 65580 and is subject to the review and certification for compliance with State housing element law by the California Department of Housing and Community Development. Pursuant to the California Environmental Quality Act, an Initial Study was prepared to determine the appropriate environmental document for this project and a Negative Declaration of Environmental Significance has been issued for this project and will be considered concurrently with the review and adoption of the Housing Element Update. **Project Planner: Joan Ryan @ (925) 671-3370.**

VII. COMMISSION CONSIDERATIONS

VIII. STAFF REPORTS / ANNOUNCEMENTS

IX. COMMISSION REPORTS / ANNOUNCEMENTS

X. FUTURE PUBLIC HEARING ITEMS

XI. ADJOURNMENT

NOTICE TO PUBLIC

ADA ACCOMMODATION

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3031, at least five (5) days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

APPEALS

Decisions of the Planning Commission on use permits, variances, major subdivisions, appeals taken from decisions of the Zoning Administrator or staff interpretations of the Zoning Code may be appealed to the City Council. Appeals and the required filing fee must be filed with the City Clerk within ten (10) days of the decision.

APPLICANT'S SUBMITTAL OF INFORMATION

Submittal of information by a project applicant subsequent to the distribution of the agenda packet but prior to the public hearing may result in a continuance of the subject agenda item to the next regularly scheduled Planning Commission meeting, if the Commission determines that such late submittal compromises its ability to fully consider and evaluate the project at the time of the public hearing.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered by the Commission to be routing and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

CORRESPONDENCE

Correspondence and writings received within 72 hours of the scheduled Planning Commission meeting that constitute a public record under the Public Records Act concerning any matter on the agenda is available for inspection during normal business hours at the Permit Center located at 1950 Parkside Drive, Concord. For additional information contact the Planning Division at (925) 671-3152.

HEARINGS

Persons who wish to speak on hearings listed on the agenda will be heard when the hearing is opened, except on hearing items previously heard and closed to public comment. Each public speaker should limit their comments to three (3) minutes or less. The Chair may grant additional time. The project applicant normally shall be the first person to make a presentation when a hearing is opened for public comment. The project applicant's presentation should not exceed ten (10) minutes unless the Chair grants permission for a longer presentation. After the public has commented, the item is closed to further public comment and brought to the Planning Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission. No public hearing or hearing shall commence after 11:00 p.m. unless this rule is waived by majority vote of the Commission.

MEETING RECORDS

Planning Commission meetings are available for viewing on the City's website, www.cityofconcord.org and at the Concord Public Library. Copies of DVDs of the Planning Commission Meeting are available for purchase. Contact the Planning Division at (925) 671-3152 for further information.

NOTICE TO THE HEARING IMPAIRED

The Council Chamber is equipped with Easy Listener Sound Amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the Easy Listener Phonic Ear Personal Sound Amplifier from the staff for personal use during Commission meetings.

ROUTINE AGENDA ITEMS AND CONTINUED ITEMS

All routine and continued items will be considered by the Planning Commission at the beginning of the meeting. There will not be separate discussions of these items unless a request is made prior to the time the Planning Commission considers the motions.

SPEAKER'S CARD

Members of the audience who wish to address the Planning Commission should complete a speaker's card available in the lobby or at the front bench. Submit the completed card to staff before the item is called, preferably before the meeting begins.

TELEVISED MEETINGS

All Planning Commission meetings are broadcast live on Astound Broadband channel 29 and Comcast channel 28. The meeting is replayed on the Thursday following the meeting at 8:00 a.m., 2:00 p.m. and 8:00 p.m. Replays are also broadcast on Fridays and Saturdays. Please check the City website, http://www.cityofconcord.org/about/citynews/tvlistings.pdf or check the channels for broadcast times.

NEXT PLANNING COMMISSION MEETINGS:

December 3, 2014: 7:00 pm – Council Chambers
December 17, 2014: 7:00 pm – Council Chambers

Concord

REPORT TO PLANNING COMMISSION

DATE: November 19, 2014

SUBJECT: HOUSING ELEMENT UPDATE 2014-2022

Recommendation: Adopt Resolution No. 14-21PC, A Resolution Recommending City Council Adoption of a Negative Declaration and Adoption of the Housing Element Update 2014-2022 General Plan Amendment (PL14-339-GP) to the Housing Element as Volume V of the *Concord 2030 General Plan.*

I. Introduction

The purpose of the City's Housing Element Update 2014-2022 ("2014 Housing Element Update") is to make adequate provisions for the existing and projected housing needs of all economic segments of the community and to determine how the City will meet its "fair share" of regional housing needs.

On October 20, 2014, the City received a letter from State Department of Housing and Community Development (HCD) indicating that the City's 2014 Housing Element Update meets the statutory requirements of State housing element law, once adopted and submitted to HCD. The Commission is being asked to adopt Resolution No. 14-21PC recommending City Council adoption of the Negative Declaration and adoption of the Housing Element Update 2014-2022 General Plan Amendment to the Housing Element of the *Concord 2030 General Plan*, attached to this staff report as Exhibit A, and incorporated by reference.

II. Background

The City's current Housing Element ("Concord Housing Element Update 2010") was adopted on November 16, 2010 and covers the planning period from July 1, 2007 through June 30, 2014. The Concord Housing Element Update 2010 was reviewed by HCD, and was deemed to be in compliance with State law on January 5, 2011. A copy of the 2010 Housing Element is available for viewing on the City's website. Progress towards implementation of the Concord Housing Element Update 2010 includes an ongoing review of the City's development projects for conformance. A status report of the City's progress implementing the Concord Housing Element Update 2010 was provided to the Commission in their General Plan Annual Progress Report, presented on March 5, 2014.

The 2014 Housing Element Update project began on September 10, 2013, when the City Council approved the work program and schedule for the completion of the 2014 Housing Element Update for Cycle 5, which is required to be certified by HCD by January 31, 2015. Cycle 5 refers to the fifth Regional Housing Needs Allocation (RHNA) projection period that has been conducted to date through the State. The 2014 Housing Element Update covers the next eight (8) year period of July 2014 to June 2022. The project team, led by the consulting firm of BAE Urban Economics, has updated housing data and reviewed its policies and programs, with the

goal of producing a high-quality document that serves as a resource guide for staff and prospective developers.

On April 8, 2014, staff held a joint study session on the 2014 Housing Element Update to present the project team's initial findings based on an analysis of the sites inventory conducted. Staff reviewed the document with the Planning Commission and City Council at that time, including the City's ability to meet the RHNA received from the Association of Bay Area Governments (ABAG). The project team shared good news in that there are sufficient sites available that are appropriately zoned to meet the City's RHNA. The project team also presented current housing data and shared key policy questions for feedback necessary to move forward with the preparation of the Draft 2014 Housing Element Update, prior to its submittal to HCD for review and comment. These are summarized in Section IV of this report.

On June 4, 2014, the Planning Commission reviewed the Draft 2014 Housing Element Update. Five speakers, provided testimony voicing support for low income housing and anti-displacement policies. The Planning Commission then recommended acceptance of the document, with no changes, to the City Council, for submission to HCD for a 60-day review period.

On July 8, 2014, the City Council considered the Draft 2014 Housing Element Update. Two speakers provided testimony regarding the desire for a nexus study on housing fees to be performed before the market cycle passes. The City Council then accepted the Draft 2014 Housing Element Update for submittal to HCD for a 60-day review and comment, noting they would be agreeable to preparing a nexus study earlier than prior to the 1,000 constructed units indicated in the Draft 2014 Housing Element Update.

On August 8, 2014, the City's consultant submitted a revised draft with minor changes (dated August 1, 2014) to HCD for a 60-day review and comment, reflecting some concerns of the Council regarding the timing of a future nexus study.

In August of 2014, the City's consultant prepared an Initial Study to examine potential environmental impacts of the Draft 2014 Housing Element Update. It was determined that, through mandatory regulatory compliance and consistency with General Plan policies, implementation of the proposed Project would have a less-than-significant impact on the environment. On September 10, 2014, the Planning Division prepared and distributed a Notice of Intent to Adopt a Negative Declaration for a public review period extending from September 11 to October 10, 2014. Further discussion is provided in Section III.

On September 9, 2014, HCD's representative held a conference call with the City's project team. The team responded to questions and clarified programs regarding applicable household income levels, program implementation timing, objectives, procedures for providing transitional and supportive housing and renumbering of policies and programs. The team indicated they would provide HCD with a revised copy of the Update to address HCD's questions.

On September 26, 2014, the City received a comment letter from the Community Coalition for a Sustainable Concord, et. al. (CCSC), attached as Exhibit B, and described in detail in Section IV.

As a result of the September 9, 2014 conference call with the City's HCD representative, the City's consultant made some minor changes in a revised copy of the Draft 2014 Housing Element Update dated September 24, 2014. The revisions consisted of minor wording clarifying the programs included within the document. This updated version, which was submitted to HCD on October 1, 2014, is referred to herein as the "2014 Housing Element Update" and is attached to this report as Attachment 2 to Exhibit A (dated November 7, 2014), submitted for Planning Commission consideration.

On October 15, 2014, the City received an e-mailed letter dated October 8, 2014 (Exhibit C), from the California Public Utilities Commission (CPUC), on behalf of its Rail Crossings Engineering Branch regarding safety of the rail corridor.

On October 20, 2014, the City received a letter from the City's representative, Jess Negrete at HCD dated October 7, 2014 (Exhibit D). The letter indicated that the City's 2014 Housing Element Update "meets the statutory requirements of State housing element law. The 2014 Housing Element Update will comply with State housing element law (G.C., Article 10.6) once adopted and submitted to the Department, in accordance with GC Section 65585(g)."

On October 24, 2014 the City responded to both the CCSC and the CPUC with letters (attached as Exhibits E & F).

III. General Information

A. General Plan

N/A (Citywide)

B. Zoning

N/A (Citywide)

C. CEQA[1]

The City's consultant prepared an Initial Study for the Housing Element Update in accordance with CEQA. Based on the findings of the Initial Study, a Negative Declaration was recommended as the appropriate course of action. On September 10, 2014, a Notice of Intent to adopt a Negative Declaration was filed with the Contra Costa County Clerk and published in the Contra Costa Times beginning a 30-day review period, which ended on October 10, 2014 per CEQA requirements. The Initial Study and Negative Declaration (collectively, "Negative Declaration") are Attachment 1 to Resolution 14-21PC.

The 2014 Housing Element Update was prepared in accordance with applicable laws, including Government Code Section 65358 regarding general plan amendments, and referral as required under Government Code Section 65919 et seq. The City received one written comment regarding the environmental aspects of the project (from the CPUC), discussed in Section IV. The General

[1] California Environmental Quality Act of 1970, Public Resources Code § 21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations (collectively, "CEQA").

Plan is a policy document that does not commit the City to any specific project. The City will review new development at a project level to evaluate conformance with adopted policies.

As noted above, the Draft 2014 Housing Element Update was revised per comments and requests for clarification from HCD. The revisions are discussed in Section IV and include clarifications to the City's past achievements regarding the provision of housing in Concord, applicable household income levels, program implementation timing, objectives, procedures for providing transitional and supportive housing and renumbering of policies and programs. The City's environmental consultant examined these revisions and determined through a memo, attached as Exhibit G, that the changes did not result in new significant environmental impacts, did not constitute new information, and did not alter the conclusions of the environmental analysis in the Negative Declaration as defined in CEQA Guidelines Section 15073.5, and staff concurred with this determination. Therefore, recirculation of the Negative Declaration was not warranted.

IV. Discussion

The objectives of the 2014 Housing Element Update included: 1) Conducting broad-based, comprehensive community outreach and participation using a variety of techniques to engage and elicit input from the community; 2) Conforming to community priorities; 3) Incorporating recent planning efforts; and 4) Providing appropriate land uses to accommodate the City's RHNA numbers.

The Update incorporates housing development that has occurred since the previous adoption of the 2010 Housing Element as well as provisions from key recent projects including: 1) The City's Development Code, adopted in July 2012, that contained a variety of key provisions including: a) An increase to the size of secondary living units; b) A transit station overlay that was established for the Downtown and North Concord BART stations allowing additional development density and intensity incentives within the overlay area; and c) An affordable housing incentive program that was established to promote affordable housing on land designated for multi-family residential; and 2) the Downtown Concord Specific Plan, adopted by the City Council on June 24, 2014.

The preparation of the Update has included an emphasis on developing a clear, concise, and legally defensible Housing Element that meets the varied housing needs of the community. The Update includes a summary of the adequate sites analysis and the relationship to the RHNA numbers, a review of policies and programs, and an overview of current housing data. The Update includes: Chapter 1 – Introduction; Chapter 2 – Current Housing Needs Analysis; Chapter 3 – Regional Housing Needs Allocation and Special Needs; Chapter 4 – Land Inventory; Chapter 5 – Resources and Constraints; and Chapter 6 – Evaluation of Previous Housing Element; and Chapter 7 – Housing Goals, Policies and Programs.

A. Regional Housing Needs Allocation and Special Needs

The City's RHNA has increased since the last planning period from 3,043 to 3,478, based on the following breakdown, shown in Table 1 below.

Table 1
Final Regional Housing Need Allocation Comparison

Planning Period	Very Low 0-50%	Low 51-80%	Moderate 81-120%	Above Moderate 120%	Total
2007-2014	639	426	498	1,480	3,043
2014-2022	798	444	559	1,677	3,478

Source: Concord Housing Element, Nov. 2010
ABAG Memo to City Managers, dated June 3, 2013.

The Update (Chapter 3) discusses the need to make adequate provisions for the existing and projected housing needs of all economic segments of the community and to determine how the City will meet its "fair share" of the regional housing needs. Cities are expected to provide policies to provide an environment where such development is viable. This approach is integral to the development of a Sustainable Community Strategy. The RHNA is the State-mandated process to identify the number of housing units by affordability level that each jurisdiction must accommodate in the Housing Element of its General Plan.

Special Needs

Government Code Section 65583(a)(6) requires that several populations with special housing needs be addressed including persons with disabilities, people with developmental disabilities, female-headed households, large households, seniors and farmworker households and people who are homeless. Chapter 3 discusses these groups, current facilities available to these groups, the current and future projected needs and potential resources.

B. Land Inventory

Chapter 4 describes the land inventory that was conducted and found that the City has adequate capacity available through appropriately zoned vacant and under-utilized parcels to accommodate the City's RHNA. Table 2 outlines the breakdown of sites determined to be appropriate for residential development which includes an estimate of 4,529 units. Based upon these numbers, the City does have adequate sites to meet its RHNA. Many of the sites identified in the 2007-2014 Housing Element were rezoned to incentivize residential use in 2012 when the City adopted its Development Code.

Table 2
Characteristics of Concord's Housing Opportunity Sites

Type of Site	# of Sites	Acres	Est. # of Units
Committed Development Projects	12	21.4	523
Low Density Sites	93	100.7	282
High Density Sites	75	94.2	3,551
Sites with Live/Work Potential	7	18.4	173
Total	**187**	**234.7**	**4,529**

Due to the high cost of land and construction in the Bay Area, the so-called "default density" for cities with more than 25,000 residents in the Bay Area is 30 units per acre, and is recognized as the minimum density with the greatest potential to accommodate very low and low income housing because it offers lower per unit construction costs. A review of the City's sites shows there is capacity to accommodate lower income households and capacity to accommodate these requirements on larger sites where affordable housing is most viable.

Of the 75 identified sites zoned to accommodate 30 units/acre or higher, there are 25 sites large enough to accommodate at least 40 units. The 40-unit threshold is noted because most affordable housing in our region that uses local, state and federal financial resources includes 40-80 units or more. Collectively, these 25 sites can accommodate 2,717 units, which is roughly double the City's RHNA for low and very low income households. Under Government Code Section 65583.2, all of these units can be counted as potentially affordable, as they are on sites where the density is greater than 30 dwelling units/acre and they meet the minimum size requirement.

There are other sites in addition to those in Table 2 that could begin to be developed during the planning period including the Concord Reuse Project (12,200 units) and the Coast Guard Housing site (approx. 60 acres), but which are still currently in the planning stages. However, as described earlier, the City has adequate capacity without these.

C. Resources and Constraints

Chapter 5 of the Update is included to update information regarding federal, State and local financing resources and reviews the government constraints on housing production. A new section discussing Market Constraints on Housing Development had been added, reviewing land acquisition, construction costs, and the availability of financing.

D. Evaluation of the Previous Housing Element

Chapter 6 includes a summary of the prior goals, policies and programs of the Housing Element (2010) and an evaluation of the progress made during the prior cycle, as reflected in Table 50. The progress on programs is shown in a table matrix structure, included as Appendix B, previously reviewed during the General Plan Annual Progress Report, presented March 5, 2014.

E. Housing Goals, Policies and Programs

Based on the evaluation in Chapter 6, Chapter 7 provides modifications, deletions and additions to the prior goals, policies, and programs of the earlier Housing Element, based on recent progress of the City, updated information, City initiatives or reductions in funding. The primary reduction in funding, since the last planning period, is the loss of Redevelopment funding, which was previously used toward housing projects and housing-related programs.

F. Joint Study Session

On April 8, 2014, a joint Planning Commission/City Council Study Session was held to provide an update on the status of the document and to obtain input on four key policy issues. The following table (Table 3) includes, the issues brought forward, with a summary of the discussion that took place, followed by staff's recommended course of action, as included within the draft document:

Table 3
Joint Study Session Discussion Topics

	Issue	Council Feedback	Updated Policies
Parking TOD Overlay	Parking Reductions only include Non-Residential Uses and do we want to include Residential?	Wait and see approach to test Dev. Code updates that are relatively new in this regard.	Program H-1.9.5 recognizes issue and notes for further review in 2018.
Lack of Developer Interest	Whether to consider enhanced façade improvement, rehabilitation program or enhanced code enforcement.	Limited funding currently for such programs. Downtown Plan currently working toward similar goals.	No specific policies in Housing Element but numerous strategies within the Downtown Specific Plan aimed toward this effort as well as continuous efforts of Economic Development staff.
Secondary Living Units	City, local and regional fees restrain growth of these units and current development standards may be inflexible.	Favorable support to provide greater flexibility in development standards, review and approval procedures and an examination of city and special district fees.	Programs H-1.4.3 and H-1.4.4 included reviewing the development code and pursuing examination of potential fee reductions.
Funding for Affordable Housing	City's inclusionary in-lieu fee was reduced from $17,660 to $5,043 in 2010, limiting the affordable housing funds being generated.	Favored re-examining the issue, yet cautious in not wanting to discourage growth	Program H-1.5.8 would provide an updated study based on current market economics with fees for Council to consider implementing as appropriate based on the real estate market.

G. Planning Commission and City Council meetings

The Planning Commission met on June 4, 2014 and recommended acceptance of the Draft Housing Element to the City Council for submittal to HCD. Five speakers spoke in support of affordable housing and funding, as well as in support of anti-displacement policies.

On July 8, 2014 the City Council reviewed and accepted the draft document for submittal to HCD for review. Two affordable housing supporters spoke on the item and complemented the City on its progress to date and the inclusion of policies such as the Affordable Housing Incentive Program within the City's Development Code. They also recommended the need for a nexus study to be prepared in the near-term, rather than waiting for future units to be constructed, and suggested the Council could include a phase-in strategy toward implementation of any recommended fee.

The City Council discussed the timing issue and noted that the Council has the ability to re-examine the fee at any time. As a result, Program 1.5.8 was modified to note that an update to the nexus study would be prepared in 2015 for consideration of a new fee, as appropriate. Phase in strategies could be examined in the study, along with consideration of the current market economics and residential activity in the City at that time.

H. Revisions as a result of HCD comments

The City submitted the draft Housing Element to HCD on August 8, 2014 for a 60-day review and comment by the agency. The following comments were raised by the City's HCD representative in a telephone conversation on September 9, 2014, after which revisions and clarifications were prepared by the project team, in a red line/strike out version document, as attached to this report (Attachment 2 to Exhibit A-document dated November 7, 2014), and forwarded to HCD on October 1, 2014. A summary of the revisions are also consolidated in Exhibit G.

***SB-2** – To comply with SB2, the City will need to prepare modifications to the City's Development Code regarding transitional housing and supportive housing, consistent with those outlined in Program 3.7.3.*

- HCD is allowing the City a program timeframe of 2015-2016. According to HCD's website, "the housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). In other words, transitional and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single family home in a single family zone is permitted in the same manner as a single family home in the same zone."

Recognize completed efforts *- Clarify whether H-1.2.2 Promote Mixed Use, H-1.5.3 Multifamily Infill Housing and H-1.5.4 Lot consolidation are ongoing programs or have been completed and if so, recognize completion and update.*

- Language was deleted to recognize efforts that have already occurred including the adoption of the Downtown Specific Plan and the consolidation of Successor Agency parcels, and additional language was provided to update with current activities.

Income levels for programs *– Clarify whether the terms low and lower income include extremely low income, very low income, and low income households for the programs mentioned.*

- Language was revised to clarify that when low income is indicated this includes extremely low, very low and low income households and that when mixed income is referred to this would include all income levels including extremely low, very low, low and moderate income households.

I. Letters Received

CCSC - On September 26, 2014, staff received a letter from the Coalition for a Sustainable Concord, et. al. (CCSC) commending the City for taking a number of strong actions to promote affordable housing since adopting the City's Housing Element in 2010, including adoption of the City's Affordable Housing Incentive Program. The letter also noted the importance of the City's Draft Housing Element in identifying a substantial number of sites to support affordable housing developments and to study the risks of displacement. The CCSC requested that the City: 1) conducts an annual assessment of displacement pressures and the effectiveness of policies; 2) restores the full inclusionary in-lieu fee in place prior to the market crash; and 3) adopts an affordable housing impact fee on new rental development to contribute toward meeting the city's affordable housing needs.

Staff response: The comments did not raise issues regarding impacts to the environment. That said, the Update addresses the issues raised through the following programs: 1) Program H-2.4.1 to establish a mechanism to determine the risk of displacement for existing residents; 2) Program 1.5.8 to prepare an update to the Nexus Study for the City's Housing In-Lieu Fee and adopt a new fee, as appropriate; and 3) Program 1.5.8 which would examine both rental and ownership units. Staff provided a letter response to CCSC on October 24, 2014.

CPUC - On October 15, 2014, the City received an e-mailed letter dated October 8, 2014, from the California Public Utilities Commission (CPUC), Rail Crossings Engineering Branch, advocating for mitigation measures for new development to consider including the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings and vandal resistant fencing to limit access onto the railroad ROW.

Staff response: The City's General Plan policies T-1.8.2 and T-1.8.3 already address protection of existing railroad rights-of-way where feasible and to ensure adequate roadway transportation linkages in the regional transportation network. In addition, as described in the Initial Study on pages 38 and 39, implementation of the proposed Project will have no effect

on the circulation system of Concord because it will not increase development potential and would not directly or indirectly result in population growth. Therefore, the recommendation of the CPUC is not applicable to this Project. Staff provided a letter response to CPUC on October 24, 2014.

J. HCD Compliance Letter

On October 20, 2014, the City received a letter from the City's representative, Jess Negrete at HCD dated October 7, 2014 (Exhibit D). The letter indicated that "the draft housing element with revisions meets the statutory requirements of State housing element law. The draft 2014 Housing Element with revisions will comply with State housing element law (Government Code Article 10.6) once adopted and submitted to the Department, in accordance with GC Section §65585(g)." As stated above, the revised November 7, 2014 document is referred to herein as the 2014 Housing Element Update.

The letter further states that to remain on an eight year planning cycle, pursuant to Senate Bill 275 the City of Concord must adopt the 2014 Housing Element Update within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, the housing element must be revised every four years.

IV. Fiscal Impact

The 2014 Housing Element Update certification will have a beneficial fiscal impact on the City by enabling the City to be eligible for future grants from State and regional agencies and will streamline future development by providing specific policies and an implementation plan. The City has been collecting a General Plan and Zoning Ordinance Reimbursement Fee of 0.25% of the building permit valuation for all building permits to support this advanced planning effort, as well as future updates to the City's General Plan and Housing Element.

V. Public Contact

Notification was published in the Contra Costa Times, as required by the Concord Municipal Code. Notice for this item has also been posted at the Civic Center, at least 7 days prior to the public hearing.

Staff implemented a project specific webpage for the *Housing Element Update 2014-2022* at the initiation of the project. All of the documents associated with the project can be found on the webpage at http://cityofconcord.org/citygov/dept/planning/housingelement.asp In addition, meeting invites, presentations, agendas and meeting minutes for recent and upcoming meetings are updated to the site.

VI. Summary and Recommendation

The purpose of the City's Housing Element is to make adequate provision for the existing and projected housing needs of all economic segments of the community and to determine how the City will meet its "fair share" of the regional housing need. The 2014 Housing Element Update accomplishes those goals in compliance with applicable State law. Staff recommends that the Planning Commission review and recommend to the City Council adoption of the 2014 Housing

Element Update based on the compliance letter provided by the State Department of Housing and Community Development, as a result of their 60-day review.

Staff recommends the Planning Commission Adopt Resolution No. 14-21PC recommending City Council adoption of a Negative Declaration and adoption of the Housing Element Update 2014-2022 General Plan Amendment (PL14-339-GP) to the Housing Element as Volume V of the *Concord 2030 General Plan.*

VII. Motion

I (Comm. _____) hereby move that the Planning Commission adopt Resolution 14-21PC recommending City Council adoption of a Negative Declaration and adoption of the Housing Element Update 2014-2022 General Plan Amendment (PL14-339-GP) to the Housing Element as Volume V of the *Concord 2030 General Plan.* (Seconded by Comm. _____.)

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Exhibit A: Resolution No. 14-21PC; A Resolution Recommending City Council Adoption of a Negative Declaration and Adoption of the Housing Element Update 2014-2022 General Plan Amendment (PL14-339-GP) to the Housing Element as Volume V of the Concord 2030 General Plan (Attachment 1: Negative Declaration, Attachment 2: 2014 Housing Element Update w/red line/strike-out version, Attachment 3: 2014 Housing Element Update – clean version)
Exhibit B: Comment letter from CCSC, dated September 26, 2014.
Exhibit C: Letter from CPUC, dated October 8, 2014; e-mail received October 15, 2014
Exhibit D: Letter from HCD, dated October 7, 2014; e-mail received October 20, 2014
Exhibit E: Response letter to CCSC, dated October 24, 2014
Exhibit F: Response letter to CPUC, dated October 24, 2014
Exhibit G: Memo from Placeworks (sub-consultant to BAE), dated October 22, 2014

EXHIBIT A

BEFORE THE PLANNING COMMISSION
OF THE CITY OF CONCORD,
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION AND ADOPTION OF THE HOUSING ELEMENT UPDATE 2014-2022 GENERAL PLAN AMENDMENT (PL14-339-GP) TO THE HOUSING ELEMENT AS VOLUME V OF THE CONCORD 2030 GENERAL PLAN

Resolution No. 14-21PC

WHEREAS, the State Planning and Zoning Law (California Government Code Section §65000, *et seq.*), requires that all general law and charter cities in California have a general plan, which includes seven mandatory elements, including a housing element ("Housing Element"); and

WHEREAS, the Concord City Council ("City Council") adopted the current Concord 2030 General Plan, including a Housing Element, on October 2, 2007 ("General Plan"); and

WHEREAS, prior to the Council's adoption of the current Housing Element ("2010 Housing Element Update"), adopted on November 16, 2010 (to comply with State law requiring that housing elements be updated every five years), the California State Department of Housing and Community Development ("HCD") reviewed the document, and found the document in compliance with State law requirements applicable at the time, as determined by HCD on January 5, 2011; and

WHEREAS, the City Council adopted the 2010 Housing Element Update on November 16, 2010 and determined that the 2010 Housing Element Update would amend the Housing Element of the General Plan; and

WHEREAS, it is recognized that said General Plan Housing Element, being the current effective Housing Element for the City, requires revision and update to assure compliance with current State laws and regulations under Housing Element Law, Government Code §65580 through §65589.8; and

WHEREAS, the Housing Element contains an updated assessment of housing needs and an inventory of resources and constraints to meet those needs as required by Section §65583(b) of the Government Code; and

WHEREAS, the Housing Element contains a statement of the community's goals, quantified objectives, and policies to achieve the objectives of the element as required by Government Code Section §65583(b); and

WHEREAS, the Housing Element contains a program which sets forth an annualized schedule of actions to implement the policies and achieve the objectives of said Element as required by Section §65583(b) of the Government Code; and

WHEREAS, the development, conservation, and rehabilitation of housing for households of all income levels residing within the City of Concord will be enhanced through the adoption of the Housing Element Update; and

WHEREAS, Government Code Section §65583(c)(7) requires that local governments make a diligent effort to achieve public participation of all economic segments of the community by establishing a process to include representatives of all interest groups in the development of the Housing Element; and

WHEREAS, on November 20, 2013, two Community Workshops were held at the Concord Library Community Room to collect and solicit public input on housing issues from affordable housing developers, Concord community stakeholders, and for-profit developers; and

WHEREAS, on January 28, 2014, a focus group meeting was held with stakeholders including housing developers and providers, and special interest groups to discuss possible strategies and approaches to meeting housing challenges in Concord; and

WHEREAS, on April 8, 2014, a joint Study Session with the City Council and the City of Concord Planning Commission ("Planning Commission") was held to review the Housing Element Update project. Members of the community and representatives of interest groups participated in that Study Session. The City Council and the Planning Commission reviewed the input as well as background information on demographics, housing characteristics, needs, constraints, proposed goals, policies and programs, and a housing land inventory assessment for the Housing Element Update, and then provided direction on policy issues; and

WHEREAS, a Draft Housing Element was prepared that incorporated the policy direction from the City Council and Planning Commission; and

WHEREAS, on June 4, 2014, the Planning Commission reviewed, considered and recommended to the City Council acceptance of the Draft Housing Element 2014-2022 ("Draft 2014 Housing Element Update") for submission to HCD for a 60-day review and comment period; and

WHEREAS, on July 8, 2014, the City Council reviewed and accepted the Draft 2014 Housing Element Update for submission to HCD for a 60-day review and comment; and

WHEREAS, on August 8, 2014, the City submitted the Draft 2014 Housing Element Update to HCD, which was confirmed received by HCD on August 11, 2014; and

WHEREAS, the City of Concord Planning Division prepared an Initial Study for the Draft 2014 Housing Element Update in accordance with the California Environmental Quality Act of 1970, Public Resources Code Section §21000, et seq., as amended and implementing State CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations (collectively, "CEQA"). As a result thereof, on September 10, 2014, the Planning Division prepared and provided a Notice of Intent to Adopt a Negative Declaration to the public and the Contra Costa County Clerk; and

WHEREAS, from September 11, 2014, to October 10, 2014 the Initial Study and Notice of Intent to Adopt a Negative Declaration (collectively referred to as the "Negative Declaration" and attached hereto as Attachment 1 and incorporated by reference) were circulated for public review as required under the provisions of CEQA, including pursuant to 14 California Code of Regulations Section §15073; and

WHEREAS, the Negative Declaration analyzed the environmental effects of the 2014 Housing Element Update and concluded that it would have a less than significant adverse effect on the environment; and

WHEREAS, following the receipt of comments from HCD, the City's consultant submitted a revised copy of the Draft 2014 Housing Element Update dated September 24, 2014 to HCD on October 1, 2014, providing clarifications to the document as shown in the red-line/strike out version, attached hereto as Attachment 2 (now dated November 7, 2014) and incorporated by reference; the Draft 2014 Housing Element Update as revised is referred to as the "2014 Housing Element Update" (now dated November 7, 2014) and is attached hereto as Attachment 3 and incorporated by reference; and

WHEREAS, these minor revisions did not result in new significant environmental impacts, did not constitute new information, and did not alter the conclusions of the environmental analysis in the Initial Study as defined in CEQA Guidelines Section 15073.5. Therefore, recirculation of the Negative Declaration was not required; and

WHEREAS, on October 20, 2014, the City received a compliance letter (dated October 7, 2014) from HCD indicating that the 2014 Housing Element Update meets the statutory requirements of State housing element law. The letter stated that the 2014 Housing Element Update (including revisions) will comply with State housing element law (Government Code, Article 10.6) when the 2014 Housing Element Update is adopted and submitted to the HCD, in accordance with Government Code Section §65585(g); the letter also noted that HCD considered comments from the Coalition for a Sustainable Concord pursuant to Government Code Section §65585(c); and further that in order to remain on an eight year planning cycle, pursuant to Senate Bill 375 the City of Concord must adopt the 2014 Housing Element Update within 120 calendar days from the statutory due date of January 31, 2015 for Association of Bay Area Government (ABAG) localities; and

WHEREAS, the Planning Commission, after giving all public notices required by State law and the Concord Municipal Code, held a public hearing on November 19, 2014, on the Negative Declaration and the 2014 Housing Element Update; and

WHEREAS, at such public hearing, the Planning Commission considered the oral report from City staff, the written report from City staff, dated November 19, 2014, the exhibits presented, the Negative Declaration, all pertinent plans, documents, and oral and written public testimony, and other materials and information contained in the record of proceedings relating to the project, which are maintained at the offices of the City of Concord Planning Division ("Project Information").

NOW, THEREFORE BE IT RESOLVED, that having independently heard, considered, and weighed the Project Information, the Planning Commission makes the following findings:

<u>CEQA</u>

1. There is no substantial evidence in light of the whole record before the Planning Commission of the City of Concord, that the project would have a significant effect on the environment.

2. That a Negative Declaration is the appropriate environmental document pursuant to 14 Cal.

Code of Regs. Sections §15070-15075.

3. The Negative Declaration has been prepared and circulated in compliance with CEQA and the State Guidelines for the implementation of CEQA.

4. Following the receipt of comments from HCD, minor revisions involving clarifications were made to the 2014 Housing Element Update after circulation of the environmental document and it was determined that the revisions did not result in new significant environmental impacts, did not constitute new information, and did not alter the conclusions of the environmental analysis in the Initial Study as defined in CEQA Guidelines Section 15073.5. Therefore, recirculation of the Negative Declaration was not required; and

5. The Planning Commission does hereby recommend that the City Council adopt the Negative Declaration (Attachment 1), a copy of which is incorporated herein by reference only and is filed with the City Clerk, as the appropriate environmental document.

<u>2014 Housing Element Update</u>

6. The 2014 Housing Element Update is in the public interest of the citizens of the City of Concord and the surrounding regions because it will guide the City's efforts to preserve existing housing stock, promote a variety of housing types and affordability levels, promote housing for special needs groups, and promote equality in housing.

7. Pursuant to the consistency requirements of Government Code Sections §65300 et seq., the 2014 Housing Element Update is consistent with the goals, policies, and objectives of the General Plan and with the other elements of the General Plan.

8. The 2014 Housing Element Update project has incorporated a comprehensive public participation process, including numerous workshops, study sessions, and public hearings to receive input from residents, businesses, and property owners.

9. The 2014 Housing Element Update has been prepared in conformance with the requirements of State law, including Article 10.6 (Housing Elements) of the Government Code, and contains, as required by Government Code Section §65583, the following:

   a) An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;

b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;

c) A program that sets forth an 8-year schedule of actions to implement the policies and achieve the goals and objectives;

d) Identification of adequate sites with appropriate zoning densities and infrastructure to meet the community's need for housing, as reflected in the Regional Housing Needs Allocation for 2014-2022; and

e) The removal of governmental constraints to housing development where appropriate and legally possible.

10. The Planning Commission does hereby recommend that the City Council adopt the 2014 Housing Element Update (PL14-339-GP) (Attachment 3), as an amendment to the Housing Element of the General Plan.

PASSED, APPROVED AND ADOPTED this 19th day of November, 2014, by the following vote:

AYES: None

NOES: None

ABSTAIN: None

ABSENT: None

Andrew J. Mogensen, AICP
Secretary to the Planning Commission

Attachments

1. Negative Declaration
2. 2014 Housing Element: Red-line/strike out version, dated November 7, 2014
3. 2014 Housing Element Update: Clean Version (incorporating red-line/strike-out version), dated November 7, 2014

ATTACHMENT 1

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Concord

CITY OF CONCORD
Community Development Dep
1950 Parkside Drive, MS/53
Concord CA 94519
PHONE: (925) 671-3152
FAX: (925) 671-3381

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Concord has prepared an initial study and intends to adopt a Negative Declaration for the following project.

PROJECT
City Initiated Housing Element Update 2014-2022

LOCATION/ADDRESS
City of Concord

APPLICATION NUMBER
GP 14-339

PROJECT DESCRIPTION
The City of Concord proposes to adopt a Housing Element Update 2014-2022 that identifies goals, policies and programs to plan for current and future housing needs, consistent with State Housing Element law, to support housing development to meet the housing needs of all segments of the population. The Housing Element must be consistent with all other elements of the General Plan and updated on a regular basis; the City's most recent Housing Element was adopted in November 2010. The successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element. Each jurisdiction's projected housing need is determined through the Regional Housing Needs Allocation (RHNA) process, which is based on projected Statewide growth in households as determined by the California Department of Housing and Community Development (HCD). The total housing need for local jurisdictions is distributed among income categories, requiring cities to plan to meet the need for housing at all income levels. For Bay Area jurisdictions, this distribution occurs through the Association of Bay Area Governments (ABAG), which works closely with the Metropolitan Transportation Commission (MTC), the regional transportation planning agency.

PUBLIC COMMENT PERIOD
From Thursday, September 11, 2014 to Friday, October 10, 2014, the public and all affected agencies are hereby invited to review the Negative Declaration and Initial Study Checklist and submit written comments. Comments must be submitted by Friday, October 10, 2014 at 5:00 p.m. **Comments can be mailed, faxed, or emailed.**

DOCUMENT AVAILABILITY
The Negative Declaration and Initial Study Checklist and other supporting environmental documents are available for public review at the City of Concord Permit Center, Planning Division, located at 1950 Parkside Drive, Building D, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday excluding holidays. The Housing Element Update may also be accessed on the City's website during the public comment period at http://www.cityofconcord.org/pdf/projects/housingElement/08012014.pdf and the Initial Study at http://www.cityofconcord.org/citygov/dept/planning/housingelement.asp under Project Documents.

CONTACT PERSON AND PHONE NUMBER
Joan Ryan, AICP, Senior Planner
City of Concord
1950 Parkside Drive, MS/53, Concord, CA 94519
Phone (925) 671-3370; Fax: (925) 671-3381; E-Mail: joan.ryan@cityofconcord.org

PLANNING COMMISSION PUBLIC HEARING 7:00 p.m. – November 19, 2014
The proposed Housing Element Update 2014-2022 and Negative Declaration will be considered by the City of Concord Planning Commission, for recommendation to the City Council.

Signature Joan Ryan Date 9/10/14

Initial Study and Environmental Checklist

California Environmental Quality Act

Housing Element Update (2014-2022) Project

CITY OF CONCORD

1950 Parkside Drive, MS/53
Concord, CA 94519

PHONE: (925) 671-3152
FAX: (925) 671-3381

The proposed Housing Element Update (2014-2022) is a project under the California Environmental Quality Act (CEQA). This Initial Study was prepared by PlaceWorks for the City of Concord (City), Community and Economic Development Department, Planning Division. This Initial Study was prepared pursuant to the CEQA (Public Resources Code Sections 21000 et seq.), CEQA Guidelines (Title 14, Section 15000 et seq. of the California Code of Regulations).

1.	Project Title:	**Housing Element Update (2014-2022) Project**
2.	Lead Agency Name and Address:	**City of Concord**
3.	Contact Person and Phone Number:	**Joan Ryan, AICP, Senior Planner** **Senior Planner** **(925) 671-3370**
4.	Project Location:	**Concord, CA**
5.	Project Sponsor's Name and Address:	**City of Concord** **Community and Economic Development Department** **Planning Division** **1950 Parkside Drive, MS/53** **Concord, CA 94519**
6.	General Plan Land Use Designation:	**Citywide (various designations)**
7.	Zoning:	**Citywide (various districts)**
8.	Surrounding Land Uses and Setting:	**See page 6 of this Initial Study**
9.	Description of Project:	**See page 7 of this Initial Study**
10.	Other Required Approvals:	**The Project and environmental review will be adopted and approved by the City of Concord. Following City approval, the State Department of Housing and Community Development (HCD) will be asked to certify the City's Housing Element.**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a Potentially Significant Impact, as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture & Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology & Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology & Water Quality
☐ Land Use	☐ Mineral Resources	☐ Noise
☐ Population & Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities & Service Systems	☐ Mandatory Findings of Significance

Determination:
On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date 9/10/14

Joan Ryan, AICP — Senior Planner
Printed Name — Title

A. OVERVIEW AND BACKGROUND

This Initial Study was prepared to assess the potential environmental effects of the proposed Housing Element Update (2014-2022), herein referred to as "proposed Project." This Initial Study consists of an overview of the proposed Project, a depiction of the existing environmental setting, as well as the project description, followed by an analysis of various environmental effects that may result from the proposed Project. A detailed project description and environmental setting discussion are provided below.

B. LOCATION

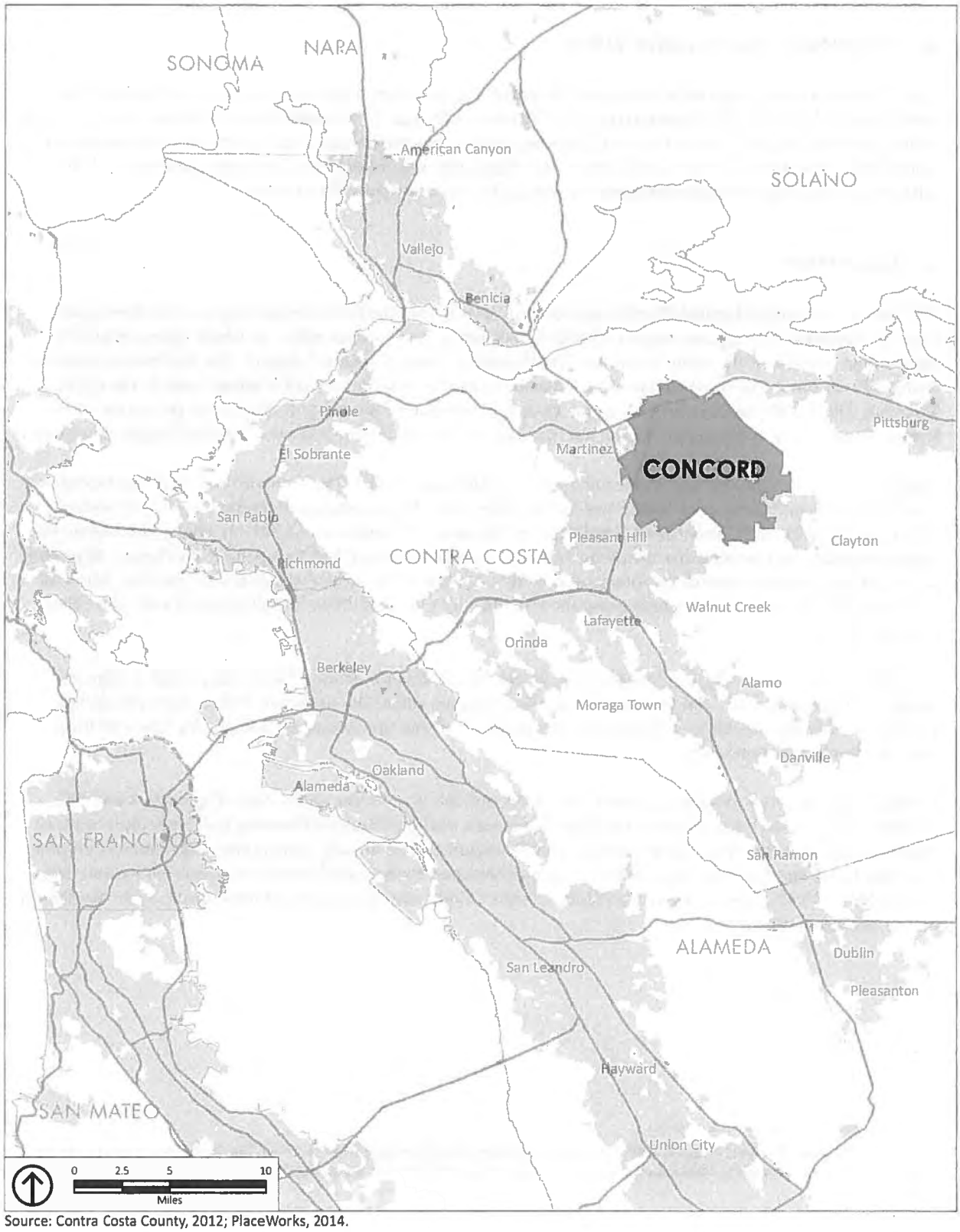
The City of Concord is located 29 miles east of San Francisco in the north-central region of Contra Costa County. Concord encompasses approximately 19,840 acres, or 31 square miles, of which approximately 8 square miles consist of the inland portion of the Concord Naval Weapons Station.[1] The city limits extend to Mallard Reservoir in the north and beyond Ygnacio Valley Road to the City of Walnut Creek in the south. Interstate 680 (I-680) borders the City to the west, and the eastern boundary is defined by the extent of the former Concord Naval Weapons Station and the City of Clayton. Figure 1 shows Concord's regional location.

Figure 2 shows the Concord city limits and Sphere of Influence (SOI). The Concord SOI includes incorporated City lands and those areas which may be considered for future annexation by the City. The Concord SOI is regulated by the Contra Costa Local Agency Formation Commission (LAFCo), which determines the unincorporated communities that would be best and most likely served by City agencies and hence, represents areas with the greater potential for annexation by the City. Once property is annexed into the City, future development is subject to the standards prescribed by the City's General Plan, Development Code, and other City regulations.

The SOI designation for the City includes part of the Naval Weapon Station Tidal Area, which is approximately 7,630 acres of land. The potential future development under the proposed Project does not include any area outside the city limits; however, for the purposes of this environmental review, the City's SOI defines the Study Area boundaries.

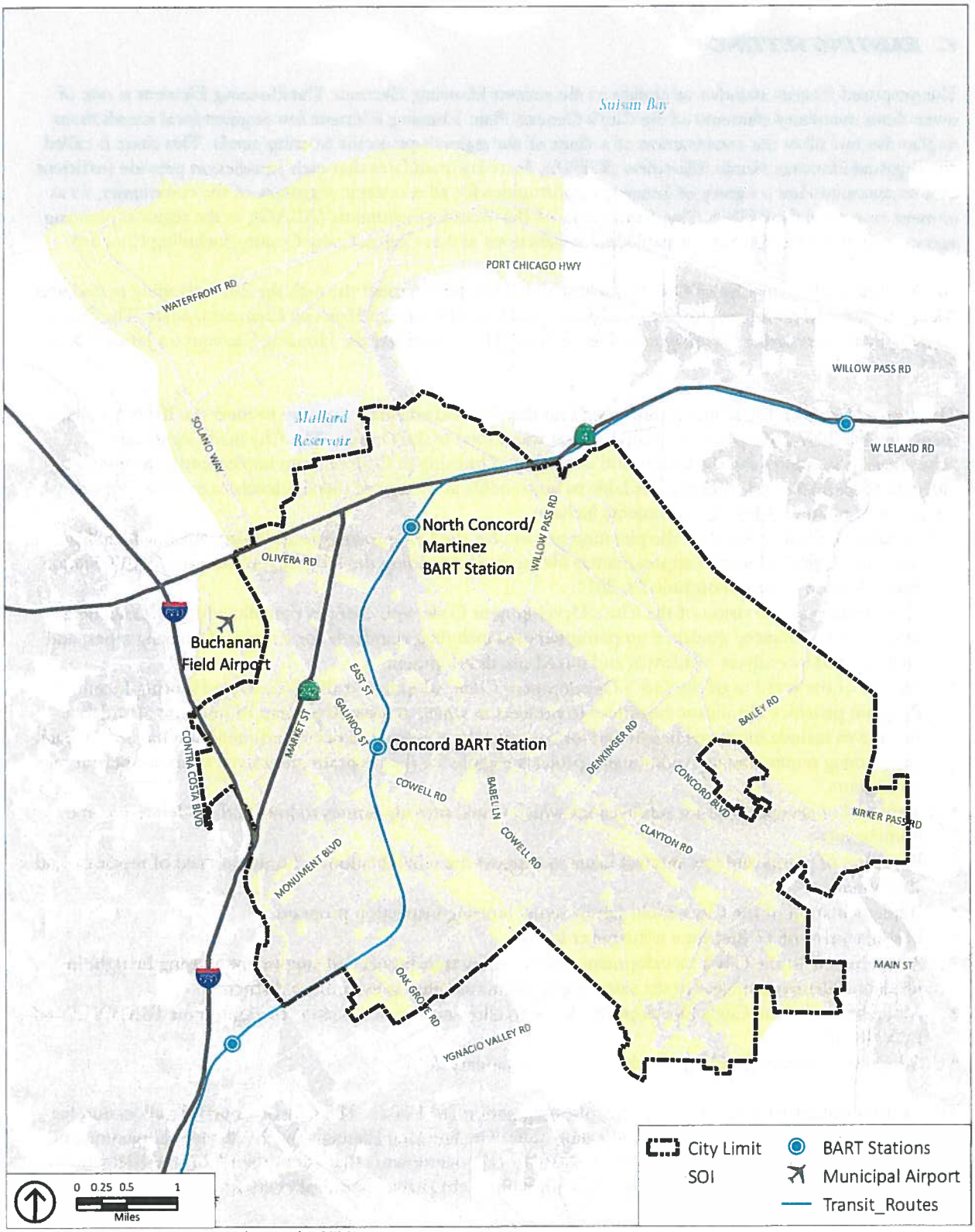
I-680 provides access to Solano County to the north and San Jose to the south. State Highways 4 and 242 provide access to San Francisco and East Bay to the west and the Cities of Pittsburg and Antioch to the east. There are also two Bay Area Rapid Transit (BART) stations within the city limit connecting Concord to other East Bay Cities and San Francisco: North Concord/Martinez Station and Downtown Concord Station. Also, the Buchanan Field Airport, one of two Contra Costa County airports, is located just outside of the northwest corner of the city limit.

[1] The concord Naval Weapon Station is consisted of two different areas: inland and tidal. The inland area is located within the Concord City Limits and the Tidal area is located within the Concord's SOI, the Carquinez Strait.



Source: Contra Costa County, 2012; PlaceWorks, 2014.

Figure 1
Regional Location



Source: Contra Costa County, 2012; PlaceWorks, 2014.

Figure 2
Local Context

C. EXISTING SETTING

The proposed Project includes an update to the current Housing Element. The Housing Element is one of seven State-mandated elements of the City's General Plan. Housing Element law requires local jurisdictions to plan for and allow the construction of a share of the region's projected housing needs. This share is called the Regional Housing Needs Allocation (RHNA). State law mandates that each jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community, so as to meet or exceed the RHNA. The Association of Bay Area Governments (ABAG), as the regional planning agency, calculates the RHNA for individual jurisdictions within Contra Costa County, including Concord.

In November 2010, the City of Concord adopted its Housing Element through the 2014 planning period and the environmental review pursuant to CEQA for the City of Concord Housing Element Update. The State Housing and Community Development Department (HCD) certified the Housing Element on January 5, 2011.

The current Housing Element demonstrated that the City had adequate capacity to meet the RHNA requirements for the 2007-2014 planning period, which was a total of 3,043 units. The City made significant achievements in improving the quality and standards of housing in Concord and implementing programs to facilitate residential development affordable to households at a range of income levels to ease development looking to the future. Major achievements include:

- Initiation and completion of the planning process for the Downtown Specific Plan, which will facilitate residential development of approximately 600 acres surrounding the Downtown Concord BART Station. Plan adoption occurred on June 24, 2014.
- A comprehensive revision of the City's Development Code with changes that allow for increased densities, provide enhanced guidance on permitted uses including standards for a range of housing types, and facilitate and incentivize residential and mixed-use development.
- As part of the revision of the City's Development Code, adoption of the Affordable Housing Incentive Program provides significant incentives to projects in which at least 40 percent of units are affordable. Incentives include increased height and lot coverage limits as well as decreased minimum lot size, setback, and parking requirements. Additionally, projects eligible for the program are waived from use permit requirements.
- Approval of several small-lot subdivisions which would provide homes to low- and moderate-income homebuyers.
- Provision of grants and low-interest loans to support the rehabilitation of homes in need of repair or lead abatement.
- Implementation of the City's multi-family rental housing inspection program.
- Disbursement of 17 first-time homebuyer loans.
- Amendments to the City's Development code to allow transitional and supportive housing by right in residential districts, subject to the same requirements as other uses in those districts.
- Amendments to the City's Development Code to allow emergency shelters by right in the IBX, OBP, and IMX districts.
- Adoption of Green Building Standards effective January 2011.

The next Housing Element cycle is for the planning period 2014-2022. The City of Concord's allocation for the 2014-2022 planning period is 3,478 dwelling units. The Housing Element for the 2014-2022 planning period is required to be adopted by January 31, 2015. Local governments that adopt their Housing Element on time will not have to adopt another housing element for eight years, instead of every four years.

D. PROJECT DESCRIPTION

The proposed Project supports the goals and policies of the City's current Housing Element (2007-2014) and provides policies and implementing programs to further the City's housing goals. The proposed Project updates the City's current Housing Element (2007-2014) in compliance with Government Code Section 65580 *et seq.* The policies and housing programs that are intended to guide the City's housing efforts through the 2014-2022 RHNA planning period have been updated as part of the proposed Project, and the following are the goals in the Housing Element, which the policies and programs help to implement:

- **Goal H-1:** Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups residing or who wish to reside in Concord.
- **Goal H-2:** Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.
- **Goal H-3:** Promote the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.
- **Goal H-4:** Strive for equal housing opportunity and access for all people regardless of race, religion, gender, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.
- **Goal H-5:** Protect the environment and lower the cost of energy through energy conservation policies.

California cities are required to provide a wide range of housing options for all income levels. The ABAG, as a regional agency, develops a RHNA based on demographic projection to distribute the regional share of the statewide housing need at different income levels to the cities and counties within the Bay Area. Concord's RHNA has been determined to be a total of 3,478 units, and Table 1 shows Concord's allocation distributed among different income levels:

TABLE 1 **CONCORD'S REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

Income Level	Units
Very Low	798
Low	444
Moderate	559
Above Moderate	1,677
TOTAL	*3,478*

A comprehensive update to the current Housing Element site inventory was conducted to determine the capacity necessary to accommodate the number of units assigned for the planning period 2014-2022. Most of the current housing opportunity sites were retained, and 29 new sites were added after reviewing the 2014 County Assessor Data. The comprehensive update to the site inventory resulted in a total capacity of 4,523 units on the 187 opportunity sites, which is an increase of 334 units from the current opportunity site inventory. Table 2 shows the housing opportunity sites by type that are appropriate for residential development.

TABLE 2 **CHARACTERISTICS OF CONCORD'S HOUSING OPPORTUNITY SITES**

Type of Site	Number of Sites	Acres	Number of Units
Committed Development Projects	12	21.4	517
Low Density Sites (less than 30 units/acre)[1]	93	100.7	282
Vacant	*59*	*45.7*	*109*
Underutilized	*34*	*55.0*	*173*
High Density Sites (more than 30 units/acre)	75	94.2	3,551
Vacant, with housing required in new development[2]	*5*	*9.5*	*290*
Underutilized, with housing required in new development	*16*	*14.1*	*433*
Vacant, with housing permitted in new development[3]	*14*	*14.7*	*752*
Underutilized, with housing permitted in new development	*40*	*55.9*	*2,076*
Sites with Potential Live-Work Units	7	18.4	173
TOTAL	*187*	*234.7*	*4,523*
REMAINING ADJUSTED RHNA	--	--	*-1,045*

Source: 2014-2022 City of Concord Draft Housing Element, page 63, August 1, 2014.
Notes:
[1] Generally includes the RS and RR zoning districts. Includes a few sites that are zoned RM, which allows 32 units per acre. However, because these sites are located in low density neighborhoods their presumed density is significantly lower and they have been assigned to the low density category.
[2] Generally includes the RH and RM zoning districts. See note above about select projects in the RM zone.
[3] Generally includes the CMX, DMX, and DP zoning districts.
[4] Generally includes the IMX zoning district. Live work development is also permitted in commercial districts.

The proposed Project also identified other sites that are likely to come on line during the 2014-2022 planning period, but are not quantified because they are still in the planning stages or are not yet zoned for residential development. The following sites, however, may provide supplemental housing opportunities:

- Concord Reuse Project
- Coast Guard Housing
- BART Parking Lots

E. POTENTIAL PHYSICAL CHANGES

Altogether, the proposed Project does not include actions that could directly or indirectly result in substantial physical changes to the environment. The proposed Project would enable the City of Concord to meet its housing needs, including the facilitation of future development to meet the needs of at-risk populations by providing housing types designed for these groups.

Environmental factors, such as topography, soils, landslides and seismic hazards, and noise, as well as the lack of infrastructure, such as roads, water, and sewer lines, are potential constraints to housing development in the City. However, most of the housing sites identified by the City are not affected by such constraints. The 2030 General Plan has taken these factors into account in establishing policies and land use designations for residential and mixed use development. Where development is planned, any site constraints that remain can be mitigated through appropriate design and environmental planning.

The potential future housing permitted under the proposed Project would not increase development potential in Concord. As described in Section C, Existing Settings, the City completed a major revision to its Development Code during the 2007-2014 planning period and does not require any additional rezoning to accommodate the RHNA requirement for the 2014-2022 planning period.

The General Plan Housing Element is a policy-level regulatory document that establishes goals and policies that guide development. It does not include any site-specific designs or proposals nor does it grant any entitlements for development; therefore, the proposed Project does not directly result in development in and of itself. When specific implementing programs and development projects are identified, the program and/or development applications for such individual projects, as required, would be submitted separately to the City for review. All such development is required to be analyzed for conformance with the General Plan, Development Code, and other applicable federal, State, and local requirements; comply with the applicable requirements of CEQA; and obtain all necessary clearances and permits.

F. ENVIRONMENTAL CHECKLIST

I. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a State scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a) Would the project have a substantial adverse effect on a scenic vista?

Potential future development permitted under the proposed Project would have the potential to affect scenic vistas and/or scenic corridors if new or intensified development blocked views of areas that provide or contribute to such vistas. Potential effects could include blocking views of a scenic vista/corridor from specific publicly accessible vantage points or the alteration of the overall scenic vista/corridor itself. Such alterations could be positive or negative, depending on the characteristics of individual future developments and the subjective perception of observers.

Scenic corridors are considered an enclosed area of landscape, viewed as a single entity that includes the total field of vision visible from a specific point, or series of points along a linear transportation route. Public view corridors are areas in which short-range, medium-range, and long-range views are available from publicly accessible viewpoints, such as from city streets. However, scenic vistas are generally interpreted as long-range views of a specific scenic feature (e.g. open space lands, mountain ridges, bay, or ocean views).

Concord's visual character is partially defined by its location within two flat river valleys (Ygnacio Valley and Clayton Valley, with Lime Ridge separating the two), bordered by the rolling Los Medanos Hills to the east, Mount Diablo to the southeast, and Suisun Bay to the north. From the flatland areas of Concord, views of the surrounding hills are prominent. Some of the residential neighborhoods within Concord have views of the Suisun Bay and San Francisco Bay Delta to the north of the City. Mount Diablo State Park, located to the southwest, is visible from many locations throughout the City. In addition to these scenic vistas, Concord is traversed by several creek corridors with dense vegetation and mature trees that contribute to the city's aesthetic quality. Visual connections to Suisun Bay are limited due to the historical development of military and industrial uses. Large-scale industrial and port-related facilities line the bayfront north of State Route-4, while wetlands and the tidal area of the Concord Naval Weapons Stations lie to the east. Views of the hills to the east and south create a sense of identity for city residents, local businesses, and visitors. No state scenic highways traverse the City.[2]

[2] Caltrans, California Scenic Highway Mapping Program, Contra Costa County, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, accessed on July 15, 2014.

Potential future development permitted under the proposed Project would allow for residential development, including special-needs housing, secondary living units, and accessory building/structures in Residential zoning districts where residential uses currently exist and are accounted for in the General Plan. Implementation of the proposed Housing Element does not propose to change existing land use designations or zoning districts, and anticipates that land uses will be consistent with the designations established by the General Plan. Implementation of the Housing Element would not allow for development beyond that identified in the City's General Plan, nor would it change the City's existing Hillside Preservation policies within the Development Code.

Potential future residential and/or emergency shelter facilities permitted under the proposed Project would be subject to the general development standards for the particular zoning district affected by the proposed Project as set forth in the Development Code. Compliance with the general development standards as well as the General Plan goals and policies would address the preservation of scenic vistas and corridors in the city. Accordingly, the proposed Project would not be expected to significantly alter scenic viewsheds in the zoning districts affected by the proposed Project and overall impacts to scenic corridors and vistas within the city would be *less than significant.*

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a State scenic highway?

The California Scenic Highway Program, maintained by the California Department of Transportation (Caltrans), protects scenic State highway corridors from changes that would diminish the aesthetic value of lands adjacent to the highways. Caltrans has not designated any state scenic highways that traverse the City;[3] thus, *no impacts* related to scenic highways would occur.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

As discussed in Section I.a above, potential development permitted as a result of the proposed Project would be restricted to the existing built environment. Potential development under the proposed Project would be required to comply with enumerated development standards set forth in the City's Development Code to ensure compatibility with adjoining land uses. Additionally, compliance with General Plan goals and policies would protect the existing visual character or quality of the city and its surroundings. Accordingly, future development permitted under the proposed Project would result in a *less-than-significant* impact to visual character.

d) Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Substantial light and glare comes mainly from commercial areas, safety lighting, traffic on major arterials and the freeway, and street lights. Future potential development permitted under the proposed Project does not include any land use changes that would redesignate any existing land uses (e.g. residential to commercial, etc.). Light pollution, in most of the city is minimal, and is restricted primarily to street lighting along major arterials streets and to night-time illumination of commercial buildings, shopping centers, and industrial buildings. Light spillage from residential areas, particularly older neighborhoods, is mostly well-screened by trees. Potential special-needs housing and secondary living units permitted under the proposed Project would occur

[3] Caltrans, California Scenic Highway Mapping Program, Contra Costa County, http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm, accessed on July 15, 2014.

in already largely built-out residential areas where street and site lighting currently exist and are accounted for in the General Plan.

The goals and policies in the General Plan would ensure that light and glare associated with potential future development under the proposed Project are minimized. Similar to the discussions in Sections I.a and I.c above, potential future development permitted under the proposed Project would be required to comply with enumerated general development standards set forth in the City's Development Code to ensure compatibility with adjoining land uses. These factors contribute to a *less-than-significant* impact with respect to light and glare.

II. AGRICULTURE AND FORESTRY RESOURCES Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with an existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency categorize land within the city as primarily Urban and Built-Up Land. However, Concord contains two areas classified by the State Department of Conservation as "grazing lands," which include nearly the entire inland portion of the Concord Naval Weapons Stations (CNWS) and the Lime Ridge Open Space. This former CNWS airstrip is also used for cattle grazing. There are no agricultural lands identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City of Concord. Therefore, there would be *no impact.*[4]

[4] California Department of Conservation, 2012, Contra Costa County Important Farmland 2012, ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/, Map published April 2014, accessed on July 15, 2014.

b) Would the project conflict with an existing zoning for agricultural use, or a Williamson Act contract?

The California Land Conservation (Williamson) Act 2010 Status Report identifies land in Contra Costa County that is currently under Williamson Act contract.[5] However, as discussed in response to Section II.a, there is no agricultural land within Concord, and, therefore, implementation of the proposed Project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Consequently, there would be *no impact.*

c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

According to 2003 mapping data from the California Department of Forestry and Fire Protection, the City does not contain any woodland or forest land cover;[6] thus, the City does not contain land zoned for Timberland Production and *no impact* would occur.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use??

For the reasons provided in response to Sections II.a through II.c, there would be *no impact* in relation to the conversion of farmland to non-agricultural use or forest land to non-forest use.

e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or of conversion of forest land to non-forest use?

See Sections II.a through II.d above.

III. AIR QUALITY Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

[5] California Department of Conservation, 2010, California Land Conservation (Williamson) Act 2010 Status Report, page 23, http://www.conservation.ca.gov/dlrp/lca/stats_reports/Documents/2010%20Williamson-%20Act%20Status %20Report.pdf, accessed on July 15, 2014.

[6] California Department of Forestry and Fire Protection Fire and Resource Assessment Program, Land Cover map, http://frap.cdf.ca.gov/webdata/maps/statewide/fvegwhr13_map.pdf, accessed on July 15, 2014.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

The Bay Area Air Quality Management District (BAAQMD) is the regional air quality agency for the San Francisco Bay Area Air Basin (SFBAAB), which comprises all of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, and Santa Clara Counties; the southern portion of Sonoma County; and the southwestern portion of Solano County. Accordingly, the City is subject to the rules and regulations imposed by the BAAQMD, as well as the California ambient air quality standards adopted by the California Air Resources Board (CARB), and national ambient air quality standards adopted by the United States Environmental Protection Agency (USEPA).

Potential future development permitted under the proposed Project could potentially have significant impacts on air quality through additional automobile trips associated with additional housing units. However, the BAAQMD does not require project specific analysis for projects proposing less than 520 apartments/condominiums or resulting in less than 2,000 vehicle trips per day. If a project does not exceed either of these thresholds, it is typically assumed to have a less than significant impact on air quality. While no projects have been identified or are proposed as part of the proposed Project, it is not anticipated to result in any potential future development that would meet or exceed the current BAAQMD standards for air quality impacts. While the number of units the City is discussing to meet RHNA exceeds these thresholds, the number of housing units does not exceed development anticipated within the City's General Plan.

Residential development in proximity to I-680 and State Highways 4 and 242 could expose sensitive receptors to human health risks associated with toxic air contaminants (TACs). Concentrations of TACs such as diesel particulate matter are much higher near heavily traveled highways and intersections, and prolonged exposure can cause health risks such as cancer, birth defects, and neurological damage. Potential future development permitted under the proposed Project would not increase development potential, but rather would allow for housing units in Residential zoning districts where residential uses currently exist and are accounted for in the General Plan. Residential zoning districts are located throughout the City and in some cases are near major thoroughfares. While no projects have been identified or are proposed as part of the proposed Project, potential future development permitted under the proposed Project, as necessary (i.e. subject to discretionary review), would be subject to separate environmental review as required under CEQA.

Given the proposed Project would not exceed BAAQMD standards of significance for air quality impacts and compliance with applicable and mandatory regulation (i.e. CEQA), potential future development permitted under the proposed Project would have *no impact* with respect to air quality.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

All federal ambient air quality standards except national standards for ozone and state standards for ozone, PM_{10}, and $PM_{2.5}$ are met in the Concord area. However, the state ambient standards of ozone, PM_{10}, and $PM_{2.5}$ are regularly exceeded (CARB, 2011). Municipal Code Chapter 86 Article III (Grading, Erosion, and Sedimentation Control) establishes construction management requirements related to air quality issues as part of the grading permit. Accordingly, existing City standards are adequate to ensure that there would be no significant air quality impact from construction activity. In addition, potential future housing would be required to comply with General Plan policies related to air quality and with Development Code requirements regarding odor, conform to the Bay Area 2005 Ozone Strategy and the 2010 Clean Air Plan, and meet National Ambient Air Quality Standards (NAAQS) and BAAQMD thresholds during both construction and operation activities.

Therefore, the proposed Housing Element would have *less than significant* impacts associated with contributing substantially to an existing or projected air quality violation, increasing criteria pollutants during both construction and operational activities, and exposing sensitive receptors to substantial pollutant concentrations. Also see Section III.a above.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project area is in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The Bay Area 2010 Clean Air Plan is the current control strategy to reduce ozone, particulate matter (PM), air toxins, and greenhouse gases (GHGs) for the City of Concord. The 2010 Clean Air Plan was based on the ABAG population and employment projections for the San Francisco Bay Area, including growth that would be accommodated under the City's General Plan. The BAAQMD monitors air quality at several locations in the San Francisco Bay Air Basin. Historically, problematic criteria pollutants in urbanized areas include ozone, particulate matter, and carbon monoxide. Combustion of fuels and motor vehicle emissions are a major source of each of these three criteria pollutants. Concord is within the San Francisco Bay Area Air Ozone non-attainment area as delineated by the USEPA.

As discussed in Section III.a above, potential future development permitted under the proposed Project would not increase development potential (no rezoning), but rather would allow for housing units in Residential zoning districts where residential uses currently exist and are accounted for in the General Plan. Therefore, no increase of criteria air pollutants would occur as a result of potential future development permitted under the proposed Project and impacts would be *less than significant.*

d) Would the project expose sensitive receptors to substantial pollutant concentrations?

See Section III.a above.

e) Would the project create objectionable odors affecting a substantial number of people?

Odors are also an important element of local air quality conditions. Specific activities allowed within each land use category can raise concerns related to odors on the part of nearby neighbors. Major sources of odors include restaurants and wastewater treatment plants. While sources that generate objectionable odors must comply with air quality regulations, the public's sensitivity to locally produced odors often exceeds regulatory thresholds.

The type of housing and emergency shelter development that would be permitted under the proposed Project is not considered a major source of odor and would not create objectionable odors to surrounding sensitive land uses. Accordingly, there would be *no impact.*

IV. BIOLOGICAL RESOURCES Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Special status plants include those listed as "Endangered," "Threatened," or "Candidate for Listing" by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS), that are included in the California Rare Plant Rank, or that are considered special-status in local or regional plans, policies, or regulations. Special status animals include those listed as "Endangered," "Threatened," or "Candidate for Listing" by the CDFW or the USFWS, that are designated as "Watch List," "Species of Special Concern," or "Fully Protected" by the CDFW, or that are considered "Birds of Conservation Concern" by the USFWS.

The City of Concord is located in the Bay Area Bioregion. This Bioregion is comprised of a variety of natural communities, which range from Salt Marshes to Chaparral to Oak Woodlands. The primary upland habitat types in the Concord Planning Area include Urban, Annual Grassland, Chaparral, Foothill Pine-Blue, and Oak Woodland. Wetland and aquatic habitats include Coastal Brackish Marsh, Riparian, Estuarine, Riverine, and other lacustrine and palustrine habitats including reservoirs and seasonal wetlands. The most prevalent habitat type is Urban, which encompasses the majority of the area within the City limits and is generally continuous to the west and southwest, adjoining Pleasant Hill and Walnut Creek respectively. To the southeast, urban habitat continues into Clayton. Valley Oak Woodland habitat occurs at several locations within the CNWS Inland Area, occupying approximately 60 acres.

A number of special-status plant and animal species can be found or have the potential to be found within the City of Concord Planning Area including Mt. Diablo manzanita, Mt. Diablo fairy lantern, Diablo helianthella, Hall's bush mallow, Alameda whipsnake, Mt. Diablo buckwheat, Mt. Diablo Brewer's western flax, California tiger salamander, California red-legged frog, northwestern pond turtle, San Joaquin Kit Fox,

Roundleaved filaree, California black rail, California clapper rail, Salt-marsh harvest mouse, Suisun song sparrow, Delta tule pea, Mason's lilaeopis, and Soft bird's beak. Other special-status or otherwise protected species potentially located in the area include the western pond turtle, bald eagle, golden eagle, and loggerhead shrike.

Potential future development permitted under the proposed Project would not increase development potential, but rather would allow for housing units in Residential zoning districts where residential uses currently exist and are accounted for in the General Plan. The proposed Housing Element does not propose to change existing land use designations or zoning districts, and anticipates that land uses will be consistent with the designations established by the General Plan. The proposed Housing Element does not include any site-specific designs or proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment or to adversely affect biological resources. As such, the proposed Housing Element would have no direct impact on biological resources.

Potential impacts from construction of future housing would most likely be related to the removal of trees and other vegetation in these habitats during the nesting season of the migratory birds found in Concord. If future housing projects were to be proposed in areas where biological resources are present, those projects would be required to provide site-specific field studies to search for special-status species and to determine whether suitable habitat for any special-status species occur on or near a study area. At the time such a housing project is proposed, the City would conduct the appropriate level of environmental review pursuant to CEQA prior to taking action to consider the approval of the project.

Furthermore, compliance with federal and State laws, including but not limited to, the Migratory Bird Treaty Act, Clean Water Act, Federal and California Endangered Species Acts, and California Native Plant Protection Act would ensure impacts to special-status species associated with potential future development that could occur through implementation of the proposed Project would be *less than significant.*

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

As described in IV.a above, the recognized sensitive natural communities of Concord include wetland and oak woodlands. While some existing Residential zoning districts are located adjacent to these natural communities, the future construction of residential housing would occur in the existing built environment in areas classified as Urban habitat. Development in these areas would not result in the conversion of sensitive natural communities. In instances of large lots and/or tall trees, vegetation on the residential lots immediately adjacent could provide additional nesting and foraging opportunities for riparian-associated species, particularly birds and bats. Generally, impacts would be limited to removal of vegetation (to trees or bushes) on already developed lots. Protected trees are regulated under the Development Code's (Tree Preservation and Protection Division).

As previously described, potential future development as a result of implementing the proposed Project would occur on lands that are currently developed and would not increase runoff potential that could directly impact the wetlands. Furthermore, wetlands and other waters are protected under the federal Clean Water Act and the State's Porter-Cologne Water Quality Control Act are under the jurisdiction of the U.S. Army Corps of Engineers and the San Francisco Bay Regional Water Quality Control Board. Federal and State regulations require avoidance of impacts to the extent feasible, and compensation for unavoidable losses of jurisdictional wetlands and waters. Compliance with these regulations as well as the General Plan and Devel-

opment Code standards would reduce impacts to sensitive habitats (i.e. wetlands and oak woodlands). These regulations provide a comprehensive approach for addressing and mitigating the direct and indirect impacts of anticipated development on or near wetlands, oak woodlands or other sensitive natural communities. Accordingly, impacts would be *less than significant.*

c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption or other means?*

See Section IV.b above.

d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

See Section IV.b above.

e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The Development Code includes policies and standards regarding creek and riparian habitat protection as well as tree preservation and protection. Implementation of the proposed Housing Element would not change these policies and would not change these existing development standards. Therefore, *no impact* would occur.

f) *Would the project conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan?*

The City of Concord is not within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other conservation plan. This condition precludes the possibility of the proposed project conflicting with an adopted conservation plan. Consequently, there would be *no impact.*

V. CULTURAL RESOURCES Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations Section 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations Section 15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

The land on which Concord is located was originally occupied by a group of Chupcan inhabitants, members of the Miwok linguistic division of American Indians. From the excavation of archaeological sites, it is known that the Chupcan were present in the area as early as 200 BC and maintained relatively continuous occupation until AD 900. The most extensive site that was found was then abandoned completely until 1700, after which it was used again as a campsite. By the early 1800s, the numbers of Chupcans were so reduced that they offered little resistance to the arriving Spanish settlers. The remaining Chupcan were ultimately assimilated into the new culture.

A review of the Concord Planning Area conducted in 2003 and 2004 by the Northwest Information Center found 12 recorded Native American archaeological resources and 7 historic-period archaeological resources listed with the State Historical Resources Information System. Many of the historic resources in Concord date back to the days of its founding, and are located near Todos Santos Plaza. The City contains two National Register sites as well as 33 additional sites and structures which are designated local historical landmarks as important local historic resources.

The types of cultural resources that meet the definition of historical resources under CEQA generally consist of districts, sites, buildings, structures, and objects that are significant for their traditional, cultural, and/or historical associations. Commonly, the two main resource types that are subject to impact, and that may be impacted by potential future development allowed under the proposed Project, are historical archaeological deposits and historical architectural resources, as discussed below. Human remains are addressed in Section V.d below.

Cultural resources are protected by federal and State regulations and standards, including, but not limited to, the National Historic Preservation Act, the California Public Resources Code, and CEQA. If the potential future development under the proposed Project or adjacent properties are found to be eligible for listing on the California Register, the development would be required to conform to the current Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, and Restoring Historic Buildings, which require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.

Historical and pre-contact archaeological deposits that meet the definition of historical resources under CEQA could be damaged or destroyed by ground-disturbing activities associated with potential future development allowed under the proposed Housing Element. Should this occur, the ability of the deposits to convey their significance, either as containing information important in prehistory or history, or as possessing traditional or cultural significance to Native American or other descendant communities, would be materially impaired.

It is highly improbable that archaeological deposits and/or architectural resources associated with the historic period of Concord would be impacted by potential future development as this development would be concentrated in and around a highly urban area, where development will have a lesser impact on historical archeological and/or architectural resources.

Compliance with federal and State laws, would reduce potential impacts to historical resources to a *less-than-significant* level.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Archaeological deposits that meet the definition of unique archaeological resources under CEQA could be damaged or destroyed by ground disturbing activities associated with future potential development under the proposed Project.[7] Should this occur, the ability of the deposits to convey their significance, either as containing information important in prehistory or history, or as possessing traditional or cultural significance to Native American or other descendant communities, would be materially impaired. In addition to the likely presence of unrecorded Native American archaeological sites, given potential future residential development would occur in the built environment, it is highly improbable that significant archaeological deposits exist in these areas.

However, as described above in Section V.a, compliance with federal and State laws would reduce potential impacts to archaeological deposits to a *less-than-significant* level.

c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Similar to the discussion on archeological resources in Section V.b above geological formations underlying Concord have the potential for containing paleontological resources (i.e. fossils). It is possible that ground-disturbing construction associated with potential future development under the proposed Project could reach significant depths below the ground surface. Should this occur, damage to, or destruction of, paleontological resources could result, which would prevent the realization of their scientific data potential through documentation and analysis.

However, as described above in Section V.a, compliance with federal and State laws would reduce potential impacts to paleontological deposits to a *less-than-significant* level.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Human remains associated with pre-contact archaeological deposits could exist in the Study Area, and could be encountered at the time potential future development occurs. The associated ground-disturbing activities, such as site grading and trenching for utilities, have the potential to disturb human remains interred outside of formal cemeteries. Descendant communities may ascribe religious or cultural significance to such remains and may view their disturbance as an unmitigable impact. Disturbance of unknown human remains would be a significant impact.

However, any human remains encountered during ground-disturbing activities are required to be treated in accordance with California Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98 and the California Code of Regulations Section 15064.5(e) (CEQA), which state the mandated procedures of conduct following the discovery of human remains.

[7] If the cultural resource in question is an archaeological site, CEQA Guidelines Section 15064.5(c)(1) requires that the lead agency first determine if the site is a historical resource as defined in CEQA Guidelines Section 15064.5(a). If the site qualifies as a historical resource, potential adverse impacts must be considered through the process that governs the treatment of historical resources. If the archaeological site does not qualify as a historical resource but does qualify as a unique archaeological site, then it is treated in accordance with PRC Section 21083.2 (CEQA Guidelines Section 15064.5(c)(3)). In practice, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource.

According to the provisions in CEQA, if human remains are encountered at the site, all work in the immediate vicinity of the discovery shall cease and necessary steps to ensure the integrity of the immediate area shall be taken. The Contra Costa County Coroner shall be notified immediately. The Coroner shall then determine whether the remains are Native American. If the Coroner determines the remains are Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, who will, in turn, notify the person the NAHC identifies as the Most Likely Descendant (MLD)[8] of any human remains. Further actions shall be determined, in part, by the desires of the MLD. The MLD has 48 hours to make recommendations regarding the disposition of the remains following notification from the NAHC of the discovery. If the MLD does not make recommendations within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. Alternatively, if the owner does not accept the MLD's recommendations, the owner or the descendent may request mediation by the NAHC. Through mandatory regulatory procedures described above impacts to human remains would be *less than significant.*

VI. GEOLOGY AND SOILS Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides, mudslides or other similar hazards?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Section1803.5.3 of the California Building Code, creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

[8] "Native American Most Likely Descendant' is a term used in an official capacity in *CEQA Guidelines* Section 15064.5(e), and other places, to refer to Native American individuals assigned the responsibility/opportunity by NAHC to review and make recommendations for the treatment of Native American human remains discovered during project implementation. Section 5097.98 of the Public Resources Code and Section 7050.5 of the Health and Safety Code also reference Most Likely Descendants.

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42; ii) strong seismic ground shaking; iii) seismic-related ground failure, including liquefaction; iv) landslides, mudslides, or other similar hazards?

Concord lies within the physiographic region of California referred to as the Coast Ranges geomorphic province, much of which is composed of marine sedimentary and volcanic rocks that form the Franciscan Assemblage. Bordered by the Carquinez Strait to the north and Mt. Diablo to the east, Concord and its vicinity are characterized by northwestern trending mountain ranges, ridges, and valleys. Elevations range from sea level along Suisun Bay to over 1,400 feet above mean sea level in the Los Medanos Hills in the northeast portion of the former CNWS. Concord is largely underlain by Quaternary-age alluvial fan deposits originating from the Diablo Range and estuarine deposits from Suisun Bay. Upland areas of Concord located along the foothills of Mt. Diablo are underlain by bedrock deposits consisting mainly of sandstone, shale, and mudstone.

The City is located in the seismically active San Francisco Bay Area. Active faults that could affect the City include the Concord Fault, San Andreas Fault, Hayward Fault, West Napa Fault, and the Calaveras, Rodgers Creek, Marsh Creek-Greenville, and Diablo Faults. Specifically, the Concord Fault runs in a northwesterly to southeasterly direction through the City, and the Hayward Fault is located approximately 15 miles to the west.

A majority of the City is located in areas of moderate ground shaking intensity; however, the western portion of Concord is more susceptible to earthquakes than the eastern portion due to underlying soils and seismicity resulting in moderately high to extremely high ground shaking amplification. A "Special Studies Zone" (SSZ) has been designated along the Concord Fault, and there are limitations on construction within this area to protect life and property. Several of the housing sites fall within the SSZ and could be subject to costlier construction codes or open space requirements along this fault line. The areas with the highest ground shaking potential are directly surrounding Pacheco Slough.

Because Concord is underlain with stiff alluvial clay containing lenses of sand and silt deposits, liquefaction and landslide potential are both considered high in some places. The highest potential for future landslides exists in the upland areas along the flanks of Mt. Diablo, at the east and southern edges of the planning area. Pockets of high landslide potential also exist on sloping terrain, such as the intersection of Port Chicago Way and SR-4. Additionally, such soils have expansive properties that could result in significant shrinking or swelling, potentially damaging road surfaces and infrastructure lines.

However, all future residential development would be subject to existing federal, State, and local regulations related to geologic safety to prevent significant damage from ground shaking during seismic events. The 2030 General Plan includes policies that require a thorough evaluation of geologic and soil conditions as part of the development review process and establishes specific requirements for development on hillsides and prohibits development on slopes over 30 percent to reduce hazards associated with building on slopes. Compliance with existing federal, State, and local regulations would ensure that the impacts associated with seismic hazards are minimized to the maximum extent practicable. Consequently, overall, associated seismic hazards impacts would be *less than significant.*

b) Would the project result in substantial soil erosion or the loss of topsoil?

Potential future residential development activities could change surface conditions as the result of moving and grading topsoil that could lead to disturbed soils that are more likely to suffer from erosion. All future projects that may be built to implement the proposed Housing Element would be subject to Municipal Code

Chapter 86 Article III (Grading, Erosion, and Sedimentation Control) and California Building Code (CBC) requirements which ensure that projects are developed in a manner that minimizes construction related erosion. Compliance with CBC and Municipal Code requirements would ensure impacts are *less than significant.*

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Unstable geologic units are known to be present within the Study Area. Future residential housing projects on unstable or expansive soils could create risks to life or property and result in adverse impacts such as on-or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. Portions of the City are underlain with stiff alluvial clay, which is a soil unit with expansion potential. Structures and infrastructure in these areas can be at risk if they are not engineered and constructed pursuant to appropriate building codes. All projects that may be constructed to implement the proposed Housing Element would be subject to City engineering and CBC building code requirements which would minimize the potential impacts of expansive soil. Therefore, a *less than significant impact* regarding the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse would occur.

d) Would the project be located on expansive soil, as defined in Section1803.5.3 of the California Building Code, creating substantial risks to life or property?

See VI.c above.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The Central Contra Costa Sanitary District provides waste disposal services within the City of Concord. Potential future development under the proposed Project would occur in the existing built environment. Connection to the sewer system is available in these areas; therefore, *no impact* regarding the capacity of the soil in the area to accommodate septic tanks or alternate wastewater disposal systems would occur.

VII. GREENHOUSE GAS EMISSIONS Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?	☐	☐	☒	☐

a) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

In 2006, California adopted Assembly Bill 32 (AB 32), the Global Warming Solutions Act of 2006. AB 32 established a statewide GHG emissions reduction goal to reduce statewide GHG emissions levels to 1990 levels by 2020. Assembly Bill 32 established a legislative short-term (2020) mandate for State agencies in order to set the State on a path toward achieving the long-term GHG reduction goal of Executive Order S-03-05 to stabilize carbon dioxide (CO_2) emissions by 2050.

Concord has instituted a number of plans, policies, and programs to aid in the reduction of GHG emissions. Policies in the 2030 General Plan aim to curb GHG emissions and reduce sprawl, in part by supporting land use decisions that reduce reliance on cars and promote compact development. In addition to implementing Plan policies, the City coordinates with regional agencies to ensure its transportation plans, programs, and projects conform to the most recent air quality and GHG reduction requirements. The City's Downtown Specific Plan, adopted on June 24, 2014, supports State and regional GHG reduction goals by planning to accommodate a significant share of future growth in Concord on infill sites near transit. Furthermore, the citywide Climate Action Plan adopted in July 2013 provides a number of strategies for Concord to help the State meet its greenhouse gas reduction targets through land use and transportation strategies, energy and water conservation, and green construction practices.

BAAQMD established thresholds of significance in 2010 for GHG emissions from projects and plans subject to CEQA review similar to those for other regulated air pollutants. However, in March 2012 the Alameda County Superior Court ordered the District to cease use and dissemination of the thresholds until environmental analysis of the thresholds could determine whether they have a significant impact on the environment under CEQA. At the time this environmental document was prepared, that task has not yet been completed.

The Housing Element is a regulatory document that establishes goals and polices that guide development, as well as outlines various districts within the boundaries of the city and restrictions for erecting, constructing, altering, or maintaining certain buildings, identifying certain trades or occupations, and makes certain uses of lands. The proposed Project does not directly result in development in and of itself. Before any development can occur in the city, all such development is required to be analyzed for conformance with the General Plan, Development Code and other applicable local and State requirements; comply with the requirements of CEQA; and obtain all necessary clearances and permits.

Future development in Concord could contribute to global climate change through direct and indirect emissions of GHG from transportation sources, energy (natural gas and purchased energy), water/wastewater use, waste generation, and other off-road equipment (e.g. landscape equipment, construction activities). Potential future development under the proposed Project would not increase development potential in Concord beyond what was currently accounted for in the General Plan. Consequently, implementation of the proposed Project would result in a *less-than-significant* impact related to contributing to GHG emissions that could have a significant effect on the environment and conflicting with an applicable plan adopted for the purpose of reducing GHG emissions.

b) Would the project conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs?

See Section VII.a above.

VIII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

a) Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

State-level agencies, in conjunction with the USEPA and Occupational Safety and Health Administration (OSHA) regulate removal, abatement, and transport procedures for asbestos-containing materials. Asbestos-containing materials (ACMs) are materials that contain asbestos, a naturally-occurring fibrous mineral that has been mined for its useful thermal properties and tensile strength. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations and medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, State, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

Lead-based paint (LBP), which can result in lead poisoning when consumed or inhaled, was widely used in the past to coat and decorate buildings. Lead poisoning can cause anemia and damage to the brain and nervous system, particularly in children. Like ACMs, LBP generally does not pose a health risk to building occupants when left undisturbed; however, deterioration, damage, or disturbance will result in hazardous exposure. In 1978, the use of LBP was federally banned by the Consumer Product Safety Commission. Therefore,

only buildings built before 1978 are presumed to contain LBP, as well as buildings built shortly thereafter, as the phase-out of LBP was gradual.

The USEPA prohibited the use of polychlorinated biphenyls (PCBs) in the majority new electrical equipment starting in 1979, and initiated a phase-out for much of the existing PCB-containing equipment. The inclusion of PCBs in electrical equipment and the handling of those PCBs are regulated by the provisions of the Toxic Substances Control Act, 15 USC Section 2601 et seq. (TSCA). Relevant regulations include labeling and periodic inspection requirements for certain types of PCB-containing equipment and outline highly specific safety procedures for their disposal. The State of California likewise regulates PCB-laden electrical equipment and materials contaminated above a certain threshold as hazardous waste; these regulations require that such materials be treated, transported, and disposed accordingly. At lower concentrations for non-liquids, regional water quality control boards may exercise discretion over the classification of such wastes.

The California Division of Occupational Safety and Health's (Cal OSHA) Lead in Construction Standard is contained in Title 8, Section 1532.1 of the California Code of Regulations. The regulations address all of the following areas: permissible exposure limits (PELs); exposure assessment; compliance methods; respiratory protection; protective clothing and equipment; housekeeping; medical surveillance; medical removal protection (MRP); employee information, training, and certification; signage; record keeping; monitoring; and agency notification.

Potentially hazardous building materials (i.e. ACM, lead-based paint, PCBs, mercury) may be encountered during the demolition of existing structures, if required under the proposed Project. The removal of these materials (if present) by contractors licensed to remove and handle these materials in accordance with existing federal, State, and local regulations would insure that risks associates with the transport, storage, use, and disposal of such materials would be less than significant.

Common cleaning substances, building maintenance products, paints and solvents, and similar items would likely be stored, and used, at the future housing and emergency shelter developments that could occur under the proposed Project. These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to public health and safety or the environment. Consequently, associated impacts from implementation of the proposed Project would be *less than significant.*

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

As described in Section VIII.a above, the storage and use of common cleaning substances, building maintenance products, and paints and solvents in the potential development planned for under the proposed Project could likely occur; however, these potentially hazardous substances would not be of a type or occur in sufficient quantities on-site to pose a significant hazard to public health and safety or the environment. Consequently, overall, associated hazardous materials impacts would be *less than significant.*

c) Would the project emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?

While the majority of schools in Concord are within ¼-mile of a zone affected by the proposed Project, the implementation of the proposed Project allows for new housing units in Residential zoning districts where residential uses currently exist and are accounted for in the General Plan. As such there would be no increase in the risk of hazardous emissions as discussed above in Sections VIII.a and VIII.b above. As a result impacts to schools would be *less than significant.*

d) Would the project be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?

Records searches of the Envirostor database identify that there are locations within the City that are listed under the Spills, Leaks, Investigation, and Cleanups (SLIC) program and as locations of former Leaking Underground Fuel Tanks (LUFTs).[9] However, because potential future housing units that could be permitted under the proposed Project would occur in locations where existing residential uses currently exist, no significant hazards to the public or the environment are anticipated to occur. Continued compliance with applicable federal, State, and local regulations, (see Section VIII.a) would ensure that associated impacts are reduced to the maximum extent practicable. Therefore, any potential future development that could occur under the proposed Project would not create a significant hazard to the public or the environment by virtue of being identified as a hazardous materials site, and impacts related to existing hazardous material sites would be *less than significant.*

e) For a project within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Areas within the City are located within the boundaries of the land use compatibility plan for Buchanan Field Airport. However, the Housing Element does not include any policies which would promote incompatible land uses near the airport. Impacts would be *less than significant.*

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

There are no private airstrips within the vicinity of the City of Concord. This condition precludes the possibility of the proposed future housing projects from creating aviation safety hazards for people residing or working in the project area. Consequently, *no impact* would occur.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

This City of Concord *All-Hazards Emergency Plan*, revised May 2008, addresses the City of Concord planned response to extraordinary emergency situations associated with natural disasters, technological incidents and nuclear emergency operations. The proposed Project does not include potential land use changes that would impair or physically interfere with the ability to implement the City's *All-Hazards Emergency Plan*. Therefore, compliance with the provisions of the California Fire Code (CFC) and the CBC would ensure that potential future development under the proposed Project would result in a *less-than-significant* impact with respect to interference with an adopted emergency response plan or emergency evacuation plan.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The Study Area is located in a highly urbanized area and is not surrounded by woodlands or vegetation that would provide fuel load for wildfires. According to the California Department of Forestry and Fire Protec-

[9] California Department of Toxic Substances Control Envirostor, City of Concord, https://www.envirostor.dtsc.ca.gov, accessed July 15, 2014.

tion, the City does not contain any land designated as a "Very High Fire Hazard Severity Zone."[10] The proposed housing sites are currently developed, containing limited amounts of vegetation, and are neither located on or directly adjacent to forested areas that could contribute to hazardous fire conditions.

All development in the Study Area would be constructed pursuant to the CBC, CFC, and the Concord Fire Code (Municipal Code Chapter 15.65). As noted above in Section VIII.g, compliance with these regulations would reduce the risk of loss, injury, or death resulting from wildland fire and impacts would be *less than significant.*

IX. HYDROLOGY AND WATER QUALITY Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Expose people or structures to a significant risk of inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a) Would the project violate any water quality standards or waste discharge requirements?

As previously stated in the Project Description, no specific projects have been identified or are proposed as part of the proposed Project. However, potential future development, redevelopment, or modifications

[10] California Department of Forestry and Fire Protection, Contra Costa County Very High Fire Hazard Severity Zones in Local Responsibility Area Map, adopted November 7, 2007.

associated with development permitted by the proposed Project could affect drainage patterns and increase the overall amount of impervious surfaces, thus creating changes to stormwater flows and water quality. Increasing the total area of impervious surfaces can result in a greater potential to introduce pollutants to receiving waters. Urban runoff can carry a variety of pollutants, such as oil and grease, metals, sediments, and pesticide residues from roadways, parking lots, rooftops, and landscaped areas and deposit them into an adjacent waterway via the storm drain system. New construction could also result in the degradation of water quality with the clearing and grading of sites, releasing sediment, oil and greases, and other chemicals to nearby water bodies. However, future development permitted by the proposed Project would be located in the urbanized areas of Concord, all of which have already been developed and currently have a high percentage of impervious surfaces.

Water quality in stormwater runoff is regulated locally by the Contra Costa Stormwater C.3 provisions (water pollution prevention) set by the San Francisco Bay Regional Water Quality Control Board (RWQCB). Adherence to these regulations requires new development or redevelopment projects to incorporate treatment measures, an agreement to maintain them, and other appropriate source control and site design features that reduce pollutants in runoff to the maximum extent practicable. Many of the requirements consider Low Impact Development (LID) practices such as the use of on-site infiltration through landscaping and vegetated swales that reduce pollutant loading. Incorporation of these measures can even improve on existing conditions.

In addition, the potential housing will be required to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and implementation of the construction Storm Water Pollution Prevention Plan (SWPPP) that require the incorporation of Best Management Practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. Compliance with the provisions of the NPDES and the City's Grading, Erosion, and Sedimentation Control Ordinance would reduce the impacts of future housing projects.

While the proposed Project would permit housing units and emergency shelters to occur in Concord, it does not contain any policies that would directly or indirectly result in violations of water quality standards. Therefore, implementation of the proposed Project would have a *less-than-significant* impact on water quality.

b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?

Potential future development under the proposed Project would have a significant environmental impact if it would result in a net deficit in aquifer volume or a lowering of the local groundwater table level. Other physical changes that could occur as a result of implementing the proposed Project would occur within the existing built environment in areas where existing development occurs and would not interfere with groundwater recharge. The proposed Project would not result in any new development potential in the city beyond what is currently accounted for in the General Plan and no additional water demand would occur. Consequently, impacts would be *less than significant.*

c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The proposed Project would result in a significant environmental impact if it would require modifications to drainage patterns that could lead to substantial erosion of soils, siltation, or flooding. Such drainage pattern changes could be caused by grade changes, the exposure of soils for periods of time during which erosion could occur, or alterations to creekbeds. Potential future development as a result of the proposed Project

would occur within the built environment and would not involve the direct modification of any watercourse. If unforeseen excessive grading or excavation are required, then pursuant to the State Water Quality Control Board (SWQCB) Construction General Permit, a SWPPP would be required to be prepared and implemented for the qualifying projects under the proposed Project, which would ensure that erosion, siltation, and flooding is prevented to the maximum extent practicable during construction. Overall, construction associated with potential future development permitted under the proposed Project would not result in substantial erosion, siltation, or flooding either on- or off-site, and associated impacts would be *less than significant.*

d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial flooding on- or off-site?

See Section IX.c above.

e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?

Physical changes that could occur as a result of implementing the proposed Project could increase impervious surfaces that could create or contribute to runoff water that would exceed the City's stormwater drainage systems. However, the type of anticipated development associated with the proposed Project would be restricted to the existing built environment. The impacts related to stormwater drainage runoff would be *less than significant.*

f) Would the project provide otherwise substantially degrade water quality?

A principal source of water pollutants is stormwater runoff containing petrochemicals and heavy metals from parking lots and roadways. Given that the proposed Project would not create such surfaces or increase vehicular use of existing parking lots and roadways, implementation of the proposed Project would not contribute to these types of water pollutants. As discussed under Section IX.c and IX.d, where excessive construction related grading or excavation is required, pursuant to the SWQCB Construction General Permit, a SWPPP would be required to be prepared and implemented for the qualifying projects under the proposed Project, which would reduce polluted runoff to the maximum extent practicable during construction phases. Furthermore, implementation of the proposed Project would be subject to the oversight and review processes and standards outlined in Section IX.a. As such, compliance with these existing regulations would result in *less-than-significant* water quality impacts.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Flood-prone areas in Concord are generally located in low-lying areas and in areas close to shorelines, streams and creeks. According to flood zone maps provided by the Federal Emergency Management Authority (FEMA), the areas north of Mallard Reservoir to Suisun Bay, along Pacheco Creek and near Buchanan Field Airport, lie on a 100-year flood plain. These areas are located north of SR-4 and are currently zoned for Business Park use. Hence, they pose no danger to housing, nor do they affect land where housing might be built in the future. However, there are many creeks in the City near residential areas that could flood after heavy storms. This is especially so if these storms occur during high tides which could reduce the ability of the storm drains to conduct water. Of the potential housing sites identified, only about four percent are within a 100-year flood plain.

The City has adopted a Flood Management Ordinance and a Stormwater Management and Discharge Control Ordinance to manage storm water runoff. General Plan policies require adequate building setbacks for devel-

opment adjacent to creek banks and engineering standards which protect against flooding. Other policies are also in place to reduce the potential impacts associated with stormwater runoff due to new or increased intensity of urban land uses. The Safety and Noise Element and the Public Facilities and Utilities Element of the General Plan provide details on flood risk reduction policies.

The type of anticipated development associated with the proposed Housing Element would be restricted to the existing built environment in areas where development currently exists. Potential future development under the proposed Project would be required to comply with the City's existing regulations. Consequently, implementation of the proposed Project would result in *less-than-significant* impacts.

h) Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

See Section IX.g above.

i) Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?

There are no dams or levees upstream of the City of Concord. Consequently, *no impact* would occur.

j) Would the project potentially be inundated by seiche, tsunami, or mudflow?

Although tsunamis can occur and cause tidal surges in San Francisco Bay, these events are extremely rare and would not result in wave run-up capable of causing flood damage within the city. San Francisco Bay greatly attenuates tsunamis that might reach the Golden Gate area. No bodies of water large enough to cause a seiche are present near the project site. As a policy-level document, the Housing Element would have *no direct impact* on inundation by seiche, tsunami, or mudflow.

XI. LAND USE Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) Would the project physically divide an established community?

Implementation of the proposed Project would not involve any structures, land use designations, or other features (i.e. freeways, railroad tracks) that would physically divide an established community. The type of anticipated development associated with the proposed Project would be restricted to the existing built environment and would not physically divide an established community; thus, *no impact* would occur.

b) Would the project conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The General Plan is the primary planning document for the City of Concord. The proposed Project would enable the City of Concord to meet its housing needs required by State law and facilitate future development to meet the needs of at-risk populations by providing housing types designed for these groups consistent with the City's 2007-2014 General Plan Housing Element. Future potential development permitted under the proposed Project does not include any land use or zoning changes that would re-designate land uses or zoning districts, but would allow for special-needs housing, including emergency shelters for the homeless, and secondary living units in zoning districts where residential uses currently exist and are accounted for in the General Plan. The nature of this type of development would not be of such form, mass, or scale that would be inconsistent with existing residential development patterns. Therefore, impacts regarding conflicts with applicable plans, policies, or regulations would be *less than significant.*

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

As discussed above in Section IV.f above, there are no habitat conservation plans or natural community conservation plans within the city limits, therefore implementation of the proposed Project will not conflict with any such plans. Consequently, there would be *no impact.*

MINERAL RESOURCES Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region or the state?

While the proposed Project would permit development in the Study Area, it would not result in the loss of known mineral resources or substantially limit the availability of mineral resources over the long term. Mineral and aggregate resources exist throughout Concord, particularly in developed residential areas east of Clayton Road between Bailey and Kirker Pass, and along the southern city limits. Access to these mineral and aggregate resources is restricted by existing development in residential neighborhoods east of Clayton. Identified resources along the southern city limits are in an undeveloped area. Implementation of the proposed Project would not affect ongoing production at these facilities. Therefore, there would be *no impact* to known mineral resources.

b) Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

See Section XI.a above.

XII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?

The type of anticipated development associated with special-needs housing, secondary living units and emergency shelters would be restricted to the existing built environment in areas where residential and non-residential uses are currently permitted. The provisions of the proposed Project would not contravene any aspects of the General Plan, including land use designations, noise limits, or other restrictions that address noise impacts. Though future potential development permitted under the proposed Project may potentially be noise-generating during construction phases, all potential future development pursued under the proposed Project would be subject to the oversight and review processes and standards that are envisioned by the General Plan, established within the City Development Code, and/or otherwise required by the State and federal regulations. Compliance with these existing regulations would ensure that the proposed Project would neither cause new noise impacts nor exacerbate any existing ones. Accordingly, noise impacts associated with implementing the proposed Project would be *less than significant.*

b) Would the project result in exposure of persons to or generate excessive groundborne vibration or groundborne noise levels?

Potential future development associated with the proposed Project would not include any new roads or transportation infrastructure and therefore would not itself result directly in any new transportation-related sources of vibration. The construction of special-needs housing, secondary living units and emergency shelters would not include vibration-generating equipment and would not result in long-term operational vibration impacts. *No impact* related to long-term vibration would occur. Any impacts associated with construction would be temporary and short-term. Methods to reduce vibration during construction would include the use of smaller equipment, use of static rollers instead of vibratory rollers, and drilling piles as opposed to pile driving. Compliance with policies in the Safety and Noise Element together with no long-term vibration impacts would ensure impacts would be *less than significant.*

c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Potential impacts from future residential development would stem mainly from the addition of vehicles along roadways in the city. However, no additional vehicles are anticipated under the proposed Project beyond what was previously analyzed under the current General Plan. The type of development envisioned under the proposed Project would be compatible with nearby residential land uses and are either already developed and/or in close proximity to existing residential and residential-serving development. As discussed above in Section XII.a, because residential uses are not typically associated with high levels of stationary noise generation and would be largely developed and near other residential uses, it is unlikely that any developments subsequent to the future development under the proposed Project would directly contribute to greater increase in ambient noise levels in their surrounding areas. Therefore, the impact would be *less than significant.*

d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Based on applicable criteria stipulated by the Safety and Noise Element, the development of the future potential development associated with the proposed Project could cause temporary noise impacts during construction at adjacent land uses. Potential future housing could be located in proximity of noise-sensitive residential areas. Construction would be localized and would occur intermittently for varying periods of time. Prior to construction of each future development under the proposed Project, for projects that are not subject to separate environmental review, construction noise impacts would be addressed through compliance with the City's General Plan and Development Code through the City's building permitting process. Several methods can be implemented to reduce noise during construction such as equipment selection, selecting staging areas as far as possible from nearby noise sensitive areas and temporary construction walls. Compliance with the General Plan noise related policies would ensure these impacts would be *less than significant.*

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Potential noise impacts from Buchanan Field Airport were previously analyzed in the 2030 Concord General Plan EIR and found to be less than significant with implementation of applicable General Plan policies. Additionally, the Concord Development Code includes an Airport Overlay District that requires projects within the Airport Influence Area to comply with the Contra Costa County Airport Land Use Compatibility Plan. Impacts would be *less than significant* as the Housing Element is a policy-level document that does not contain site-specific development plans or authorize entitlements for development to occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

There are no private airstrips within the vicinity of the City of Concord. This condition precludes the possibility of the proposed future housing projects from exposing for people residing or working in the project area to excessive noise levels. Consequently, *no impact* would occur.

XIII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

The proposed Project would be considered to result in a substantial and unplanned level of growth if estimated buildout exceeded local and regional growth projections (e.g. by proposing new homes or businesses). Implementation of the proposed Project would not result in any additional housing beyond what was considered in the current General Plan and thus would not directly induce substantial population growth. Additionally, the proposed Project would not extend roads or other infrastructure, and thus would not indirectly induce substantial population growth. Thus, a *less-than-significant* impact would occur in relation to population growth.

b) Would the project displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?

Because the proposed Project in no way increases the restrictiveness of the existing zoning on any of the proposed housing sites, nothing in the proposed Housing Element would serve to displace housing or people. The proposed Project prescribes standards, but does not mandate the exact use of the land. Therefore, market conditions and a variety of other factors will be the primary determinates of the increase or decrease in the number of housing units and residents in Concord. Consequently, impacts with respect to displacing housing units or residents would be *less than significant.*

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

See Section XIII.a and XIII.b above.

XIIII. PUBLIC SERVICES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☐	☒

XIIII. PUBLIC SERVICES Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

The Contra Costa County Fire Protection District provides fire and life safety services within the City of Concord. The Fire District currently has four fire stations throughout the City. The Fire District is comprised of four divisions including emergency operations, information services, support services, and administrative services.

The Concord Police Department provides police protection in the City. The Police Department is headquartered at 1350 Galindo Street in Concord. Currently, the Police Department is comprised of three divisions, field operations, professional standards unit, and investigations and administrative services.

The Mount Diablo Unified School District provides school services for the City. The school district boundaries encompass the entire City. Currently, the district operates 14 elementary schools, four middle schools, and eight high schools.

The primary purpose of a public services impact analysis is to examine the impacts associated with physical improvements to public service facilities required to maintain acceptable service ratios, response times or other performance objectives. Public service facilities need improvements (i.e. construction of new, renovation or expansion of existing) as demand for services increases. Increased demand is typically driven by increases in population. The proposed Project would have a significant environmental impact if it would exceed the ability of public service providers to adequately serve the residents of the city, thereby requiring construction of new facilities or modification of existing facilities. As discussed in Section XII, Population and Housing, above, the proposed Project would not directly or indirectly result in population growth. The proposed Project does not include the construction of any new public service facilities or expansion of existing facilities. The proposed Project would not increase development potential beyond what was considered in the current General Plan. Further, the provisions of the proposed Project would not contravene any aspects of the General Plan, including land use designations and allowed building intensities that could impact demand for City services. Implementation of the proposed Project would therefore neither cause new impacts in regard to provision of City services nor exacerbate any existing ones; thus, *no impact* would occur.

XV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	☐	☐	☐	☒

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

The City of Concord Recreation and Parks Department provides parks and recreation services to the Concord community. Recreation and Parks operates and maintains four community parks, two open space areas, 17 neighborhood parks, one skate park, a youth sports complex, and Krueger Fields. The City also operates and maintains the Diablo Creek Golf Course, Sleep Train Pavilion, Centre Concord, and Todos Santos Plaza. Recreation and Parks also organizes and manages sports programs, after-school care, a variety of leisure classes, and Camp Concord. In addition, Parks and Recreation hosts a variety of special events such as the Farmer's Market in Todos Santos Plaza, July 4th Jubilee and Parade, and National Night Out.

Because implementation of the proposed Project would not directly or indirectly result in population growth as discussed in Section XII, Population and Housing, above, it also would not increase the use of existing parks or facilities. Additionally, implementation of the proposed Project does not include nor require the construction or expansion of recreational facilities. Further, the housing described is consistent with the General Plan. For these reasons, implementation of the proposed Project would have *no impact* on recreation.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?

See Section XV.a above.

XVI. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit??	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐

XVI. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

a) Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The proposed Project would have minimal effect on the circulation system of Concord as it would not increase development potential and would not directly or indirectly result in population growth beyond that already considered in the General Plan. As such, implementation of the proposed Project would not conflict with any applicable plan, ordinance, or policy which establishes measures of effectiveness for the performance of the circulation system. Consequently, impacts would be *less than significant.*

b) Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

See Section XVI.a above.

c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

The proposed Project does not include any strategy or measure that would directly or indirectly affect air traffic patterns. Therefore, *no impact* would result.

d) Would the project substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

The proposed Project does not include any strategy that would promote the development of hazardous road design features or incompatible uses. Therefore, *no impact* would occur.

e) Would the project result in inadequate emergency access?

No part of the proposed Project would result in the development of uses or facilities that would degrade emergency access. Therefore, there would be *no impact.*

f) Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed Project will have no impact on policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. While the proposed Project does include provisions that are dependent on the location of public transit stops, potential future development permitted as a result of the proposed Project will only be reactive to the location of bus stops and will have no effect on the placement of bus stops or any other aspect of the public transportation system. Therefore, *no impact* will occur.

XVII. UTILITIES AND SERVICE SYSTEMS Would the project:	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporated**	**Less Than Significant**	**No Impact**
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Central Contra Costa Sanitary District (CCCSD) permits, inspects, and treats wastewater discharged by the businesses and residences of Concord as well as Orinda, Moraga, Lafayette, Alamo, Danville, San Ramon, Pleasant Hill, Pacheco, Clayton, Clyde, and Martinez in Contra Costa County. Wastewater within CCCSD is primarily conveyed to the Central Contra Costa Sanitary District Treatment Plant (CCCSDTP) through pipes by the force of gravity. Where hills prevent natural flow, pumping facilities are used to convey water over these inclines. Currently, there are 18 pump stations within the CCCSD used to collect and convey waste to the CCCSDTP for treatment. Opened in 1948, and upgraded several times in its 64-year history, the CCCSDTP treats an average of approximately 45 million gallons of wastewater per day generated in a 146-square-mile area by approximately 450,000 residents and numerous businesses. Located in Martinez, the plant has a treatment capacity of 55 million gallons per day (mgd) and 240 mgd of wet weather flow. The Plant Operations Building houses the Control Center, a state-of-the-art computerized system that monitors and controls every phase of the treatment process. The facility is staffed 24 hours a day, 365 days a year.

Wastewater moves through CCCSD's 1,500 miles of sewer lines, finally arriving at the plant's headworks to begin treatment. Most of the wastewater is treated to a secondary level, disinfected by ultraviolet light, and then discharged into Suisun Bay. Approximately 600 million gallons per year are treated to a tertiary level through additional filtration and disinfection before being distributed as Recycled Water for landscape irrigation, industrial processes, and plant operations. See XVII.a above.

The proposed Project would not increase development potential beyond what was anticipated in the current General Plan. Therefore, construction and operation resulting from potential future development permitted under the proposed Project would have *no impact* with regard to the wastewater treatment requirements of the San Francisco Bay RWQCB and the capacity of the CCCSDTP to serve the projected General Plan demand in addition to its existing commitments.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

CCWD operates the jointly owned Randall Bold Water Treatment Plant, which provides treated water to Antioch, Diablo Water District (Oakley), and Brentwood as well as CCWD's Treated Water Service Area (which includes the City of Concord). It also owns and operates the Bollman Treatment Plant, which supplies treated water to CCWD's treated water service area. CCWD sells raw water to the cities of Antioch, Martinez, and Pittsburg, and the California Cities Water Company in Bay Point, as well as industrial and irrigation customers. The District's intakes are located at Rock Slough and on Old River, both in eastern Contra Costa County, and Mallard Slough in central Contra Costa County. The backbone of the District's water conveyance system is the 48-mile Contra Costa Canal, which extends from the Rock Slough intake to the Mallard Reservoir in central Contra Costa County. CCWD has a water supply contract, recently renewed to 2045, with the U.S. Bureau of Reclamation, for water from the Central Valley Project that provides up to 195,000 acre per feet per year.

Given the proposed Project would not increase development potential beyond what was anticipated in the current General Plan it would not result in new population that would require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; thus, *no impact* would occur.

c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Given the proposed Project would not increase development potential beyond what was anticipated in the current General Plan it would not result in new population that would require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; thus, *no impact* would occur.

d) Would the project have insufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Contra Costa Water District (CCWD) acts as the City's water supplier, providing water service to the City from the Sacramento/ San Joaquin Delta. CCWD serves treated and raw (untreated) water to approximately 510,000 people in a service area covering 137,127 acres in central and eastern Contra Costa County. Its customers also include 10 major industries, 36 smaller industries, and approximately 50 agricultural users. Formed in 1936 to provide water for irrigation and industry, CCWD is now one of the largest urban water districts in California. The CCWD provides treated water to Concord as well as Clayton, Clyde, Pacheco, Port

Costa, and parts of Martinez, Pleasant Hill, and Walnut Creek. In addition, the District sells wholesale treated water to Antioch, the California Cities Water Company in Bay Point, and Brentwood.

The proposed Project would not increase development potential beyond what was anticipated in the current General Plan. Given no additional demand to water supply would occur there would be *no impact* to water supply as a result of implementing the proposed Project.

e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

See Sections XVII.a and XVII.b above.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The Concord Disposal Service handles the residential and commercial waste stream in the City of Concord, collecting both solid waste and recycled materials. Concord Disposal Service transports waste to the Contra Costa Waste Service Recycling Center and Transfer Station (RCTS) located in Pittsburg. Recycled materials are then transported to the Mount Diablo Recycling Center in Concord, and as of July 8, 2014, all municipal solid waste was redirected to the Keller Canyon Landfill in Pittsburg from the Potrero Hills Landfill in Solano County.[11] The remaining capacity at the Keller Canyon Landfill is approximately 63,400,000 cubic yards, or 85 percent of the landfill's total capacity, and the landfill is not expected to close until 2030.[12]

The proposed Project would not increase development potential beyond what was anticipated in the current General Plan. Given the fact that no additional solid waste generation is anticipated under the proposed Project, *no impact* to the Keller Canyon Landfill as a result of implementing the proposed Project would occur.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?

The proposed Project will have no effect on the solid waste disposal and recycling system of Concord as it will not increase development potential and would not directly or indirectly result in population growth. As such, implementation of the proposed Project would not conflict with any applicable plan, ordinance, or policy which establishes measures of effectiveness for the performance of the solid waste disposal and recycling system. There would be *no impact* to solid waste as a result of implementing the proposed Project.

[11] Email correspondence between Sal Coniglio, Diversion Facility & Operations Manager, Contra Costa Waste Service and Alex Lopez, PlaceWorks, September 8, 2014.

[12] Personal correspondence between Nancy Colon, Concord Disposal Services and Alex Lopez, PlaceWorks, August 27, 2014.

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The provisions of the proposed Housing Element would not contravene any aspects of the General Plan, including land use designations and allowed building intensities, that would lead to increased population or development, impacts to wildlife, cumulative effects, or other substantial adverse effects on human beings. All structures, programs, and projects pursued under the proposed Project would adhere to the vision established within the General Plan and all subsequent land use designations and zoning districts. Furthermore, the proposed Project does not result in any new development potential beyond what was considered in the General Plan. Implementation of the proposed Project would therefore neither cause new impacts in regard to these issues nor would it exacerbate any existing impacts. Therefore, through mandatory regulatory compliance and consistency with General Plan policies, implementation of the proposed Project would have a *less-than-significant* impact with regards to the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, nor have impacts that are individually limited, but cumulatively considerable, nor does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

See Section XVIII above.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

See Section XVIII above.

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City of Concord Housing Element Update – DRAFT 2014-2022

~~June 23~~November 7, 2014

Table of Contents

1. INTRODUCTION 1
   - What is a Housing Element? 1
   - SB 375 and Changes to Housing Element Law 2
   - Related Ongoing Planning Efforts 3
   - Housing Element Contents 4
   - Relationship to Other General Plan Elements 4
   - Information Sources 4
   - Public Outreach 5
   - Review by State HCD 6
2. HOUSING NEEDS ANALYSIS 7
   - Population and Demographics 7
   - Employment Characteristics 10
   - Household Characteristics 12
   - Housing Stock 17
   - Housing Cost and Affordability 23
   - "At Risk" Housing 31
3. REGIONAL HOUSING NEEDS ALLOCATION AND SPECIAL NEEDS 37
   - Regional Housing Needs Allocation, 2014-2022 37
   - Special Housing Needs 40
4. LAND INVENTORY 56
   - Overview of Housing Site Inventory 56
   - Description of Housing Sites 62
   - Sites Not Quantified 66
   - Considerations in Determining the Capacity of Housing Sites 68
   - Environmental and Infrastructure Constraints 75
5. RESOURCES AND CONSTRAINTS 79
   - Financing and Subsidy Sources 79
   - Opportunities for Energy Conservation 84
   - Government Constraints on Housing Production 88
   - Constraints to Housing for Special Needs Groups 112
   - Market Constraints on Housing Development 116
6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT 120
   - Goals of the 2007 Housing Element 120
   - Summary of Accomplishments 120
7. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES 123
   - Housing Goals, Policies, and Programs 123
   - Quantified Objectives for 2014-2022 151

APPENDIX A: HOUSING SITES INVENTORY 153

APPENDIX B: ACCOMPLISHMENTS DURING PRIOR PLANNING PERIOD 190

Table of Tables

Table 1: Population Trends, 2000-2012 7
Table 2: Race and Ethnicity, 2000 and 2012 8
Table 3: Age Distribution, 2000-2012 9
Table 4: Educational Attainment, Population Aged 25+ Years, 2012 10
Table 5: Employment Trends 11
Table 6: Employment Projections, 2010-2040 12
Table 7: Household Trends, 2000-2012 13
Table 8: Household Composition, 2000-2012 14
Table 9: Household Income Distribution, 2012 14
Table 10: Peer Cities Median Household Income, 2000-2013 16
Table 11: Household Projections, 2010-2040 17
Table 12: Housing Units by Type, 2000-2013 17
Table 13: Number of Units Issued Building Permits, 2000-2012 18
Table 14: Housing Units by Year Structure Built 19
Table 15: Estimated Units in Need of Rehabilitation or Replacement, 2009 19
Table 16: Housing Tenure, 2000-2012 21
Table 17: Housing and Occupancy Status, 2000-2011 22
Table 18: Median Home Sale Price in Concord and Surrounding Communities, September 2012 and September 2013 25
Table 19: Sale Price Distribution of Single Family Residences and Condominiums by Number of Bedrooms, July 2013-October 2013 (a) 26
Table 20: Average Asking Rents in Concord and Surrounding Communities, Third Quarter 2013 27
Table 21: Income Limits and Associated Affordable Rents for Contra Costa County, 2013 28
Table 22: Representative Households for Contra Costa County, 2013 30
Table 23: Housing Cost Burden by Tenure and AMI Level 31
Table 24: Affordable Housing Developments at Risk of Conversion to Market Rate 33
Table 25: Comparison of Replacement vs. Preservation Costs 35
Table 26: Selected Qualified Entities for Contra Costa County, 2013 36
Table 27: Regional Housing Needs Allocation, 2014-2022 Planning Period, Contra Costa County 39
Table 28: Regional Housing Needs Allocation, Concord, 2014-2022 40
Table 29: Homeless Count, Contra Costa County, 2009 and 2013 42
Table 30: Persons with Disabilities by Disability Type, 2012 45
Table 31: Residents with Developmental Disabilities, 2013 47
Table 32: Female-Headed Households and Poverty Status, 2000-2012 49
Table 33: Poverty Status of Households with Children Under 18 Years 49
Table 34: Large Households by Income Category and Tenure 51
Table 35: Overcrowded Households, 2012 51

Table 36: Households by Age of Householder, 2012 53
Table 37: Elderly Households by Tenure and Income, 2012 53
Table 38: Farmworker Employment, Contra Costa County, 2002-2007 55
Table 39: Residential Potential for All Suitable Sites in Concord 59
Table 40: Characteristics of Concord's Housing Opportunity Sites 63
Table 41: Selected Proposed or Built Projects Located in Mixed Use Zoning Districts 69
Table 42: Examples of Buildout Capacities 70
Table 43: Selected Proposed or Built Projects that Consolidated Adjoining Sites 73
Table 44: Financing Resources Expected: January 1, 2007 to June 30, 2014 84
Table 45: Parking Requirements for Multi-Family Development 97
Table 46: Licensed Care Facilities in Concord 99
Table 47: Planning, Engineering, and Building Fees (effective July 1, 2013) 104
Table 48: City and Impact Fees by Residential Type 105
Table 49: Required Percentage of Affordable Units 108
Table 50: Housing Units Produced in Concord, 2007-2014 121
Table 51: Proposed Quantified Objectives, 2014-2022 152

Table of Figures

Figure 1: Unemployment Rate 11
Figure 2: Household Income Distribution by AMI Level for a Three-Person Household, Concord, 2012 15
Figure 3: Foreclosures per 1,000 Households, Concord and Contra Costa County 23
Figure 4: Median Home Sale Price, 2005-2013 24
Figure 5: Average Asking Rents and Occupancy Rates, Concord, 2005-2013 27
Figure 6: Site Inventory 58

1. INTRODUCTION

With the largest population of any city in Contra Costa County and a growing and diverse economic base, Concord has developed into a major residential and economic hub within the region. Concord has an agricultural history, but developed into a primarily residential community through the middle of the 20th century, providing housing for people working in San Francisco and Oakland. The Concord BART station began service in 1973, providing easier access between Concord and employment locations elsewhere in the Bay Area. During the 1980's, a number of companies, most notably Bank of America, constructed mid-rise office buildings in Downtown Concord adjacent to the BART station, creating a hub of back-office employment opportunities for people living in Concord and other locations in the Bay Area. Downtown Concord continues to serve as an office node, while the retail sector, John Muir Medical Center, and a commercial concrete contractor generate additional economic activity in the City.

Like many other cities in the Bay Area and throughout the country, Concord experienced a dramatic increase in housing prices between the late 1990's and 2006, followed by a sharp decrease between 2007 and 2009 accompanied by a significant increase in foreclosures. However, sale prices have rebounded in recent years, and foreclosure rates have reached pre-recession lows.

As Concord looks to the future, the City is developing plans for key infill and other development sites that will shape the next phase of residential and commercial development in Concord. Planning for the City's existing and future housing needs will be an essential element of this process, and the 2014-2022 Housing Element will assist the City in continuing its strong history of planning for housing for all segments of the population.

What is a Housing Element?

The Housing Element is one of the seven required elements of the General Plan and is the primary document that local jurisdictions in California use to plan for current and future housing needs. State Housing Element law, enacted in 1969, mandates that each local government in California create a Housing Element to adequately plan to meet the existing and projected housing needs of all segments of the population. The Housing Element must be consistent with all other elements of the General Plan and is updated on a regular basis. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt plans and regulatory systems that support housing development. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

Each jurisdiction's projected housing need during the Housing Element planning period is determined through the Regional Housing Needs Allocation (RHNA) process, which is based on projected Statewide growth in households as determined by the California Department of Housing

and Community Development (HCD). Through the RHNA process, HCD distributes the Statewide projected housing need among the regions in the State, where each regional council of government allocates the projected regional growth to local jurisdictions within the region. The total housing need for each jurisdiction is distributed among income categories, requiring each jurisdiction to plan to meet the need for housing for households at all income levels. The agency responsible for distributing the RHNA in the Bay Area is the Association of Bay Area Governments (ABAG), which works closely with the Metropolitan Transportation Commission (MTC), the regional transportation planning agency for the Bay Area.

Each city and county in California is then required to produce a Housing Element that demonstrates the jurisdiction's ability to accommodate the housing need identified in its RHNA during the Housing Element planning period. This Housing Element covers the 2014-2022 Housing Element planning period, which differs from previous update cycles as a result of recent changes in State Law, which are discussed in the following section.

SB 375 and Changes to Housing Element Law

In an effort to reduce greenhouse gas emissions associated with passenger cars, Senate Bill 375 (SB 375, 2008) calls for local jurisdictions and regional planning agencies to better coordinate land use plans with existing and planned transit investments and to plan for a greater proportion of residential and employment growth in areas accessible to transit. One outcome of the effort to coordinate housing and transit planning has been the eight-year planning period (2014-2022) for the upcoming Housing Element Update, rather than the five- to seven-year planning period that was used in previous Housing Element Update cycles, in order to coordinate the timing of the Housing Element Update with the Regional Transportation Plan.[1]

In response to SB 375, ABAG and MTC developed Plan Bay Area, a long-range integrated transportation and land use plan for the Bay Area that plans for the projected increase in housing and employment in the region through 2040. A key element of Plan Bay Area is the designation of Priority Development Areas (PDAs), locally-designated, transit-accessible areas that are ideal locations for an increase in residential and commercial development, throughout the region. By focusing growth in PDAs served by transit and working to make these PDAs more pedestrian- and bike-friendly, Plan Bay Area aims to reduce the need for automobiles and the associated greenhouse gas emissions in the region. ABAG and MTC have provided planning grants to support planning processes in PDAs in cities throughout the Bay Area, including Concord.

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1 There are some exceptions to the eight-year planning period, but none apply to Concord during the current update cycle.

Related Ongoing Planning Efforts

Concord is currently in the process of ~~developing~~implementing plans for two key areas of the City: Downtown Concord, which provides infill and transit-oriented development opportunities, and the Concord Community Reuse Area, which is the portion of the former Concord Naval Weapons Station that is within Concord city limits.

Downtown Specific Plan

In June 2014, Concord ~~is in the process of developing~~adopted a specific plan for the City's downtown, which centers on Todos Santos Plaza and is adjacent to one of the City's two BART stations. The Downtown Specific Plan Area is one of the many PDAs that have been established in Bay Area jurisdictions in pursuit of SB 375 and Plan Bay Area.

~~The Preferred Land Use Strategy for the~~The Downtown Specific Plan plans for:

- 4,020 new housing units, consisting of 3,500 apartments, 220 townhomes, and 300 live-work lofts;
- 1.6 million square feet of office space; and
- 743,200 square feet of retail space.

~~Plan adoption is anticipated in June 2014, and the~~The Downtown Concord PDA is expected to be a key site for housing development in Concord during 2014-2022 Housing Element planning period and further into Concord's future.

Concord Community Reuse Area

The Concord Community Reuse Area consists of the 5,000-acre portion of the former Concord Naval Weapons Station that falls within Concord City limits. The completed plan for the Reuse Area calls for:

- 12,270 housing units, 25 percent of which will be affordable to lower-income households, and facilities for homeless and transitional housing;
- 6.1 million square feet of commercial space; and
- 3,501 acres of parks and open space.

The Community Reuse Area is a key long-term development site that is anticipated to be a significant factor in shaping future phases of the City's development, including future Housing Element Update cycles. However, it is not expected that the ongoing environmental remediation and conveyance processes, which must take place prior to development, will be completed during the 2014-2022 Housing Element Update cycle, making it unlikely that residential development will take place at the Reuse Area during this planning period.

Housing Element Contents

The Housing Element is required by State law to include:

- An assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA;
- A detailed sites inventory and analysis that evaluates the jurisdiction's ability to accommodate its RHNA;
- An analysis of constraints on housing in the jurisdiction;
- Housing programs that identify adequate sites to accommodate the City's share of the regional housing need; assisting in the development of housing for very low- and low-income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated and conserved over the planning period of the element.

Relationship to Other General Plan Elements

The Concord 2030 General Plan was adopted in 2007 and establishes a long-range plan for urban development through the year 2030. The Plan includes a number of key themes and initiatives, such as the integration of economic development into land use planning, greater support for mixed use development and transport-supportive land uses around BART and transportation corridors, and an emphasis on preserving environmental resources and community assets. The Plan includes six elements required by State law, including Land Use, Transportation/Circulation, Open Space, Conservation, Noise, and Safety. It also includes four optional elements, including Economic Vitality, Growth Management, Parks, and Public Facilities and Utilities.

This Housing Element is intended to serve as the seventh required element of the General Plan. It takes into consideration new land use designations and other policies in the Plan to ensure consistency between it and other Plan elements.

Information Sources

The Housing Element incorporates data from numerous sources, including the United States Census; the Association of Bay Area Governments (ABAG); the State of California Departments of Finance (DOF) and Housing and Community Development (HCD); and private demographic and real estate data vendors. Data provided by the Census Bureau include 2000 and 2010 decennial Census data as well as data from the American Community Survey (ACS). The ACS publishes estimates of demographic conditions based on statistical sampling conducted continuously over one-year, three-year, and five-year periods, depending on the type of data and size of the

geography being sampled.[2] While these data cannot represent conditions at a specific point in time, as in the previous decennial censuses, they are updated on an annual basis and do offer a valuable means to compare characteristics across geographies. Wherever possible, data from the City or County were used to facilitate an understanding of local needs and conditions.

Public Outreach

In preparing the Housing Element, the City of Concord conducted a number of public outreach efforts to ensure the sharing of information and ideas between elected and appointed officials, City staff, the planning consultants, and residents. The City's public outreach efforts have included the following:

- Regular meetings and workshops with the City Council and the Planning Commission;
- Coordination with the City's Downtown Specific Plan process, which included meetings to solicit public input including three public workshops and two recent Planning Commission hearings on May 7 and May 21, 2014;
- Focus Group meetings with representatives from regional non-profit and market-rate housing developers and housing advocacy groups, conducted on November 20, 2013 and January 28, 2014 at the Concord Library to begin to identify strategies to facilitate the development of housing affordable to households at all income levels and housing for special needs populations in Concord;
- An online survey that allowed residents and non-residents to provide input on Concord's current and future housing needs;
- Publication and circulation of the draft Housing Element for public review and comment in July 2014;
- City Council and Planning Commission Study Session on April 8, 2014, Planning Commission Public Hearing on June 4, 2014, and City Council Public Hearing on July 8, 2014, all of which were attended by residents, business owners, housing advocacy groups and other stakeholders.

In addition to this outreach, City staff posted information about the Housing Element Update on the City website. Altogether, a multi-faceted approach was used to ensure the community's full participation.

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2 This data source replaces the information obtained in previous Censuses from the "long form" questionnaire. For more information on the ACS, see www.census.gov/acs/www/about_the_survey/american_community_survey/

Review by State HCD

State law requires every updated Housing Element be submitted to California's HCD to ensure compliance with the State's minimum requirements. This 'certification' process is unique among the General Plan elements.

Housing Elements are submitted twice to HCD for review and comment: once during development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction. The first review period requires 60 days and must take place prior to the adoption deadline. The second review requires 90 days and takes place after the adoption deadline. It is after the second review that written findings regarding compliance are submitted to the local government.

The City submitted an initial draft of this Housing Element Update to HCD for a 60-day review in ~~July~~August 2014. ~~[NOTE: BAE TO UPDATE THE REST OF THIS PARAGRAPH BASED ON~~After an initial review of the document, HCD ~~REVIEW PROCESS AND TIMING.] Upon receiving~~staff provided preliminary comments ~~from HCD~~on the draft in September 2014~~, the~~. The City revised the Housing Element to address the comments and ~~resubmitted~~submitted the revised draft to HCD ~~for an informal technical review in September~~on October 1, 2014. ~~Pursuant to the California Environmental Quality Act, an initial study will be prepared to determine the appropriate environmental document for the project (during Aug. and Sept. 2014)~~On October 7, 2014, HCD issued a letter to the City stating that the revised Housing Element meets the statutory requirements of State Housing Element law. City staff will bring the revised Housing Element to Planning Commission for consideration in November 2014 and will ~~be considered concurrently with the review and~~bring the document to City Council in January 2015 to recommend adoption ~~of the Housing Element Update in December 2014~~.

Pursuant to the California Environmental Quality Act, an initial study was prepared for the Housing Element Update and the City circulated a Notice of Intent to adopt a negative declaration on the Draft Housing Element dated August 1, 2014. The environmental document will be considered concurrently with the review and adoption of the Housing Element Update.

2. HOUSING NEEDS ANALYSIS

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Concord, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment is intended to assist Concord in developing housing goals and formulating policies and programs that address existing and anticipated local housing needs. To provide context for the data presented on Concord, similar data are provided for Contra Costa County and, where appropriate, for the Bay Area.

Population and Demographics

The type and amount of housing needed in a community is largely determined by population growth and various demographic variables. Factors such as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives. The following section provides background on demographic trends in Concord and Contra Costa County, followed by an analysis of housing trends.

Population

Concord's population has grown at an average rate of one percent annually for several decades. In 1980, Concord had a population of just 101,800, but its population reached 121,800 in 2000. Growth between 1980 and 2000 was primarily driven by immigration due to the City's proximity to job centers and the availability of housing. In 2012, the population was estimated at 124,717, a two percent increase since 2000. In contrast, both the County as a whole and the nine-county Bay Area have experienced significantly faster growth of 14 percent and 8 percent, respectively, over the same time period. However, growth projections suggest an anticipated reversal of this trend, with Concord growing at a considerably faster rate than the County and region over the next 30 years. Projections are discussed in greater detail below.

Table 1: Population Trends, 2000-2012

Population	2000	2010	2012	Total Change 2000-2012	% Change 2000-2012
Concord	121,780	122,067	124,717	2,937	2.4%
Contra Costa County	948,816	1,049,025	1,079,597	130,781	13.8%
Bay Area (a)	6,783,760	7,150,739	7,344,695	560,935	8.3%

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
Sources: US Census, 2000 & 2010; ACS, 2012; BAE, 2013.

Race and Ethnicity

Data on the racial and ethnic backgrounds of Concord residents indicate that the City is becoming increasingly diverse. According to the US Census, in 2000 the majority of Concord residents (61

percent) were White, 22 percent were of Latino or Hispanic origin, and nine percent were Asian. By 2012, the White proportion of the population decreased to 45 percent, while the Hispanic population increased to 30 percent of the population and the Asian population increased to 13 percent of the population. Trends were similar Countywide, where a decrease in the White population (from 58 percent of the population in 2000 to 47 percent of the population in 2012) was met by increases in the populations of Hispanic/Latino and Asian origin. Like many other cities in California, Concord is likely to become more diverse over the course of the Housing Element period and in coming decades.

Table 2: Race and Ethnicity, 2000 and 2012

	Concord		Contra Costa County	
Ethnicity	**2000**	**2012**	**2000**	**2012**
Non-Hispanic	**78.2%**	**69.6%**	**82.3%**	**75.2%**
White	60.9%	45.3%	57.9%	46.7%
Black/African American	2.9%	6.2%	9.2%	8.7%
American Indian/Alaskan Native	0.5%	0.2%	0.4%	0.4%
Asian	9.2%	13.0%	10.8%	14.6%
Native Hawaiian/Pacific Islander	0.5%	1.1%	0.3%	0.4%
Some Other Race	0.3%	0.1%	0.2%	0.1%
2+ Races	4.0%	3.7%	3.4%	4.3%
Hispanic	**21.8%**	**30.4%**	**17.7%**	**24.8%**
Total (a)	100.0%	100.0%	100.0%	100.0%

(a) Total may not sum to 100 percent due to independent rounding by the US Census Bureau.
Sources: US Census, 2000; ACS, 2012; BAE, 2013.

Age

Concord's population is aging over time, though at a relatively slow rate. Between 2000 and 2012, the median age increased from 35 to 36 in Concord, while the median age in the County increased from 36 to 39. The comparatively small increase in median age in Concord was due largely to an increase in the City's population between the age of 21 and 34, which increased from 21 percent of the population in 2000 to 23 percent in 2012. Countywide, the population between the age of 21 and 34 decreased from 23 percent in 2000 and to 17 percent in 2012. The City's population over the age of 65 also increased slightly during this time period, from 11 percent in 2000 to 12 percent in 2012, but at a much slower rate than in the County overall, where the population over the age of 65 increased from 10 percent in 2000 to 13 percent in 2012. Meanwhile, there was a decline in the population under the age of 21. This cohort represented 29 percent of the population in 2000 and 25 percent in 2012. Table 3 shows the age distribution in 2000 and 2012 for both the City and the County.

Table 3: Age Distribution, 2000-2012

	Concord		Contra Costa County	
Age Cohort	**2000**	**2012**	**2000**	**2012**
Under 15	21.2%	18.7%	20.9%	19.8%
15 to 17	4.1%	3.4%	3.9%	4.3%
18 to 20	3.8%	3.3%	3.9%	3.7%
21 to 24	5.2%	5.6%	5.4%	4.7%
25 to 34	15.5%	17.3%	17.8%	12.3%
35 to 44	17.3%	13.2%	17.6%	13.8%
45 to 54	13.9%	14.3%	13.0%	15.2%
55 to 64	8.3%	12.0%	8.0%	12.7%
65 to 74	5.7%	6.6%	5.2%	7.5%
75 to 84	3.8%	4.3%	3.3%	4.0%
85 +	1.3%	1.3%	1.1%	1.8%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Median Age	**35.1**	**35.9**	**36.4**	**38.7**

Sources: US Census, 2000; ACS, 2012; BAE, 2013.

These data demonstrate that Concord has attracted a large share of young adults in recent years, many of whom are likely to have slightly lower incomes than their older counterparts. During the Housing Element planning period, many of Concord's young residents may seek to purchase a first home in Concord and be in need of affordable homeownership options or down payment assistance.

Educational Attainment

Concord residents tend to have slightly lower levels of educational attainment than residents of the County. In 2012, 87 percent of Concord residents age 25 and older had graduated from high school, compared to 89 percent of residents 25 and older in Contra Costa County overall. Furthermore, 31 percent of Concord residents 25 and older had a bachelor degree, compared to 39 percent of Contra Costa County residents 25 and older. The comparatively low proportion of Concord residents with a bachelor degree could be due in part to the relatively young age of the City's residents. These educational attainment statistics are shown in Table 4.

Table 4: Educational Attainment, Population Aged 25+ Years, 2012

	Concord		Contra Costa County	
Educational Attainment	**#**	**%**	**#**	**%**
Less than 9th Grade	5,182	6.0%	43,317	5.9%
9th to 12th Grade, No Diploma	5,759	6.7%	40,235	5.5%
High School Graduate (incl. Equivalency)	18,835	21.9%	134,169	18.4%
Some College, No Degree	22,421	26.1%	160,319	22.0%
Associate Degree	7,480	8.7%	63,435	8.7%
Bachelor's Degree	19,124	22.2%	180,147	24.7%
Graduate/Professional Degree	7,170	8.3%	106,443	14.6%
Total	**85,971**	**100.00%**	**728,065**	**100.0%**
Population 25+ with Bachelor's Degree or Higher	**26,294**	**30.6%**	**286,590**	**39.4%**

Sources: ACS, 2012; BAE, 2013.

Employment Characteristics

Employment types, income levels, and other factors determine the type of housing residents can afford, while the unemployment rate is an indicator of the level of housing assistance needed. Employment and income levels are generally the function of regional growth or decline, which depends on factors beyond City control. However, an understanding of how Concord is fairing among peer cities is helpful in allocating resources and formulating housing policies.

Employment Trends

Table 5 shows the number of jobs and employed residents in Concord and Contra Costa County in 2007 and 2012. "Jobs" are defined as employment for which the workplace location is within the City, while "Employed Residents" includes all employed residents, whether or not they work within the City.

Similar to many other areas, Concord experienced job losses during the recent recession. As shown in Table 5, there was a 22 percent decrease in the number of jobs located in Concord between 2007 and 2012. Countywide, the decrease in employment was less substantial, totaling six percent between 2007 and 2012. Despite decreases in the number of jobs in Concord and Contra Costa County, the decline in the number of employed residents was minimal, totaling less than one percent in the City and County.

Both Concord and Contra Costa County have a net outflow of workers, with more employed residents than jobs, which is consistent with Concord's history as a primarily residential city with larger-scale employment added over the past few decades. The recent decline in the number of jobs and relative stability in the number of employed residents have resulted in a lower ratio of jobs to employed residents in 2012 than in 2007. In Concord, the ratio of jobs to employed residents decreased from 0.80 in 2007 to 0.63 in 2012. In Contra Costa County, the ratio of jobs to employed residents decreased from 0.70 in 2007 to 0.66 in 2012.

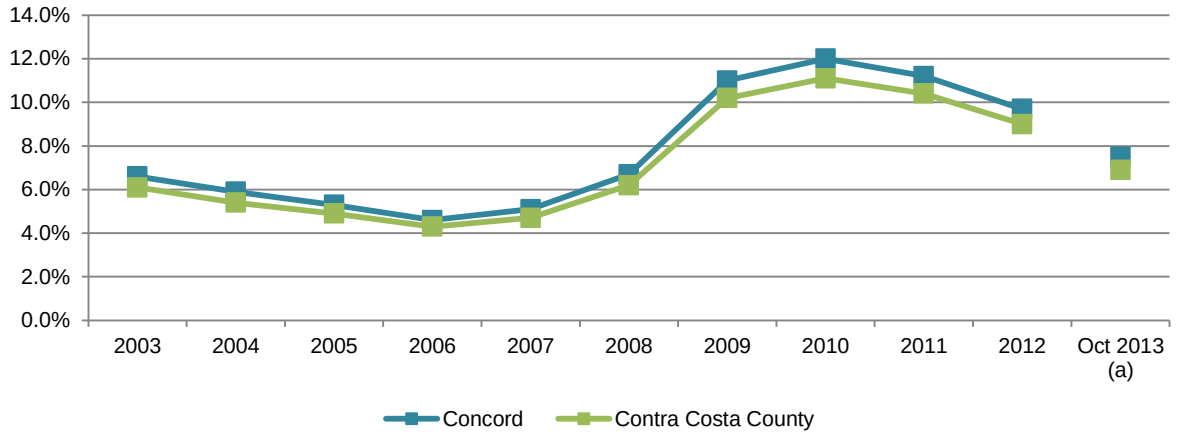
Table 5: Employment Trends

Total Jobs	2007	2012	% Change
Concord	51,709	40,525	-21.6%
Contra Costa County	344,952	323,484	-6.2%
Employed Residents			
Concord	65,000	64,500	-0.8%
Contra Costa County	490,900	487,600	-0.7%
Jobs/Employed Residents			
Concord	0.80	0.63	-21.0%
Contra Costa County	0.70	0.66	-5.6%

Sources: California EDD, 2007 & 2012; BAE, 2013.

Figure 1 shows the unemployment rate in Concord and Contra Costa County between 2003 and October 2013. Throughout this period, the unemployment rate in Concord was slightly higher than the unemployment rate in Contra Costa County overall, by a difference of less than one percentage point. In both areas, the unemployment rate peaked in 2010, reaching 12 percent in Concord and 11 percent in Contra Costa County. The unemployment rate has decreased in each subsequent year, falling to eight percent in Concord and seven percent in Contra Costa County by October 2013. However, the unemployment rate has not yet returned to pre-recession levels, indicating that there is a continuing need for housing assistance and emergency support services to help unemployed and otherwise economically disadvantaged residents.

Figure 1: Unemployment Rate



Note:
(a) Employment figures for October 2013 are for a single month and are therefore not directly comparable to annual averages.
Sources: California EDD, 2003-2013; BAE, 2013.

Employment Projections

According to ABAG projections, Concord is expected to experience significant growth in employment between 2010 and 2040. As shown in Table 6, ABAG estimates that there will be a 46 percent increase in the number of jobs in Concord between 2010 and 2040. During the same

period, employment is expected to increase by 36 percent in Contra Costa County and 33 percent in the Bay Area overall.

Employment growth is expected to occur at a faster rate during the first ten years of the projection period (2010-2020) than in the subsequent twenty years. Concord is expected to gain over 11,000 jobs between 2010 and 2020, at an average rate of over 1,100 jobs per year, and slightly less than 11,000 jobs between 2020 and 2040, at an average rate of approximately 500 jobs per year. Contra Costa County and the Bay Area are expected to have a similar growth pattern, with large employment increases between 2010 and 2020, and more moderate employment increases between 2020 and 2040.

Table 6: Employment Projections, 2010-2040

Location	2010	2015	2020	2025	2030	2035	2040	Total Change 2010-2040	% Change 2010-2040	Annual % Change 2010-2040
Concord	47,640	52,900	58,880	61,050	63,320	66,290	69,450	**21,810**	**45.8%**	**1.26%**
Contra Costa Co.	344,920	374,610	407,810	420,060	432,730	449,640	467,390	**122,470**	**35.5%**	**1.02%**
Bay Area (a)	2,571,920	2,788,160	3,027,840	3,105,650	3,187,040	3,301,510	3,421,890	**1,119,920**	**33.0%**	**0.96%**

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
Sources: ABAG, 2013; BAE, 2013.

Household Characteristics

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details various household characteristics affecting housing needs.

Household Types and Sizes

The US Census defines a household as any group of people who occupy a housing unit, including families, single people, or unrelated persons sharing living quarters. Persons living in licensed facilities, retirement homes, or dormitories are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community. Between 2000 and 2012, Concord experienced a minor increase in the total number of households from 44,020 to 44,634. The percentage of households consisting of families remained nearly constant at 68 percent. Most of the non-family households in Concord are comprised of households with people living alone, as discussed in more detail below.
From 2000 to 2012, the average household size increased slightly from 2.74 to 2.77 persons per household. The average household size increased more significantly in Contra Costa County overall, growing from 2.72 persons per household in 2000 to 2.81 persons per households in 2012.

Larger household sizes in 2012 may be due in part to lingering effect of the recession, as unemployment and underemployment caused some individuals and families to live with friends, relatives, or roommates rather than form new households. As a result, Concord household sizes may begin to contract a bit as the economy continues to improve. However, some growth in household size may be due to the increasing diversity of the City's population and the higher prevalence of multi-generational households among many cultures, particularly some Asian and Hispanic cultures. Table 7 shows the number of households and household size from 2000 to 2012 for the City of Concord, the County, and the Bay Area.

Table 7: Household Trends, 2000-2012

Area	2000	2012	Change 2000-2012	% Change 2000-2012
Concord				
Total Households	44,020	44,634	614	1.4%
Family Households	30,322	30,419	97	0.3%
Average Household Size	2.74	2.77		
Contra Costa County				
Total Households	344,129	380,397	36,268	10.5%
Family Households	242,233	265,285	23,052	9.5%
Average Household Size	2.72	2.81		
Bay Area				
Total Households	2,466,019	2,624,349	158,330	6.4%
Family Households	1,594,470	1,704,259	109,789	6.9%
Average Household Size	2.69	2.68		

Sources: ACS 2012; US Census 2000 and 2010; BAE, 2013.

Despite the increase in average household size, single-person households became increasingly common between 2000 and 2012 in both Concord and Contra Costa County. The percentage of non-family households composed of single individuals increased from 75 percent of the total number of non-family households in 2000 to 80 percent in 2012. Countywide, the number of single-person households increased from 77 percent of non-family households in 2000 to 81 percent of non-family households in 2012.

Table 8: Household Composition, 2000-2012

Household Type	Concord 2000	Concord 2012	Contra Costa County 2000	Contra Costa County 2012
Non-Family Households	**13,698**	**14,215**	**101,896**	**115,112**
Single Person	74.7%	80.4%	77.3%	80.8%
2+ Persons	25.3%	19.6%	22.7%	19.2%
Family Households	**30,322**	**30,419**	**242,233**	**265,285**
Married Couple	74.6%	74.1%	77.5%	76.0%
Other Family	25.4%	25.9%	22.5%	24.0%
Households with Children Under 18	37.7%	32.6%	38.8%	36.2%

Notes:
The American Community Survey (ACS) publishes demographic estimates based on statistical sampling conducted continuously between 2007 and 2011.
Sources: US Census, 2000; ACS, 2012; BAE, 2013.

Household Income

Median household income represents the mid-point in income for all households in the City, with half earning more and half earning less. According to the American Community Survey, Concord households tend to have lower annual incomes than the County and region. In 2012, the median annual household income for Concord was approximately $64,000, compared to $74,000 in Contra Costa County and $76,000 in the Bay Area overall.

Table 9: Household Income Distribution, 2012

Household Income	Concord Number	Concord Percent	Contra Costa County Number	Contra Costa County Percent	Bay Area (a) Number	Bay Area (a) Percent
Less than $15,000	3,172	7.1%	30,684	8.1%	244,616	9.3%
$15,000 to $24,999	4,778	10.7%	27,515	7.2%	201,541	7.7%
$25,000 to $34,999	2,718	6.1%	26,655	7.0%	179,881	6.9%
$35,000 to $49,999	6,014	13.5%	41,170	10.8%	270,554	10.3%
$50,000 to $74,999	8,574	19.2%	66,017	17.4%	400,600	15.3%
$75,000 to $99,999	5,891	13.2%	43,288	11.4%	309,768	11.8%
$100,000 to $149,999	7,993	17.9%	68,124	17.9%	460,967	17.6%
$150,000 to $199,999	3,674	8.2%	34,758	9.1%	235,315	9.0%
$200,000 and above	1,820	4.1%	42,186	11.1%	321,107	12.2%
Total (b)	**44,634**	**100.0%**	**380,397**	**100.0%**	**2,624,349**	**100.0%**
Median Household Income	**$64,164**		**$74,177**		**$76,209**	

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
(b) Total number of households may differ from estimates provided by CA Department of Finance.
Sources: ACS 2012; BAE, 2013.

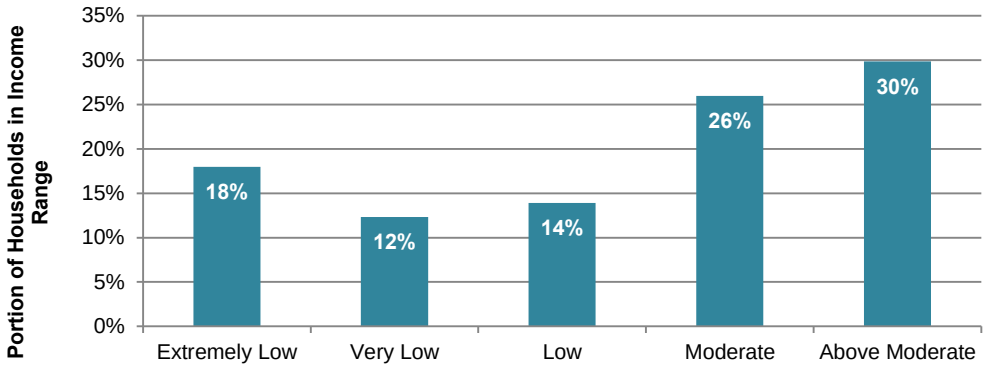
To determine eligibility for housing programs, both federal and State governments categorize households according to their income in comparison to the area median income (AMI). The AMI is the median household income for a defined geographic area, as determined by the United States Department of Housing and Urban Development (HUD). The following income groups are the standard categories used:

- Extremely low-income= 30 percent of AMI or less;
- Very low-income = 31 to 50 percent of AMI;
- Low-income = 51 to 80 percent of AMI;
- Moderate-income = 81 to 120 percent of AMI; and
- Above moderate-income = above 120 percent of AMI.

California began requesting analysis of households defined as extremely low-income beginning in the third revision of the Housing Element. While a city is not obligated to include a separate category for extremely low-income households in its Housing Element, the Housing Element as a whole must analyze the obstacles and needs for this category and include proposed actions and programs to meet those needs.

Figure 2 shows the 2012 Concord household income distribution by AMI level for a three-person household in Contra Costa County. As shown, more than half of all Concord households have an income that is moderate or higher, and 30 percent of Concord households have above-moderate incomes. The remaining 44 percent of Concord households have low, very low, or extremely low incomes, and many of these households may have difficulty affording housing, as discussed in greater detail in a subsequent section of this Needs Assessment.

Figure 2: Household Income Distribution by AMI Level for a Three-Person Household, Concord, 2012



Note:
ACS does not provide income data by County AMI level. Distribution is estimated based on income intervals provided by ACS data.
Sources: ACS 2012; BAE, 2013.

Table 10 presents median household income data for Concord and selected Contra Costa County jurisdictions in 2000 and 2013. The data show that Concord has a lower household income than all of the selected peer cities. Moreover, Concord households experienced a smaller amount of income growth than most of the peer cities between 2000 and 2013. While the median household income grew by 10 percent in Concord, the median household income grew by 14 percent in Martinez, 25 percent in Walnut Creek, and 16 percent in Contra Costa County overall. The exception among the peer cities was Pleasant Hill, where the median household income increased by only 7 percent between 2000 and 2013.

Table 10: Peer Cities Median Household Income, 2000-2013

Jurisdiction	Median Household Income 2000	Median Household Income 2013	% Change
Concord	$57,300	$62,789	9.6%
Martinez	$64,265	$73,393	14.2%
Pleasant Hill	$67,108	$71,482	6.5%
Walnut Creek	$64,549	$80,575	24.8%
Contra Costa County	$64,605	$74,815	15.8%

Sources: Nielsen, 2013; BAE, 2013

Household Projections

Similar to the employment projections shown in Table 6, household projections suggest significant growth in Concord between 2010 and 2040. Based on the ABAG projections shown in Table 11, the number of households in Concord is expected to increase by 43 percent between 2010 and 2040, at an annual rate of 1.2 percent. This projected household growth rate exceeds the projected growth rate between 2010 and 2040 in Contra Costa County (24 percent) and the Bay Area overall (27 percent), as well as the growth rate in Concord between 2000 and 2012 (0.1 percent annually).

In contrast to the projected employment trends, household projections for Concord suggest that growth will be moderate during the first ten years of the projection period (2010-2020) and will increase during the next 20 years (2020-2040). Concord is expected to gain slightly more than 200 households per year on average between 2010 and 2020 and more than 800 households per year on average between 2020 and 2040. This projected increase in household growth after 2020 may coincide with development of the Concord Community Reuse Area.

Table 11: Household Projections, 2010-2040

Location	2010	2015	2020	2025	2030	2035	2040	Total Change 2010-2040	% Change 2010-2040	Annual % Change 2010-2040
Concord	44,278	45,380	46,500	50,630	54,840	59,000	63,190	**18,912**	**42.7%**	**1.2%**
Contra Costa Co.	375,364	387,870	400,800	416,220	432,430	448,090	464,150	**88,786**	**23.7%**	**0.7%**
Bay Area (a)	2,608,023	2,720,410	2,837,680	2,952,910	3,072,920	3,188,330	3,308,090	**700,067**	**26.8%**	**0.8%**

Notes:
(a) The Bay Area consists of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
Sources: ABAG, 2013; BAE, 2013.

Housing Stock

Housing types, age, vacancy rates, conditions, and other factors affecting housing stock determine if the current supply of housing is in good condition or in adequate supply for residents. This section will examine various housing stock characteristics that affect the living environment of Concord residents.

Housing Types

According to the California Department of Finance, detached single-family homes make up the majority of residential units in Concord, comprising about 58 percent of the total housing stock in 2013 (Table 12). Multifamily apartments with more than five units are the next most common type, comprising about 24 percent of the housing stock. The composition of the housing stock in Concord changed between 2000 and 2013, with significant increases in the number of units in buildings with two to four units, as well as mobile homes. Overall, there was a five percent increase in housing units in Concord during this period. In Contra Costa County overall, the number of units increased by 14 percent.

Table 12: Housing Units by Type, 2000-2013

	2000		2013		% Change
Concord	**Units**	**%**	**Units**	**%**	**2000-2013**
Single Family Detached	26,882	59.8%	27,326	58.0%	1.7%
Single Family Attached	2,844	6.3%	3,201	6.8%	12.6%
Multifamily 2 to 4 Units	2,864	6.4%	3,425	7.3%	19.6%
Multifamily 5+Units	11,004	24.5%	11,443	24.3%	4.0%
Mobile Home	1,373	3.1%	1,759	3.7%	28.1%
Total	**44,967**	**100.0%**	**47,154**	**100.0%**	**4.9%**
Contra Costa County	**Units**	**%**	**Units**	**%**	**% Change 2000-2013**
Single Family Detached	232,050	65.4%	268,864	66.5%	15.9%
Single Family Attached	29,976	8.5%	31,652	7.8%	5.6%
Multifamily 2 to 4 Units	24,930	7.0%	28,565	7.1%	14.6%
Multifamily 5+Units	60,064	16.9%	67,704	16.8%	12.7%
Mobile Home	7,557	2.1%	7,269	1.8%	-3.8%
Total	**354,577**	**100.0%**	**404,054**	**100.0%**	**14.0%**

Sources: US Census Bureau, 2000; CA Department of Finance, E-5 2013; BAE, 2013.

Residential Building Permit Trends

Building permit data for Concord demonstrate that building permit activity decreased substantially during the recession and has not yet returned to pre-recession levels. Between 2000 and 2007, the City issued permits for 226 units per year on average. In 2008 and 2009, building permit activity was less robust, and Concord issued permits for 57 units and 69 units, respectively. There was almost no building permit activity between 2010 and 2012, during which the City issued permits for a total of six units. Building permit activity increased slightly in 2013, with a total of 20 units permitted. On average, 140 units per year were permitted in Concord between 2000 and 2013.

A sizable share of the units recently permitted in Concord has consisted of multifamily units. Among units permitted in Concord between 2000 and 2013, 39 percent were in multifamily properties. In contrast, only 21 percent of units permitted in Contra Costa County between 2000 and 2013 were in multifamily properties.

Table 13: Number of Units Issued Building Permits, 2000-2012

City of Concord																
Type (#)	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**Total**	**Avg.**
Single-Family	143	120	201	183	131	110	66	101	54	69	0	2	4	20	1,204	86
Multi-Family	178	265	16	150	0	0	144	0	3	0	0	0	0	0	756	54
Total	**321**	**385**	**217**	**333**	**131**	**110**	**210**	**101**	**57**	**69**	**0**	**2**	**4**	**20**	**1,960**	**140**
Type (%)																
Single-Family	45%	31%	93%	55%	100%	100%	31%	100%	95%	100%	N/A	100%	100%	100%	61%	
Multi-Family	55%	69%	7%	45%	0%	0%	69%	0%	5%	0%	N/A	0%	0%	0%	39%	
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**N/A**	**100%**	**100%**	**100%**	**100%**	
% Change																
Single-Family		**-16.1%**	**67.5%**	**-9.0%**	**-28.4%**	**-16.0%**	**-40.0%**	**53.0%**	**-46.5%**	**27.8%**	**-100.0%**	**N/A**	**100.0%**	**400.0%**		
Multi-Family		**48.9%**	**-94.0%**	**837.5%**	**-100.0%**	**N/A**	**N/A**	**-100.0%**	**N/A**	**-100.0%**	**N/A**	**N/A**	**N/A**	**N/A**		
Contra Costa County																
Type (#)	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**Total**	**Avg.**
Single-Family	4,184	4,144	5,068	5,033	3,942	5,272	3,189	2,638	963	1,033	839	700	1267	1681	39,953	2,854
Multi-Family	1,294	776	693	1,850	1,064	769	655	780	897	103	704	61	883	218	10,747	768
Total	**5,478**	**4,920**	**5,761**	**6,883**	**5,006**	**6,041**	**3,844**	**3,418**	**1,860**	**1,136**	**1,543**	**761**	**2,150**	**1,899**	**50,700**	**3,621**
Type (%)																
Single-Family	76%	84%	88%	73%	79%	87%	83%	77%	52%	91%	54%	92%	59%	89%	79%	
Multi-Family	24%	16%	12%	27%	21%	13%	17%	23%	48%	9%	46%	8%	41%	11%	21%	
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	
% Change																
Single-Family		**-1%**	**22%**	**-1%**	**-22%**	**34%**	**-40%**	**-17%**	**-63%**	**7%**	**-19%**	**-17%**	**81%**	**33%**		
Multi-Family		**-40%**	**-11%**	**167%**	**-42%**	**-28%**	**-15%**	**19%**	**15%**	**-89%**	**583%**	**-91%**	**1348%**	**-75%**		

Sources: U.S. Census Bureau, Building Permit Trends, 2000-2013; BAE, 2014.

Housing Age and Condition

Housing age is an important indicator of the condition of Concord's housing stock. Homes and structures weather with use and deteriorate with time. If they are not properly maintained, units can deteriorate quickly and become eyesores or potential sources of danger. This directly affects

property prices and the quality of life of city residents. A city with an older housing stock will have to budget more for preservation assistance, home repair costs, and energy requirements. Thus, improving and maintaining housing quality is an important goal for the City.

Concord's housing stock is aging. As shown in Table 14, in the year 2011, more than half of the existing homes in Concord had been built before 1970, and 26 percent had been built before 1960. However, although one in four units in Concord is more than 43 years old, the majority are owner-occupied units, which tend to be better maintained than renter-occupied units.

Table 14: Housing Units by Year Structure Built

	Concord		Contra Costa County	
Year Built	**Number**	**Percent**	**Number**	**Percent**
2010 or later	39	0.1%	3,041	0.8%
2000 to 2010	1,655	3.5%	50,800	12.7%
1990 to 1999	2,584	5.4%	50,954	12.7%
1980 to 1989	8,267	17.3%	62,895	15.7%
1970 to 1979	11,304	23.6%	77,042	19.2%
1960 to 1969	11,762	24.6%	53,917	13.4%
1950 to 1959	8,681	18.1%	56,216	14.0%
1940 to 1949	3,165	6.6%	29,627	7.4%
1939 or earlier	427	0.9%	16,905	4.2%
Total	**47,884**	**100.0%**	**401,397**	**100.0%**
Median Year Built	**1970**		**1976**	

Sources: ACS, 2011; BAE, 2013.

City staff occasionally conducts windshield surveys in the City to assess the age and condition of Concord's housing stock. Based on the most recent survey conducted by the Community Development Department, the City estimates that approximately 37 percent of the housing units in the City are in need of minor rehabilitation, 2 percent are in need of major rehabilitation, and 1 percent are in need of replacement. Table 15 summarizes these estimates. The Monument Corridor area is of particular concern with respect to housing units in need of rehabilitation or replacement.

Table 15: Estimated Units in Need of Rehabilitation or Replacement, 2009

	Renter Occupied		Owner Occupied		All Units	
Type	**#**	**%**	**#**	**%**	**#**	**%**
In Need of Minor Rehabilitation	8,929	55.9%	8,121	30.4%	17,190	37.2%
In Need of Major Rehabilitation	235	1.5%	580	2.2%	905	2.0%
In Need of Replacement	162	1.0%	290	1.1%	452	1.0%
Total Housing Units, 2009 (a)	15,966	100.0%	26,682	100.0%	46,160	100.0%

Note:
(a) Total housing units figures shown in this table are based on 2009 ACS data.
Source: City of Concord, 2009; ACS, 2009; BAE, 2014.

In addition to identifying housing in need of rehabilitation through inspections and windshield surveys, the City provides loans as well as information on housing maintenance. Efforts in recent years include the City's Neighborhood Code Enforcement and Multifamily Housing Inspection Program (MFHIP) and loans and grants through the Housing Rehabilitation Loan and Grant Program (for single family homes and mobile homes) and Multifamily Rehabilitation Loan Program. In 2004, Concord added a self-certification option to the MFHIP, which provides an incentive for property owners to conduct a self-inspection of their property prior to the City performing a 20 percent random unit inspection. As a result of this program, many property owners have become more accountable and have taken proactive measures to monitor and maintain older properties. The program requires property owners to inspect their buildings on an annual basis and that the property meets or exceeds the standards identified on the City's self-certification inspection list.

Many homes built before 1978 are at risk of containing lead-based paint, and as seen in Table 14, more than half of all homes in Concord were built prior to 1978. Lead can cause brain and nervous system damage in young children who can ingest deteriorated interior or exterior lead-based paint either intentionally or inadvertently through normal play activities. To address this issue, the City recently implemented a three-year Lead-based Hazard Program (ending in the 2010-2011 fiscal year) funded by a 1.4 million HUD grant to provide grants to home owners with lead-based paint. The program provided training to 55 private construction contractors as well as building inspectors and other government staff members on technical and lead construction skills and resulted in the remediation of lead-based paint hazards in 45 homes. In addition, the program included over 30 workshop presentations that provided educational outreach to over 200 residents, distributed over 2,500 pieces of educational literature to hundreds of additional individuals at the workshops and 25 other public events. Parents with young children, community healthcare and social service providers, real estate professionals, and landlord groups learned about general lead poisoning awareness, treatment, and prevention, such as lead paint hazard control (remediation) activities.

Additionally, the City provides a Housing Rehabilitation Loan and Grant program for qualified low income households, including single-family repair loans, mobile home repair loans, multifamily housing repair loans, emergency repair and accessibility grants and weatherization and home security grants for seniors. The program has been significantly reduced due to the loss of Redevelopment funds and is currently limited to the use of Community Development Block Grant (CDBG) funds. Typically grants are provided for emergency repairs for amounts of between $500 and $2,000, and loan amounts of up to $55,000 for eligible homeowners. During the prior cycle, the City provided 162 loans and grants based on Redevelopment and CDBG funds and an additional 65 lead-based paint repair grants through a grant the City received from HUD. The City currently coordinates with a non-profit organization, Hello Housing, to administer loans and grants with the City's funding.

Housing Tenure and Vacancy

Although the majority of housing units in Concord are owner-occupied, the City has a sizable and growing renter-occupied housing stock. In 2000, 63 percent of occupied units in Concord were owner-occupied and 37 percent were renter-occupied. By 2012, the share of owner-occupied units had decreased to 57 percent of occupied units. The share of owner-occupied units also decreased Countywide, from 69 percent in 2000 to 64 percent in 2012. However, the County had a lower share of renter-occupied units relative to the City. Tenure data for Concord and Contra Costa County are shown in Table 16.

Table 16: Housing Tenure, 2000-2012

	Concord		Contra Costa County	
Tenure (#)	**2000**	**2012**	**2000**	**2012**
Owners	27,542	25,235	238,449	244,208
Renters	16,478	19,399	105,680	136,189
Total	**44,020**	**44,634**	**344,129**	**380,397**
Tenure (%)				
Owners	62.6%	56.5%	69.3%	64.2%
Renters	37.4%	43.5%	30.7%	35.8%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**
% Change, 2000-2012				
Owners		**-8.4%**		**2.4%**
Renters		**17.7%**		**28.9%**

Sources: US Census, 2000; ACS, 2012; BAE, 2013.

Residential vacancy in Concord has increased somewhat since the 2000 US Census. While 98 percent of residential units in Concord were occupied in 2000, ACS data collected between 2010 and 2012 indicate that the occupancy rate had fallen to 93 percent. Trends were similar in the County overall, where the occupancy rate decreased from 97 percent in 2000 to 93 percent according to 2010-2012 ACS data. However, gross occupancy figures overstate the number of units available for occupancy, because a portion of vacant units are held for seasonal or recreational use, are rented or sold but not occupied, or are otherwise not available for rent or sale. According to 2010-2012 ACS data, the for-sale vacancy rate was one percent in Concord and two percent in Contra Costa County and the rental vacancy rate was six percent in the City and County. A five percent vacancy is typically considered necessary to assure adequate choice and temper the rise in housing costs.

Table 17: Housing and Occupancy Status, 2000-2011

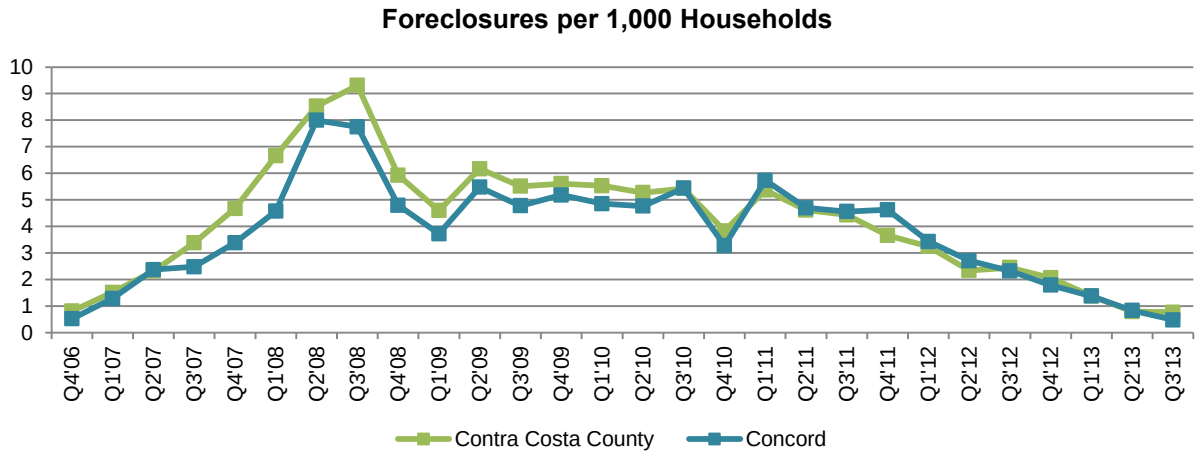
	2000		2010-2012 (a)		%
Concord	**#**	**%**	**#**	**%**	**Change**
Occupied Housing Units	**44,020**	**97.6%**	**44,634**	**92.7%**	**1.4%**
Owner Occupied	27,542	62.6%	25,235	52.4%	-8.4%
Renter Occupied	16,478	37.4%	19,399	40.3%	17.7%
Vacant Housing Units	**1,063**	**2.4%**	**3,533**	**7.3%**	**232.4%**
For Rent	396	0.9%	1,234	2.6%	211.6%
For Sale Only	138	0.3%	355	0.7%	157.2%
Rented or Sold, Not Occupied	110	0.2%	231	0.5%	110.0%
For Seasonal, Recreational, or Occasional Use	118	0.3%	157	0.3%	33.1%
For Migrant Workers	0	0.0%	0	0.0%	0.0%
Other	301	0.7%	1,556	3.2%	416.9%
Total Housing Units	**45,083**	**100.0%**	**48,167**	**100.0%**	**6.8%**
For-Sale Vacancy		**0.5%**		**1.4%**	
Rental Vacancy		**2.3%**		**6.0%**	
Contra Costa County					
Occupied Housing Units	**344,129**	**97.1%**	**380,397**	**93.5%**	**10.5%**
Owner Occupied	238,449	69.3%	244,208	60.0%	2.4%
Renter Occupied	105,680	30.7%	136,189	33.5%	28.9%
Vacant Housing Units	**10,448**	**2.9%**	**26,506**	**6.5%**	**153.7%**
For Rent	2,950	0.8%	8,029	2.0%	172.2%
For Sale Only	1,846	0.5%	3,870	1.0%	109.6%
Rented or Sold, Not Occupied	1,313	0.4%	3,405	0.8%	159.3%
For Seasonal, Recreational, or Occasional Use	1,849	0.5%	1,777	0.4%	-3.9%
For Migrant Workers	7	0.0%	24	0.0%	242.9%
Other	2,483	0.7%	9,401	2.3%	278.6%
Total Housing Units	**354,577**	**100.0%**	**406,903**	**100.0%**	**14.8%**
For-Sale Vacancy		**0.8%**		**1.6%**	
Rental Vacancy		**2.7%**		**5.6%**	

Note:
(a) The ACS data used in this table are based on statistical sampling conducted between 2010 and 2012.
Sources: US Census, 2000; ACS, 2010-2012; BAE, 2013.

Foreclosure Trends

Despite a spike in foreclosures at the start of the recent recession, Concord's foreclosure rate has steadily declined over the past five years, and has now returned to low pre-recession levels. Figure 3 shows the number of foreclosures per 1,000 households per quarter in Concord and Contra Costa County between the fourth quarter of 2004 and the third quarter of 2013. As shown, the peak in foreclosures in Concord during this period occurred in the second quarter of 2008, when there were approximately eight foreclosures for every 1,000 households in the City (355 total foreclosures in the quarter). The foreclosure rate dropped significantly in the fourth quarter of 2008, but remained at approximately five foreclosures per 1,000 households per quarter through most of 2009, 2010, and 2011. However, the foreclosure rate has steadily decreased since the first quarter of 2012. In the third quarter of 2013, there were just 0.5 foreclosures per 1,000 households in Concord, the same foreclosure rate as in the fourth quarter of 2006. Together with decreasing unemployment rates, these figures suggest an ongoing recovery from the recent recession among Concord households.

Figure 3: Foreclosures per 1,000 Households, Concord and Contra Costa County



Source: ForeclosureRadar.com, 2013; BAE, 2013.

Housing Cost and Affordability

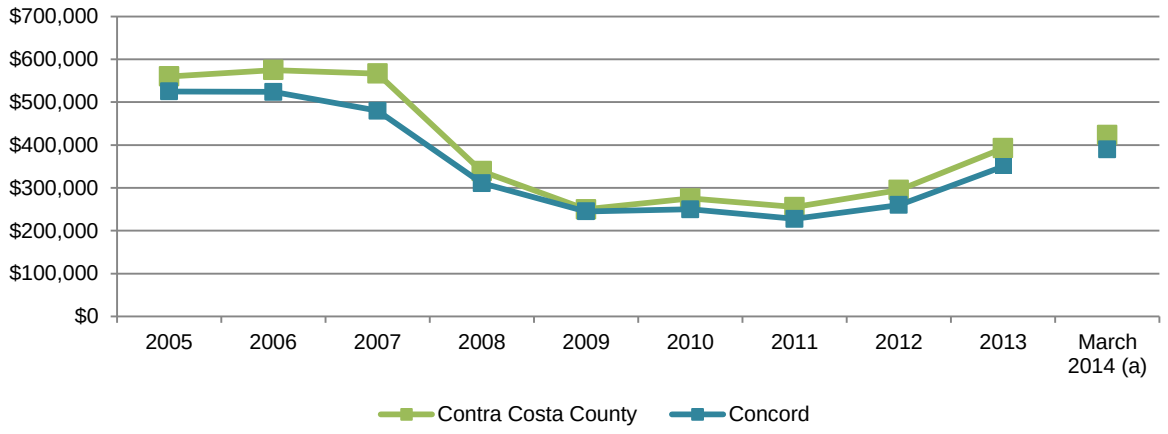
The Department of Housing and Urban Development defines affordable housing as housing for which the owner or tenant pays less than 30 percent of the household income. The cost of housing vis-à-vis income directly impacts the degree of affordability. If housing costs are high relative to income, there will be a correspondingly higher prevalence of borrowing in the case of home owners, and overpayment in the case of renters. Overcrowding also increases as people turn to sharing homes and apartments to reduce housing costs. Furthermore, households with unaffordable housing costs will have less income available to spend elsewhere, and may have difficulty affording food, healthcare, transportation, or other goods and services. This section summarizes the cost and affordability of Concord's housing stock.

As in the rest of the Bay Area, home prices and rents increased substantially in Concord from the late 1990s to early 2000s until the start of the recession in 2008. Median sales price trends from recent years are summarized in Figure 4 and comparative median price data from Concord and surrounding communities is shown in Table 18.

Ownership Housing

Concord home sale prices decreased significantly during the recession and have not yet returned to pre-recession levels, though prices have demonstrated a recent increase. According to data from DataQuick, the median home sale price in Concord decreased substantially from $525,000 in 2005 to $227,500 in 2011, a 57 percent decrease over six years. The median sale price increased slightly in 2012 to $260,000, and increased more substantially to $350,000 in 2013. More recent data suggest a continuation of this trend, with a median sale price of $390,000 in March 2014. The median home sale price in Contra Costa County mirrored this trend, but remained slightly higher than the Concord median throughout this period. The median home sale price in Concord and Contra Costa County between 2005 and March 2014 is shown in Figure 4.

Figure 4: Median Home Sale Price, 2005-2013



(a) March 2014 figures represent data from a single month only and therefore are not directly comparable to annual figures.
Sources: DataQuick News, 2005-2014; BAE, 2014.

Median sale price data for Concord and other nearby communities suggest that Concord is among the more affordable cities in the area with respect to housing costs. Table 18 shows the median home sale price in Concord and the neighboring cities of Martinez, Pleasant Hill, and Walnut Creek, as well as in Contra Costa County, in September 2012 and September 2013. In September 2013, the median sale price in Concord ($385,000) was lower than the median in almost all of the comparison jurisdictions. The exception was Martinez, where the median was three percent lower than the Concord median. The relative affordability of Concord in relation to many neighboring cities is likely one factor that has attracted young adults to the City in recent years, as discussed above.

However, the median sale price in Concord has demonstrated substantial recent growth, increasing by 43 percent between September 2012 and September 2013. Meanwhile, the increase in median sale price increased by 14 to 27 percent in the comparison jurisdictions, lagging the Concord growth rate. These data indicate that Concord could be entering a strong housing market recovery period.

While a recovery in the housing market has a positive impact on existing homeowners and the City's property tax base, an increase in housing costs also results in a decrease in housing affordability for potential new home buyers, particularly potential first-time homeowners. Despite relatively low recent home sale prices, the cost of homeownership continues to exceed the affordability threshold for many lower-income households. Housing affordability is analyzed in further detail below.

Table 18: Median Home Sale Price in Concord and Surrounding Communities, September 2012 and September 2013

City	Current Affordability Rank	Median Home Sale Price September 2013	Median Home Sale Price September 2012	% Change Sept 2012 to Sept 2013	2013 Median Household Income
Martinez	1	$375,000	$328,500	14.2%	$71,482
Pleasant Hill	3	$535,000	$435,000	23.0%	$80,575
Concord	**2**	**$385,000**	**$270,000**	**42.6%**	**$62,789**
Walnut Creek	4	$620,000	$487,000	27.3%	$73,393
Contra Costa County	-	$406,500	$320,000	27.0%	$74,815

Note:
Price statistics are derived from resale single family residences and condos as well as new homes.
Source: DataQuick News, 2013; Nielsen, 2013; BAE, 2013

Data on recent home sales in Concord demonstrate a substantial difference between the price of condominiums relative to the price of single family homes, with condominiums providing a significantly more affordable homeownership opportunity. Table 19 shows data on single family homes and condominiums sold between July and October 2013. The median sale price for a condominium sold during this period was $182,000, 43 percent of the median single-family home sale price ($422,500). Moreover, only 15 percent of single family homes sold for less than $300,000, compared to 86 percent of condominiums.

Table 19: Sale Price Distribution of Single Family Residences and Condominiums by Number of Bedrooms, July 2013-October 2013 (a)

	Number of Units Sold					
Sale Price Range	**1 BRs**	**2 BRs**	**3 BRs**	**4+ BRs**	**Total**	**% Total**
Single-Family Residences						
Less than $300,000	0	9	34	12	55	**15.3%**
$300,000-$399,999	0	15	60	25	100	**27.8%**
$400,000-$499,999	0	3	61	44	108	**30.0%**
$500,000-$599,999	0	0	21	39	60	**16.7%**
$600,000-$699,999	0	0	4	20	24	**6.7%**
$700,000 or more	0	0	5	8	13	**3.6%**
Total (a)	**0**	**27**	**185**	**148**	**360**	**100.0%**
% Total	**0.0%**	**7.5%**	**51.4%**	**41.1%**	**100.0%**	
Median Sale Price	**N/A**	**$335,000**	**$395,000**	**$480,000**	**$422,500**	
Average Sale Price	**N/A**	**$321,325**	**$398,812**	**$490,639**	**$430,751**	
Average Size (sf)	**N/A**	**1,067**	**1,381**	**1,899**	**1,570**	
Average Price/sf	**N/A**	**$301**	**$289**	**$258**	**$274**	
Condominiums						
Less than $100,000	6	3	3	0	12	10.8%
$100,000-$199,998	14	38	5	0	57	51.4%
$200,000-$299,999	0	17	10	0	27	24.3%
$300,000-$399,999	0	2	6	1	9	8.1%
$400,000 or more	0	0	5	1	6	5.4%
Total (a)	**20**	**60**	**29**	**2**	**111**	**100.0%**
% Total	**18.0%**	**54.1%**	**26.1%**	**1.8%**	**100.0%**	
Median Sale Price	**$113,750**	**$182,250**	**$260,000**	**$400,000**	**$182,000**	
Average Sale Price	**$116,325**	**$180,323**	**$260,109**	**$400,000**	**$193,595**	
Average Size (sf)	**666**	**959**	**1,339**	**1,834**	**1,021**	
Average Price/sf	**$175**	**$188**	**$194**	**$218**	**$190**	

(a) Consists of all full and verified sales of single-family residences and condominiums in the 94518, 94519, 94520 and 94521 ZIP codes between 7/16/2013 and 10/16/2013.
Sources: DataQuick 2013; BAE 2013

Rental Housing

Housing costs for renters in Concord are among the lowest in the County, similar to the City's ranking in the for-sale market. As of the third quarter of 2013, the average asking rent in Concord was $1,350 per month, according to data provided by RealFacts, which tracks rental properties with 50 units or more. Average monthly asking rents were four to 34 percent higher in Martinez ($1,409), Pleasant Hill ($1,615), Walnut Creek ($1,805), and Contra Costa County overall ($1,525).

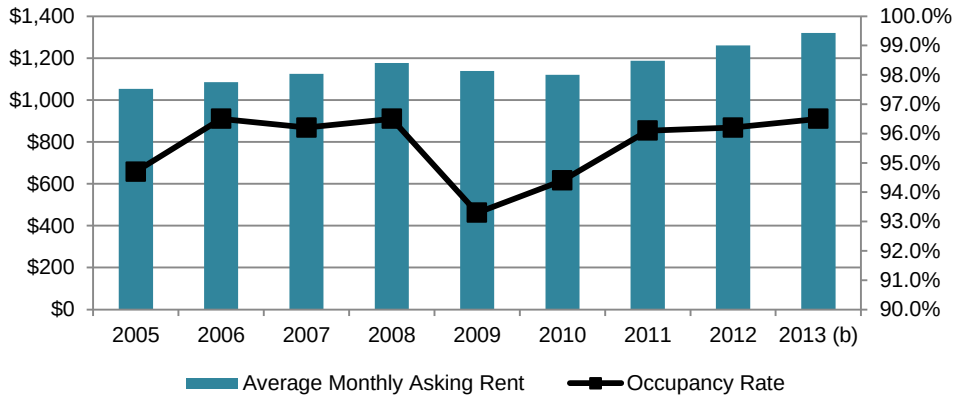
Table 20: Average Asking Rents in Concord and Surrounding Communities, Third Quarter 2013

Jurisdiction	Affordability Rank	Average Rent (a)	Median Household Income
Concord	**1**	**$1,350**	**$62,789**
Martinez	2	$1,409	$73,393
Pleasant Hill	3	$1,615	$71,482
Walnut Creek	4	$1,805	$80,575
Contra Costa County	-	$1,525	$74,815

Note:
(a) Data are for apartment complexes with 50 units or more.
Source: RealFacts, 2013; Nielsen, 2013; BAE, 2013

Despite a slight decrease during the recent recession, rent and occupancy rates in Concord have increased progressively over time. Data from RealFacts indicate that rental rates decreased in 2009 following steady increases between 2005 and 2008. However, rents increased significantly in 2011, surpassing pre-recession levels, and further increased through the third quarter of 2013. As of the third quarter of 2013, the average asking rent in Concord was $1,320 per month. Occupancy trends followed a similar pattern, remaining high (95 to 97 percent) between 2005 and 2008, dropping in 2009 to 93 percent, and returning to pre-recession levels by 2011. As of the third quarter of 2013, the rental occupancy rate in Concord was 96.5 percent, according to RealFacts, potentially indicating a tight rental market with limited opportunities for households seeking rental housing in the City.

Figure 5: Average Asking Rents and Occupancy Rates, Concord, 2005-2013



Note:
(a) Data captures rental complexes in Concord with 50 units or more.
(b) Data for 2013 are through the third quarter of 2013. Data for all other years are for a full year.
Sources: RealFacts, 2013; BAE, 2013.

Although the data provided above demonstrate that housing costs in Concord are lower than most surrounding cities, housing costs exceed the affordability threshold for many of Concord's households. Using the standard that no more than approximately 30% of a household's income

should be devoted to housing costs, a household earning the Concord median household income ($64,000 per year) can afford a home purchase price of up to $287,000, which is approximately 75 percent of the September 2013 median home sale price in Concord. Rental housing is somewhat more affordable; the average rental rate in Concord ($1,350 per month) is affordable to households earning $54,000 per year, which is less than the Concord median income. However, there is a limited supply of rental units affordable to lower-income households in Concord, particularly households with extremely low or very low incomes.

Affordability

Housing is typically considered affordable if total housing costs do not exceed 30 percent of household income. Accordingly, the affordability of a housing unit is typically defined based on the AMI level needed to afford rent or mortgage payments along with any other housing costs, including taxes, insurance, utilities, or homeowners' association fees.

Table 21 lists the 2013 income limits for households in Contra Costa County, as determined by the California Department of Housing and Community Development based on HUD data. These calculations establish the maximum affordable housing payments for households of different sizes, which are also shown in the table, and their eligibility for various kinds of housing assistance. Because household income and size vary, the price which is considered "affordable" for each household size also varies. For example, a large family with one wage-earner can afford a different type of housing than a double-income household with no children.

Table 21: Income Limits and Associated Affordable Rents for Contra Costa County, 2013

Income Limits	Number of Persons per Households							
Income Category	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Extremely Low	$19,650	$22,450	$25,250	$28,050	$30,300	$32,550	$34,800	$37,050
Very Low	$32,750	$37,400	$42,100	$46,750	$50,500	$54,250	$58,000	$61,750
Low	$46,350	$53,000	$59,600	$66,250	$71,550	$76,850	$82,150	$87,450
Median	$65,450	$74,800	$84,150	$93,500	$101,000	$108,450	$115,950	$123,400
Moderate	$78,550	$89,750	$101,000	$112,200	$121,200	$130,150	$139,150	$148,100

Affordable Housing Costs	Number of Persons per Households							
Income Category	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Extremely Low	$491	$561	$631	$701	$758	$814	$870	$926
Very Low	$819	$935	$1,053	$1,169	$1,263	$1,356	$1,450	$1,544
Low	$1,159	$1,325	$1,490	$1,656	$1,789	$1,921	$2,054	$2,186
Median	$1,636	$1,870	$2,104	$2,338	$2,525	$2,711	$2,899	$3,085
Moderate	$1,964	$2,244	$2,525	$2,805	$3,030	$3,254	$3,479	$3,703

Source: California Department of Housing and Community Development, 2013; BAE, 2013

Extremely Low-Income Households: Extremely low-income households earn 30 percent or less of the County median income. As shown in the table above, a three-person household with an annual income of $25,250 is considered extremely low-income, and can afford to pay $631 per month for housing costs. Based on the average rental costs in Concord shown in Table 20, extremely low-income households are not able to afford market rate rental units in Concord.

Affordable housing for this group is limited to rental housing or housing offered by the City, Contra Costa County Consortium,[3] or nonprofit housing developers.

Very Low-Income Households: Very low-income households earn 30-50 percent of the County median income. A three-person household with an annual income totaling $42,100 is considered very low-income, and can afford to pay $1,053 per month for housing costs. Similar to extremely low-income households, very low-income households are unlikely to find affordable market rate housing in Concord, and are likely to need considerable housing assistance from the City, Contra Costa County Consortium, or nonprofit housing developers.

Low-Income Households: Low-income households earn 50-80 percent of the County median income. A three-person household earning $59,600 per year is considered low-income, and can afford to pay $1,490 per month for housing costs. Unlike extremely low- and very low-income households, low-income households are able to afford the average rent for market rate units in Concord shown in Table 20, and some may be able to afford mortgage costs on some of the lower-cost homes in the City. Nonetheless, many may have difficulty finding a suitable unit that is affordable, and many more are likely to have difficultly affording the down payment needed to purchase a home.

Moderate-Income Households: Moderate-income households earn between 80-120 percent of the County median income. A three-person household with an annual income totaling $101,000 per year is considered moderate-income, and can afford to pay $2,525 per month for housing costs. Unlike households in the lower income groups, moderate-income households are likely able to afford many of the market-rate rental units in the City along with some market-rate condominiums and single family homes. Many may rent homes while they save up for a down payment for a home or may rent out of choice.

The following chart shows households of various sizes and AMI levels, and includes occupations that would typically support each household type.

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3 The Contra Costa County Consortium is the primary planning agency charged with providing affordable housing and supporting the homeless in Concord. It is formed by a partnership of four cities Concord, Antioch, Pittsburg, and Walnut Creek.

Table 22: Representative Households for Contra Costa County, 2013

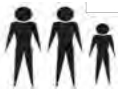
Moderate Income Household (80% - 120% of AMI)

Estimated Annual Income: $103,000
One parent is an accountant, the other is a bank teller.
They have one preschooler and one infant.

Low Income Household (50% - 80% AMI)

Estimated Annual Income: $56,500
One parent is a building maintenance worker, the other is a part-time teacher's aide.
They have a preschooler and an elementary-school child.

Very Low Income Household (50% - 80% AMI)



Estimated Annual Income: $33,800
Single parent is a receptionist and has two schoolage children.

Extremely Low Income Household (Up to 30% AMI)

Estimated Annual Income: $19,300
Parent works in a coffee shop at the counter; has one preschooler.

Sources: California Department of Housing and Community Development, 2013; California EDD, Labor Market Info, 2013; BAE, 2013

Overpayment

In general, households that pay over 30 percent of their income on housing are considered "overpaying" and may experience difficulty in paying for other basic necessities; households paying more than 50 percent of their income are considered severely cost-burdened. To truly evaluate housing affordability, individual circumstances and factors must be taken into account. These include long-term debt, mortgage interest rates, the number of children in a household, and other large, ongoing expenses (such as medical bills). Also, some households choose to pay over 30 percent of their income for various reasons, such as location, aesthetics, or other features. Since it is impossible to take each household's individual circumstances into account, the 30 percent rule-of-thumb provides a general measure of housing affordability for the average household.

Table 23 shows the prevalence of housing cost burden among renter and owner households according to ACS data collected between 2006 and 2010. In general, lower-income households are more likely than moderate- and above moderate-income households to have a housing cost burden. Among extremely low- and very low-income households, households living in owner-occupied units are less likely to experience housing cost burden than households living in renter-occupied units, while low-, moderate-, and above moderate-income households are more likely to experience housing cost burden among owner households than renter households. Lower-income

owner households that do not experience cost burden typically own their homes outright and are therefore not responsible for mortgage payments, and are often senior households that have been living in the same home for many years. Overall, about 21,400 households in all income categories in Concord experience housing cost burden.

Table 23: Housing Cost Burden by Tenure and AMI Level

	Renters				
Income Group	**Total Renters**	**Cost Burdened** (a)	**Severely Cost Burdened** (b)	**Not computed (Income<=$0)**	**% who Overpay**
Extremely Low	3,430	435	2,465	105	84.5%
Very Low	3,220	1,735	1,225	-	91.9%
Low	3,770	1,750	275	-	53.7%
Moderate	2,210	675	55	-	33.0%
Above Moderate	4,065	160	-	-	3.9%
Total	16,695	4,755	4,020	105	52.6%

	Owners				
Income Group	**Total Owners**	**Cost Burdened** (a)	**Severely Cost Burdened** (b)	**Not computed (Income<=$0)**	**% who Overpay**
Extremely Low	1,855	320	1,135	205	78.4%
Very Low	2,315	320	1,030	-	58.3%
Low	3,705	990	1,390	-	64.2%
Moderate	3,105	1,265	605	-	60.2%
Above Moderate	17,250	4,695	900	-	32.4%
Total	28,230	7,590	5,060	205	44.8%

Notes:
(a) Cost-burdened numbers represent households who spend 30-50% of income on housing costs
(b) Severely Cost Burdened Households represent those who spend more than 50% of income on housing costs.
Sources: HUD, Comprehensive Housing Affordability Strategy (CHAS) special tabulations from the American Community Survey, 2006-2010; BAE, 2013.

"At Risk" Housing

California Government Code Section 65583 requires that housing elements include an inventory of all assisted rental housing units within the local jurisdiction that are at risk of converting to market rate or being converted to other uses within ten years of the beginning of the Housing Element Planning period (i.e. between 2014 and 2024 for the 2014-2022 Housing Element Update cycle). Units are generally considered to be at risk of conversion if the subsidies that allow units to be rented at a designated affordability level or the restrictions requiring affordability are set to expire. In all, there are a total of 1,093 units at risk of conversion in Concord.

Information on affordable units at risk of conversion to market rate was provided by the California Housing Partnership Corporation (CHPC), which provided information on units funded through federal housing programs and Low-Income Housing Tax Credits (LIHTC), and the City of Concord, which provided information on units funded through the City's RDA. CHPC is a private, nonprofit organization created by the California Legislature in 1987 to assist nonprofit and government

housing agencies to create, acquire, and preserve housing affordable to lower income households. Many affordable housing projects on these lists received funding from multiple sources, often with different expiration dates. Many of the projects that received funding from the Concord Redevelopment Agency have expiration dates tied to the RDA funding that significantly exceed the expiration dates tied to other funding sources, thereby extending the affordability restrictions for these units beyond the expiration dates set by other funding sources. In total, there are 12 housing developments in Concord with a total of 1,093 units with affordability restrictions that are set to expire by 2024. These projects are shown in Table 24.

Of the developments shown in Table 24, two are currently in the process of potential conversions to market rate. The owner of the California Apartments has sent notices to the nine households that occupy affordable units in the development, and conversion of those units to market rates is anticipated to occur prior to adoption of this Housing Element Update. The Phoenix Apartments is currently on the market, and the City has been engaged in ongoing discussions with a potential buyer to encourage an extension of affordability for the 11 affordable senior units in the project. The City has attempted to contact the owners of the remaining properties shown in Table 24 as part of this Housing Element Update process, and will continue these outreach efforts. Owners of two of these properties (Sunridge Apartments and Jordon Court II) have indicated that they are willing to discuss a potential extension of affordability with City staff, but have not decided whether affordability will be maintained. Although the affordability restrictions for Sunridge Apartments expired in May 2014, the owner currently continues to operate the project as an affordable development.

Table 24: Affordable Housing Developments at Risk of Conversion to Market Rate

Project Name	Address	Housing Type	Put In Service Date	Total Units	Affordable Units	Program Type	Expiration of Affordability	Conversion Risk
Sunridge Apartments	1265 & 1271 Monument Blvd	Non Targeted	5/6/1999	198	198	LIHTC	5/6/2014	Unknown
California Apartments	1621 Detroit Avenue	Family	10/17/1997	35	9	RDA	7/4/2014	High
Clayton Villa	4455 Melody Dr	Senior	12/31/2014	80	79	Sec 8 NC	12/31/2014	Unknown
Clayton Crossing	2751 Monument Blvd.	Large Family	3/1/2000	296	296	LIHTC	3/1/2015	Unknown
The Heritage	2222 Pacheco Blvd	Senior	N/A	196	121	LMSA	4/1/2016	Unknown
Plaza Tower Apartments	2020 Grant Street	Family	2/28/2017	96	96	RDA	2/28/2017	Unknown
Hidden Creek Townhomes & Apts	1032 Mohr Ln	Non Targeted	12/31/1999	130	128	LMSA/LIHTC	4/30/2017	Unknown
Jordan Court II Apartments	2248 & 2250 Almond Ave	Non Targeted	6/1/1999	5	4	RDA	6/1/2019	Unknown
El Sol Apartments	1890 Farm Bureau Road	Family	10/27/1999	25	10	RDA	12/31/2019	Unknown
Windsor Park Apartments	1531 & 1611 Adalaide;1601-21 Pine St	Non Targeted	11/5/2007	139	137	LIHTC/RDA	11/5/2022	Unknown
Phoenix Apartments	3720 Clayton Rd	Senior	N/A	11	11	202/8 NC	2/1/2023	High
Diane Court Apartments	1750 Diane Court	Multifamily	3/29/2001	10	4	RDA	3/28/2023	Unknown
TOTAL				**1,221**	**1,093**			

Source: California Housing Partnership Corporation, 2013; City of Concord, 2013; BAE, 2013

Cost of Replacement vs. Preservation

In addition to quantifying the number of assisted units at risk of conversion, jurisdictions must evaluate the relative cost-effectiveness of preserving the affordability of the existing at-risk units versus replacing the at-risk units with new affordable units. Although costs vary considerably between projects, Table 25 provides an estimated range of the costs for replacing or preserving at-risk housing units. Per-unit preservation costs were estimated based on multifamily properties in Concord that have recently sold or are currently on the market, and rehabilitation costs were estimated as a percentage of acquisition costs. Construction costs for replacement units were estimated based on per-square-foot construction costs for recently-constructed multifamily projects in the Bay Area. Land acquisition costs were assumed to range from zero (assuming a land donation or use of City-owned land) to $45 per square foot. The high end of this range was based on recent residential land sales and residential land currently offered for sale in Concord and the surrounding area. Per-unit land costs are estimated using an assumed project density, with lower-density projects having a higher per-unit land cost.

Based on these estimates, acquisition and rehabilitation costs are likely to range between approximately $207,000 and $345,000 per unit, while replacement costs are likely to vary between $242,000 and $403,000 per unit. As shown in Table 25, the costs associated with preservation or replacement of all 1,093 at-risk units in Concord are substantial, estimated at $226 million to $377 million to acquire and rehabilitate all units or $265 million to $440 million to replace all units. While it is unlikely that Concord will have the resources to preserve or replace all of these units in the event of possible conversions to market rate, the City can work with nonprofit agencies and other groups with an interest in preserving or developing affordable housing to maintain the City's affordable housing inventory.

Table 25: Comparison of Replacement vs. Preservation Costs

	Cost per Unit	
Preservation (a)	**Low Estimate**	**High Estimate**
Total Cost per Unit	**$207,000**	**$345,000**
Acquisition	$120,000	$200,000
Rehabilitation	$60,000	$100,000
Financing/Other	$27,000	$45,000
Total Cost - All Units	**$226,251,000**	**$377,085,000**
Replacement (b)		
Total Cost per Unit	**$242,000**	**$403,000**
Land Acquisition	$0	$98,000
Construction	$210,000	$252,000
Financing/Other	$32,000	$53,000
Total Cost - All Units	**$264,506,000**	**$440,479,000**
New Construction Assumptions		
Land Acuisition Costs (per sq. ft.) (b)	$0	$45
Residential Construction Costs (per sq. ft.) (c)	$175	$210
Units per Acre	60	20
Average Sq. Ft/Unit (incl. common areas)	1,200	1,200

Notes:
(a) Cost of acquisition is based on current multifamily properties for sale in Concord and listed on LoopNet on January 8, 2014 along with recent mulifamily property sales in Concord. Cost of rehabilitation is assumed to be 50 percent of the cost of acquisition. Financing and other costs are assumed to be 15 percent of acquisition plus rehab costs.
(b) Low estimate of land acquisition cost assumes no land cost due to land donation or use of City-owned property. High cost of land acquisition is based on current residential land listings in Concord and Martinez as listed on LoopNet on January 9, 2014.
(c) Residential construction costs are based on RS Means and information on recent multifamily projects in the Bay Area.
Sources: LoopNet, 2014; RS Means, 2013, BAE, 2014.

As can be seen from the estimates, there is considerable potential variation in the cost to preserve or replace units at risk of conversion, and the extent of rehabilitation needs, land costs, construction costs, financing costs, density, and other factors should be expected to significantly impact project costs. Although acquisition and rehabilitation tend to be more cost-effective than new construction, replacement could be the more economical option in some cases, particularly if existing at-risk projects have substantial rehabilitation needs. A multifaceted approach will be needed to address the potential loss of affordability from at-risk units in Concord, including continuing to provide rental subsidies, helping property owners keep assisted housing affordable for lower income households, acquiring and rehabilitating units when necessary and possible, and supporting the development of new affordable units in the City.

Qualified Entities

A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of housing projects. A list of qualified entities for Contra Costa County is shown in Table 26, based on information from HCD. As information becomes available on projects that are at risk of conversion to market rate, the City will contact potential qualified entities to assess their interest in acquiring and managing at-risk properties to replace any converted units.

Table 26: Selected Qualified Entities for Contra Costa County, 2013

Qualified Entity	City	Contact
Resources for Community Development	Berkeley	(510). 841.4410
Goldrich & Kest Industries, LLC	Culver City	(310) 204-2050
Related Companies of California	Irvine	(949)660-7272
Community Development & Preservation, LLC	Los Angeles	(310) 208-1888
A. F. Evans Development, Inc.	Oakland	(510) 891-9400
Affordable Community Housing Trust	Sacramento	(916) 381-2001
California Housing Finance Agency	Sacramento	(916) 326-8801
Bank of America, N.A.	San Francisco	(415) 953-2631
BRIDGE Housing Corporation	San Francisco	(415) 989-1111
California Housing Partnership Corporation	San Francisco	(415) 433-6804
Mercy Housing California	San Francisco	415-355-7160
The John Stewert Company	San Francisco	(415) 345-4400
EAH, Inc.	San Rafael	(415) 258-1800
ACLC, Inc	Stockton	(209) 466-6811
Affordable Housing Associates	Berkeley	(510) 649-8500
Alameda County Allied Housing Program	Hayward	(510) 670-5404
Anka Behavioral Health	Concord	(925) 825-4700
C. Sandidge and Associates	Pinole	(510) 964-0916
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6714
City of Walnut Creek	Walnut Creek	(925) 943-5899 x236
Community Housing Developers, Inc.	San Jose	408) 279-7677
Community Housing Development Corp.	Richmond	(510) 412-9290
Community Housing Opportunities Corporation	Davis	530)757-4444
Contra Costa Department of Conservation & Development	Martinez	(925) 335-1290
East Bay Asian Local Development Corporation	Oakland	(510) 287-5353
East Bay NHS	Richmond	(510) 237-6459
Eden Housing, Inc.	Hayward	(510) 582-1460
Eskaton Properties Inc.	Carmichael	916) 331-8513
Northern California Land Trust, Inc.	Berkeley	(510) 548-7878
Pacific Community Services, Inc.	Pittsburg	(925) 439-1056
Resources for Community Development	Berkeley	(510) 841-4410
ROEM Development Corporation	Santa Clara	(408) 984-5600
Rubicon Programs, Inc.	Richmond	(510) 235-1516
Rural California Housing Corp	West Sacramento	(916) 447-2854
Sacramento-Yolo Mutual Housing Association	Sacramento	(916) 453-8400 x219
Satellite Housing Inc.	Berkeley	(510) 647-0700
Vallejo Neighborhood Housing Services, Inc	Vallejo	(707) 552-4663

Source: California Department of Housing and Community Development, 2013; BAE, 2013

3. REGIONAL HOUSING NEEDS ALLOCATION AND SPECIAL NEEDS

Regional Housing Needs Allocation, 2014-2022

Every city and county in the State of California has a legal obligation to ensure it has the capacity to accommodate its 'fair share' of the projected future housing need in the region in which it is located. For Concord and other Bay Area jurisdictions, the regional housing need is determined by ABAG, based upon an overall regional housing need number established by the State. In accordance with State law, ABAG has determined the fair share of the regional housing need that must be planned for by each jurisdiction during the 2014 to 2022 planning period. That need is divided into four primary income categories of housing affordability (in accordance with State law).

Methodology

On July 19, 2013, the ABAG Executive Board adopted the final Regional Housing Need Allocation (RHNA) methodology for the period between 2014 and 2022. The RHNA methodology for the 2014-2022 Housing Element Update Cycle differs in a number of ways from the methodology used for previous cycles. In particular, the new RHNA methodology is meant to align RHNA allocations with the Bay Area Jobs-Housing Connection Strategy, which was adopted as a key element of Plan Bay Area in 2012. The following provides a brief overview of the RHNA methodology for the 2014-2022 RHNA cycle. A more detailed explanation is available in the RHNA Methodology Technical Documentation.

1. **Input from the Jobs-Housing Connection Strategy Housing Distribution.** The Jobs-Housing Connection Strategy provides household growth projections for Bay Area cities and counties in five-year increments between 2010 and 2040, which form the basis for each jurisdiction's RHNA. The Jobs-Housing Connection Strategy input for the RHNA distinguishes between growth in PDAs and growth outside of PDAs.
2. **Sustainability Component.** Based on the land use distribution specified in Plan Bay Area, 70 percent of the RHNA for the Bay Area as a whole (131,593 units) is attributed to future growth in PDAs and the remaining 30 percent (56,397 units) is attributed to future growth outside of PDAs, which is referred to as the sustainability split. These regionwide totals are distributed between jurisdictions based on the share of each growth type in each jurisdiction as shown in Plan Bay Area. For example, Plan Bay Area shows that PDAs in Concord will account for 1.87 percent of PDA housing unit growth in the region. As a result, Concord's projected PDA growth is equal to 2,461 units (131,593 x 1.87% = 2460.8).
3. **RHNA Fair Share Component.** The fair share component is intended to ensure that jurisdictions with PDAs are not required to assume an unreasonable share of the region's housing need. It is based on three factors:

- **Upper Housing Threshold:** In some cases, the calculations for the Sustainability Component result in PDA growth equal to 110 percent or more of the jurisdiction's expected household formation growth. These jurisdictions are not assigned additional housing units in excess to the projected PDA growth, and the non-PDA growth that would otherwise be allocated to these jurisdictions is distributed among other jurisdictions in the region. In addition, the total allocation to a jurisdiction (PDA growth and non-PDA growth) cannot exceed 150 percent of its 2007-2014 RHNA.
- **Fair Share Factors applied to Non-PDA Areas:** Each jurisdiction in the region is ranked and scored based on the following three fair share factors, which are given equal weight in determining growth in non-PDA areas:
    - *Past RHNA Performance:* Jurisdictions that permitted a smaller share of their RHNA for very low- and low-income units during the 1999-2006 RHNA cycle receive a higher allocation.
    - *2010 Employment:* Jurisdictions with a higher number of existing jobs outside of PDAs (based on 2010 data) receive a higher allocation.
    - *Transit:* Jurisdictions with higher transit frequency and coverage receive a higher allocation.
- **Minimum Housing Floor.** Each jurisdiction is assigned a minimum of 40 percent of household formation growth.

4. **RHNA Income Allocation Adjustment to Jurisdiction's Total RHNA.** The income allocation is meant to ensure that each jurisdiction considers the housing needs of households at all income levels. To this end, each jurisdiction's RHNA allocation is divided into the four income categories defined by HCD (very low-, low-, moderate-, and above moderate-income).

The income allocation methodology assigns a lower allocation of units in each income category to jurisdictions with a relatively high proportion of existing households in that category. Meanwhile, jurisdictions with a relatively low proportion of existing households at a given income level receive a higher allocation of units in that category. For example, 28 percent of existing households in Concord are very low-income households, while the regionwide RHNA allocations call for 25 percent of units to be affordable to very low-income households. Because Concord's existing share of very low-income households exceeds the projected share of growth in very low-income households regionwide, Concord's share of RHNA allocations in the very low-income category is lower than the regionwide share of units in the very low-income category.

Concord's "Fair Share" of the Regional Housing Need

Table 27 summarizes the housing need determinations for all of the jurisdictions in Contra Costa County during the 2014-2022 update cycle. Concord's 'fair share' of the regional housing need has been determined to be a total of 3,478 units, distributed among AMI categories as follows:

- 798 units affordable to very-low-income households (households earning less than 50 percent of the median household income);
- 444 units affordable to low-income households (households earning between 50 and 80 percent of the median household income);

- 559 units affordable to moderate-income households (households earning between 80 and 120 percent of the median household income); and
- 1,677 units affordable to above-moderate-income households (households earning more than 120 percent of the median household income).

Concord's allocation represents approximately 17 percent of the total Countywide need for new units, and between 14 and 19 percent of units serving each income category. This represents an increase in the City's share of the County's housing need over the last Housing Element Update cycle, during which Concord was responsible for 10 to 13 percent of the total Countywide need in each category.

Table 27: Regional Housing Needs Allocation, 2014-2022 Planning Period, Contra Costa County

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTAL
Antioch	349	205	214	680	1,448
Brentwood	234	124	123	279	760
Clayton	51	25	31	34	141
Concord	**798**	**444**	**559**	**1,677**	**3,478**
Danville	196	111	124	126	557
El Cerrito	100	63	69	166	398
Hercules	220	118	100	244	682
Lafayette	138	78	85	99	400
Martinez	124	72	78	195	469
Moraga	75	44	50	60	229
Oakley	317	174	175	502	1,168
Orinda	84	47	54	42	227
Pinole	80	48	43	126	297
Pittsburg	392	254	316	1,063	2,025
Pleasant Hill	118	69	84	177	448
Richmond	438	305	410	1,282	2,435
San Pablo	56	53	75	265	449
San Ramon	516	279	282	340	1,417
Walnut Creek	604	355	381	895	2,235
Contra Costa County Unincorporated	374	218	243	532	1,367
TOTAL	**5,264**	**3,086**	**3,496**	**8,784**	**20,630**

Source: Association of Bay Area Governments, 2013

The income distribution of Concord's 2014-2022 RHNA is slightly skewed toward the higher end of the income scale. As shown in Table 28, almost half (48 percent) of Concord's 2014-2022 RHNA consists of units for households with above moderate incomes. Countywide, 43 percent of the RHNA is targeted to above moderate-income households.

Although the RHNA does not include allocations for extremely low-income households (households earning 30 percent of AMI or less), Housing Element Law requires that jurisdictions estimate the need for housing units affordable to extremely-low income households and plan to accommodate this need. Table 28 shows the projected 2014-2022 housing need for Concord, assuming that extremely low-income households account for half of the need among very low-income households.

As shown, this suggests that there is a need for approximately 399 housing units for extremely low-income households and 399 housing units for low-income households in Concord between 2014 and 2022.

Table 28: Regional Housing Needs Allocation, Concord, 2014-2022

Income Category	Projected Need	Percent of Total
Extremely Low (0-30% AMI)	399	11.5%
Very Low (31-50% AMI)	399	11.5%
Low (51-80% AMI)	444	12.8%
Moderate (81-120% of AMI)	559	16.1%
Above Moderate (over 120% of AMI)	1,677	48.2%
Total Units	**3,478**	**100.0%**

Sources: ABAG, 2013; BAE, 2013.

What the Numbers Mean

The RHNA numbers represent the number of units the City must plan to accommodate between 2014 and 2022. Local jurisdictions need to ensure there is enough land, zoned at the appropriate densities, for a variety of housing types, including housing units affordable to lower-income households. However, jurisdictions are not responsible for ensuring construction of housing units. Further, HCD does not penalize jurisdictions for not constructing all of the units in the RHNA allocation, as long as the jurisdictions have allocated enough land for the construction of units and have made a good faith effort through the implementation of housing policies and programs to help meet the RHNA targets.

Special Housing Needs

In addition to the general housing needs of the population, cities and counties must plan for the special housing needs of certain groups. For the Housing Element, Government Code (65583(a)(6)) requires that several populations with special housing needs be addressed: people who are homeless, persons with disabilities (including people with developmental disabilities), female-headed households, large households, seniors, and farmworker households. To meet the needs of these groups, Concord must be creative and look to new ways of increasing the supply, diversity, and affordability of this specialized housing stock.

Homeless Families and Individuals

Homeless individuals and families have perhaps the most immediate housing needs of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of housing that serves homeless clients.

According to Contra Costa County Homeless Program's 2004 plan "Ending Homelessness in Ten Years", the most common reasons for homelessness in the County are: the inability to find a job because of lack of education or skills, high housing costs in comparison to incomes, and family disputes. For some, homelessness may also be the result of chronic health problems, physical disabilities, or substance abuse. While the reasons that lead to homelessness are diverse, there are generally three categories of homelessness:

- Chronically Homeless: This category is estimated to comprise approximately 40 percent of the Contra Costa County population that is homeless on any given night, and more than 10 percent of those who experience homelessness over the course of a year. Most are either severely disabled with a mental health condition, physical illness, or substance abuse problem. Though a small percentage of the overall yearly homeless population, the chronically homeless use the majority of resources within the homeless service system and are costly to tax payers. Unfortunately, this high service cost does not translate into long-term gains in stability because most in the group are either unable to leave their homeless situation or content to stay in their current state.
- Discharged into Homelessness: This category consists of people who are released from public institutions such as jails, mental health programs, drug and alcohol programs, and hospitals directly to the streets or shelters. Too often these systems do not engage in pre-release permanent housing planning to facilitate the transition back into society. Individuals who have serious disabilities without receiving the appropriate assistance often become part of the chronic homeless population.
- Transitionally Homeless: Almost 90 percent of those who experience homelessness each year belong to the transitionally homeless group. These are first or second time homeless persons who lack permanent housing for less than a year. Typically a job loss, injury, or eviction causes these families and individuals to become homeless. Most are able to find new homes with minimal assistance from the County or non-profit organizations.

The population of unsheltered homeless individuals or families is difficult to quantify because a large portion of them are transitory in nature. According to the biennial Countywide homeless count conducted by the Contra Costa County Health Services Department in January 2013, there were 223 unsheltered homeless people in Concord and 1,350 in the County. This represents a decrease from the 2009 homeless count, which found that there were an estimated 294 unsheltered homeless people living in Concord and 1,872 unsheltered homeless people living in Contra Costa County. However, the decrease in the Countywide unsheltered homeless population was met with an increase of similar magnitude in the sheltered homeless population, resulting in very little change to the total number of homeless individuals Countywide. Approximately 55 percent of unsheltered homeless people in Contra Costa County were living in encampments in 2013, which is similar to the share of the population living in encampments in 2009. Table 29 provides data on the homeless population in Contra Costa County based on estimates provided in the 2009 and 2013 homeless counts.

Table 29: Homeless Count, Contra Costa County, 2009 and 2013

Homeless Persons	2009	2013	% Change 2009-2013
Unsheltered	**1,872**	**1,350**	**-27.9%**
In encampments	1,066	747	-29.9%
Sheltered	**1,952**	**2,448**	**25.4%**
Total	**3,824**	**3,798**	**-0.7%**

Sources: Contra Costa County Homeless Program, 2013; BAE, 2013.

The Homeless Program, Public Health Division of the Contra Costa County Health Services Department, is the coordinating and primary planning entity for the continuum of homeless services that are provided within the County. The Homeless Program provides staff support and coordination for the Contra Costa Interagency Council on Homelessness (CCICH). CCICH is charged with providing a forum for communication and coordination about the overall implementation of the County's Ten Year Plan to End Homelessness and providing advice and input on the operations of homeless services, program operations, and program development efforts. CCICH provides a forum for orchestrating a vision on ending homelessness in Contra Costa County, educating the community on homeless issues, and advocating on federal, State, County and City policy issues affecting people who are homeless or at-risk of homelessness.

The Contra Costa HOME Consortium is the primary planning entity charged with providing affordable housing in the County (excluding Richmond, which manages its own HOME fund allocation independently). Formed by a partnership of four cities (Concord, Antioch, Pittsburg, and Walnut Creek) and the County, the HOME Consortium pools the HOME funds allocated by the federal government for housing activities. These HOME funds are administered by the County and allocated to qualifying affordable housing projects as they are proposed in all jurisdictions. The availability of affordable housing, especially for households with incomes equal to 30 percent of AMI or less, is essential to quickly transition individuals and families from emergency shelter to permanent housing. The Consortium also brings together the County and all cities including Richmond to coordinate various processes surrounding the allocations and management of federal CDBG funds received by each of the entitlement jurisdictions.

Every five years, the Consortium produces a Countywide strategic planning document called the Consolidated Plan. This plan identifies local needs for housing and community development and services, and guides the investment of resources to provide affordable housing and services for homeless individuals. This Consolidated Plan is submitted to and approved by HUD.

According to the Contra Costa Consortium 2010-2015 Consolidated Plan, an estimated 15,000 people experience homelessness in Contra Costa County at some point during the year. Of the people living in shelters, one-third were members of homeless families, 5,200 were single adults, and 162 were youth under the age of 21. In addition, many others are at risk of becoming

homeless, especially low- and very low-income families paying more than 30 percent of their income for rent (see preceding section on housing cost burden). Based on the current best estimate of the homeless population, the County as a whole has an unmet need for emergency shelters for the homeless. The Contra Costa Consortium plans to address this need through increasing the inventory of homeless services as well as through homeless prevention policies.

Homeless services in Contra Costa County are provided by a number of public, private, and non-profit agencies. The Contra Costa County Health Services Division offers a variety of homeless programs, including youth and adult shelters, services and transitional housing for homeless youths, permanent supportive housing, and community homeless court. These services are available to all Contra Costa residents, including those in Concord.

Other providers of homeless services in Contra Costa County include, but are not limited to, Anka Behavioral Health, Bay Area Rescue Mission, the Greater Richmond Interfaith Program (GRIP), Lutheran Social Services, SHELTER, Inc., Shepherd's Gate, STAND! Against Domestic Violence, Winter Nights shelter, as well as numerous soup kitchens and food pantries throughout the County.

The North Concord Homeless Shelter (NCHS), a County facility located on Arnold Industrial Way, is the sole emergency shelter in Concord. The NCHS serves men and women with 75 beds and provides meals and lodging to homeless individuals. The facility is currently at maximum capacity. In June 2010, the Philip Dorn Respite Center opened immediately adjacent to NCHS, and is a 24-bed respite care program for homeless adults who are discharged from local hospitals and require medical stabilization services. Respite care refers to recuperative services for those homeless persons who may not meet medical criteria for hospitalization, but who are too sick or medically vulnerable to reside in an emergency shelter and cannot be returned to the streets. Clients are only admitted when discharged from a hospital; walk-ins are not accepted.

Following the adoption of Concord's previous Housing Element, the City updated its Development Code in accordance with State law to allow emergency shelters by right in certain zoning districts in the City. Although the zoning allows for emergency shelters by right in these areas, the City does retain the ability to apply development standards to emergency shelters provided that these standards are consistent with standards applied to other uses in the same zoning district, including design compatibility with the character of the surrounding neighborhood, site screening, and required site development standards. Suitable sites for emergency or transitional housing would likely be close to arterial roads with public transit services to offer convenient access to shopping, employment, and service centers.

While the current Housing Element supports the creation of emergency shelters and programs conducted by homeless service providers, it recognizes that the best strategy to deal with homelessness is to prevent it from happening in the first place. This involves keeping housing costs low, increasing the supply of affordable housing, growing the local economy, and creating job opportunities for residents.

Persons with Disabilities

Housing needs for persons with disabilities vary greatly depending on the type of disability, personal preference, and lifestyle. However, persons with disabilities often require special housing that provides additional accessibility and barrier-free design, health care options, and proximity to services. Some residents may also suffer from disabilities that require living in a group home or other supportive environment.

Concord is comparable to Contra Costa County with respect to the number of residents that report having a disability. The US Census Bureau defines six types of disability: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to ACS data, there were 11,964 Concord residents with one or more disabilities in 2012, approximately 10 percent of the City's population. Concord was generally comparable to the County with respect to the share of the population that reported having one or more disabilities, with the exception of a slightly higher share of individuals between ages 5 and 17 with a disability that causes cognitive difficulty (six percent of people in the age cohort). Overall, the most common types of difficulties among Concord residents and Contra Costa County residents with disabilities were ambulatory difficulties, followed by cognitive difficulties and independent living difficulties.

Table 30: Persons with Disabilities by Disability Type, 2012

	Concord		Contra Costa County	
Age Cohort (a)	**Number**	**% of Age Cohort**	**Number**	**% of Age Cohort**
Under 5 years	**0**	**0.0%**	**809**	**1.2%**
Ages 5-17	**1,094**	**6.5%**	**9,584**	**5.0%**
Hearing difficulty	61	0.4%	861	0.4%
Vision difficulty	36	0.2%	1,279	0.7%
Cognitive difficulty	1,013	6.0%	7,170	3.7%
Ambulatory difficulty	81	0.5%	1,150	0.6%
Self-care difficulty	117	0.7%	1,165	0.6%
Ages 18-64	**6,461**	**7.9%**	**54,639**	**8.1%**
Hearing difficulty	1,404	1.7%	10,426	1.5%
Vision difficulty	945	1.2%	9,484	1.4%
Cognitive difficulty	2,705	3.3%	23,826	3.5%
Ambulatory difficulty	3,046	3.7%	27,530	4.1%
Self-care difficulty	964	1.2%	9,844	1.5%
Independent living difficulty	2,401	2.9%	20,601	3.1%
Age 65+	**4,409**	**30.1%**	**44,066**	**31.2%**
Hearing difficulty	1,358	9.3%	16,177	11.4%
Vision difficulty	795	5.4%	6,904	4.9%
Cognitive difficulty	922	6.3%	11,390	8.1%
Ambulatory difficulty	3,609	24.7%	28,083	19.9%
Self-care difficulty	986	6.7%	10,809	7.6%
Independent living difficulty	1,955	13.4%	21,266	15.0%
All Age Cohorts	**11,964**	**9.7%**	**109,098**	**10.2%**
Hearing difficulty	2,823	2.3%	27,464	2.6%
Vision difficulty	1,776	1.4%	17,667	1.6%
Cognitive difficulty	4,640	3.7%	42,386	3.9%
Ambulatory difficulty	6,736	5.4%	56,763	5.3%
Self-care difficulty	2,067	1.7%	21,818	2.0%
Independent living difficulty	4,356	3.5%	41,867	3.9%

Notes:
The American Community Survey (ACS) data used in this table are estimates based on statistical sampling conducted continuously in 2012.
(a) Total population includes all noninstitutionalized civilians. Subtotals may not add to total due to persons reporting more than one type of difficulty.
Sources: American Community Survey, 2012; BAE 2013.

As Concord's population gradually ages, there will be a greater need for disabled and senior housing. As shown in Table 30, approximately one third of City and County residents over the age of 65 reports some type of disability, the most common of which is ambulatory difficulty. As a result, housing options for this population should include accessible housing units with ramps and other accessibility devices, group home facilities with varying degrees of medical or nursing care, and special care homes in close proximity to public services and commercial centers. Additionally, non-seniors with disabilities will require special accommodations tailored to their specific needs. While some can count on their parents or other family members to care for them, there are also those who require public assistance, particularly those with long term impairments, for medical and financial help. Because many disabled people are unable to work as a result of their disability, the availability of housing affordable to very low, low and moderate income households is also an important factor in planning to accommodate housing needs for persons with disabilities.

In 2002, State law was amended to require localities to include in their Housing Element an analysis of potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities; as well as to demonstrate local efforts to remove government constraints that hinder the locality from meeting the need for housing for persons with disabilities. The current Housing Element has a number of policies and programs that seek to remove constraints or provide greater accessibility for persons with disabilities.

According to the State of California Community Care Licensing Division, as of June 2014 Concord had 292 licensed care facilities; these included 90 residential care facilities for the elderly, five adult day care centers, seven group homes for children, one social rehabilitation center, and one transitional housing development. However, these numbers fluctuate year to year as facilities open or close. Local housing policies promote barrier-free design in all new housing development, as well as accessibility in the street network and public buildings. As part of this effort, the City's Housing Rehabilitation Loan and Grant Program offers Emergency Repair and Accessibility Grants to low-income and disabled homeowners to make their homes and/or mobile homes more accessible. Accessibility improvements funded through the program include providing grab bars and railings in baths and hallways and building ramps for easier access, and modifying bathrooms for accessibility.

The City's Public Works Department and Parks and Facilities Maintenance Division updated its ADA Transition Plan in 2005 to ensure new buildings are designed to meet stringent accessibility standards.[4] Additionally, transportation services for seniors to the Senior Center's Nutrition Program are made available through the County Connection's LINK services.

The City also has supported a number of private or nonprofit projects designed to assist persons with disabilities. They include:

- Caldera Place, 12-units for very-low income persons with physical disabilities;
- Concord Residential Club, a 20-unit apartment complex for very-low and low-income people with developmental disabilities;
- Respite Inn, a facility that offers care to developmentally disabled teenagers and adults; and
- Las Trampas, a single-family home that provides supportive living for up to four individuals with developmental disabilities.

Information on housing resources for persons with disabilities is readily available from the City's Economic Development & Housing Division. The City also provides information through its website and at community centers.

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4 Building, Engineering and Neighborhood Services Memorandum, August 6, 2007.

Persons with Developmental Disabilities

Effective January 2011, California Housing Element law was amended to require that Housing Elements include an evaluation of special housing needs for persons with developmental disabilities. Portions of the text provided in this section are drawn from a memo issued by the California Department of Housing and Community Development in June 2012 that provides guidance regarding this portion of the Housing Element.

A "developmental disability" is defined as a disability that originates before an individual attains age 18 years, can be expected to continue indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism, as well as disabling conditions that are closely related to mental retardation or require treatment similar to that required for individuals with mental retardation, but do not include disabilities that are solely physical in nature.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 235,000 persons with developmental disabilities and their families. Services are delivered primarily through 21 regional centers, which are nonprofit agencies that contract with local businesses to provide services to individuals with developmental disabilities. The Regional Center of the East Bay provides these services in Contra Costa and Alameda Counties. According to information provided by the Regional Center of the East Bay, there are 971 individuals with developmental disabilities currently living in Concord, approximately 14 percent of the population with developmental disabilities Countywide.

Table 31: Residents with Developmental Disabilities, 2013

Age Cohort	Concord	Contra Costa County
Under 15	324	2,528
15 to 22	144	1,320
23 to 54	395	2,430
55 to 64	77	349
65 +	31	123
Total	**971**	**6,750**

Sources: Regional Center of the East Bay, 2013; BAE, 2013.

There are a number of different housing types that are appropriate for individuals with developmental disabilities, which reflect the range of housing needs among this group. Many individuals with developmental disabilities are able to live and work independently within a conventional housing environment and do not require housing that differs from the housing available to the population at large. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Additional considerations include housing accessibility modifications, proximity to services and transit, and the availability of group living opportunities. Incorporating 'barrier-free' design in all newly constructed multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Similar to individuals with other types of disabilities, individuals with developmental disabilities often have limited employment options, so special consideration should be given to the affordability of housing for individuals with developmental disabilities.

As noted above, there are four facilities in Concord that provide housing for individuals with developmental disabilities.

Female-Headed Households

Single-parent households often face difficulties affording suitable housing because households with a single income typically have lower incomes than two-earner households, and may have additional childcare expenses that further reduce disposable income. Female-headed households are more likely than other households to have incomes below the poverty line and struggle to find decent housing that is affordable.

Concord has a relatively small share of female-headed households with incomes below the poverty line, and the poverty rate among female-headed family households has decreased somewhat in recent years. As shown in Table 32, in 2000 there were 5,305 female-headed family households in the City, 735 of which (14 percent) were living below poverty level. By 2012, the number of female-headed family households in the City decreased slightly to 4,916, and the number of female-headed family households with incomes below the poverty line dropped to 498 (10 percent of female-headed family households). Overall, 12 percent of all female-headed households in Concord (family and non-family) had incomes below the poverty line in 2000 and 2012.

Meanwhile, poverty rates Countywide showed a more substantial and growing share of female-headed households with incomes below the poverty line. The poverty rate among female-headed households in Contra Costa County increased from 13 percent in 2000 to 18 percent in 2012, and the poverty rate among female-headed family households Countywide increased from 17 percent to 23 percent.

Table 32: Female-Headed Households and Poverty Status, 2000-2012

	2000			2012		
Concord	**Total**	**Below Poverty Level**	**% Below Poverty Level**	**Total**	**Below Poverty Level**	**% Below Poverty Level**
Female-Headed HH	**12,735**	**1,543**	**12.1%**	**12,988**	**1,534**	**11.8%**
Family	5,305	735	13.9%	4,916	498	10.1%
Non-Family	7,430	808	10.9%	8,072	1,036	12.8%
Other HH	**31,376**	**1,437**	**4.6%**	**31,646**	**2,639**	**8.3%**
Family	25,332	866	3.4%	25,503	1,839	7.2%
Non-Family	6,044	571	9.4%	6,143	800	13.0%
All Households	**44,111**	**2,980**	**6.8%**	**44,634**	**4,173**	**9.3%**
Contra Costa County						
Female-Headed HH	**94,755**	**12,109**	**12.8%**	**109,434**	**19,930**	**18.2%**
Family	37,740	6,333	16.8%	45,269	10,470	23.1%
Non-Family	57,015	5,776	10.1%	64,165	9,460	14.7%
Other HH	**249,667**	**10,629**	**4.3%**	**270,963**	**17,439**	**6.4%**
Family	206,231	6,735	3.3%	220,016	11,525	5.2%
Non-Family	43,436	3,894	9.0%	50,947	5,914	11.6%
All Households	**344,422**	**22,738**	**6.6%**	**380,397**	**37,369**	**9.8%**

Note:
Poverty level, based on OMB Directive 14, uses a set of dollar value thresholds that vary by family size and composition. The thresholds do not vary geographically and are updated annually to allow for changes in the cost of living using the Consumer Price Index (CPI). Poverty thresholds are determined by multiplying the base-year poverty thresholds (1982) by the monthly inflation factor, based on the 12 monthly CPIs and the base-year CPI.
Source: Census, 2000; ACS, 2012; BAE, 2013

The poverty rate is especially high for female-headed households with children under 18 years old. Among families with children under the age of 18, ACS data collected between 2010 and 2012 indicate that approximately one third (32 percent) of female-headed single-parent households had incomes below the poverty line, while only seven percent of married couple families and eight percent of male-headed single-parent households had incomes below the poverty line. As suggested by these data, a significant portion of single-parent female-headed households can greatly benefit from expanded affordable housing opportunities, and many may also need access to childcare services and youth services. Innovative shared living arrangements that might include congregate cooking and childcare facilities could be suitable for many lower-income single-parent households. Poverty rates by family type are shown in Table 33.

Table 33: Poverty Status of Households with Children Under 18 Years

		With Household Income Below the Poverty Line	
Family Type	**Total**	**Number**	**Percent**
Married-couple Family with Children under 18	22,681	1,559	6.9%
Male Householder, no wife present, with children under 18	2,826	238	8.4%
Female Householder, no husband present, with children under 18	2,480	794	32.0%
All Families	30,607	2,870	9.4%

Note:
The American Community Survey (ACS) data used in this table are based on statistical sampling conducted continuously between 2010 and 2012.
Sources: ACS, 2010-2012; BAE, 2013.

Concord responds to the needs of its female-headed households through its Fair Housing Program, administered through Echo Fair Housing. One of the goals of the program is to eliminate discrimination against female-headed households, as well as provide on-going support for childcare programs for lower income families. The City implements a fee on new construction and tenant improvements to help fund the development of childcare programs. According to City staff, approximately $217,000 in fees for childcare services was collected in Concord from 2008 to 2014.

Large Households

The US Department of Housing and Urban Development defines a large family as one having five or more members. Large families typically face greater difficulties in renting or purchasing housing as housing units with five or more rooms are more difficult to find, and when available, are rarely affordable. Information on large households is based on Comprehensive Housing Affordability Strategy (CHAS) data, which are detailed cross-tabulations of US Census and ACS data intended to provide insight on housing conditions. CHAS data express income as a percentage of HUD Area Median Family Income (HAMFI), which is slightly different than the AMI distribution used elsewhere in this chapter. The most recent CHAS data currently available are based on ACS data collected between 2006 and 2010.

According to 2006-2010 CHAS data, there were almost 4,000 large family households in Concord, accounting for approximately nine percent of all households Citywide. Approximately 60 percent of large family households lived in owner-occupied homes. Almost two thirds (65 percent) of large families living in owner-occupied homes had household incomes that are higher than the HAMFI (see Table 34).

In contrast to large owner families, many large families living in rental housing have fairly low incomes. As shown in Table 34, half of all large renter families have a household income equal to 50 percent of HAMFI or less, and fewer than one in four large renter households earn more than the HAMFI. This suggests that many large families that do not own a home have difficulty finding affordable rental housing. Difficulties faced by large households seeking rental housing are often exacerbated by a lack of rental units large enough to accommodate households with five or more people, regardless of cost. To maintain affordability, multifamily housing is generally developed with one or two bedrooms only, and rarely includes units with four or more bedrooms. In Concord, only eight percent of rental units had four or more bedrooms in 2012, according to ACS data.

Table 34: Large Households by Income Category and Tenure

Income as a % of HAMFI	Large Owner Households		Large Renter Households		All Large Households	
	Number	Percent	Number	Percent	Number	Percent
30% or less	40	1.7%	405	25.8%	445	11.5%
31% to 50%	90	3.9%	385	24.5%	475	12.2%
51% to 80%	315	13.6%	305	19.4%	620	16.0%
81% to 100%	375	16.2%	135	8.6%	510	13.1%
More than 100%	1,490	64.5%	340	21.7%	1,830	47.2%
Total	**2,310**	**100.0%**	**1,570**	**100.0%**	**3,880**	**100.0%**

Sources: HUD, Comprehensive Housing Affordability Strategy (CHAS) tabulations from the ACS, 2006-2010; BAE, 2013.

The City's Fair Housing Program, contracted through ECHO Housing, provides comprehensive counseling and referral services for large families that need assistance in finding housing. The topics they cover include rent increase issues, harassment and discrimination, and other tenant/landlord services.

Overcrowding

The Census defines a housing unit as overcrowded if there is more than one occupant per room, excluding kitchen and bathrooms. Overcrowding usually occurs as a result of high housing costs, such that families double-up or reside in smaller units to devote income to other basic necessities such as food and medical fees. Table 35 shows the incidence of overcrowding in Concord and Contra Costa County, according to ACS data collected in 2012. As shown, six percent of Concord households were overcrowded, a slightly higher rate of overcrowding than in the County overall, where four percent of households were overcrowded. Most cases of overcrowding were found in renter-occupied units, where lower-income families commonly reside. Twelve percent of renter-occupied units in Concord were overcrowded in 2012, compared to nine percent of renter-occupied units in Contra Costa County. Among owner-occupied units, the rate of overcrowding in Concord (two percent) was comparable to the rate Countywide.

Table 35: Overcrowded Households, 2012

	Owner Households		Renter Households		All Households	
Concord	Number	Percent	Number	Percent	Number	Percent
Overcrowded (a)	493	2.0%	2,239	11.5%	2,732	6.1%
Severely Overcrowded (b)	136	0.5%	354	1.8%	490	1.1%
Contra Costa County						
Overcrowded (a)	3,971	1.6%	12,147	8.9%	16,118	4.2%
Severely Overcrowded (b)	1,004	0.4%	3,443	2.5%	4,447	1.2%

Notes:
(a) The U.S. Census defines a housing unit as overcrowded if there is more than one occupant per room.
(b) The US Census defines a housing units as severely overcrowded if there are more than 1.5 occupants per room.
Sources: ACS, 2012; BAE, 2013.

Addressing overcrowding will require the construction of new units and rehabilitation of existing units to meet the needs of larger families, a correction in the local balance between supply and demand so the market provides a greater number of large units, and addressing the gap between local incomes and housing prices. Given the high rate of overcrowding in renter-occupied units in Concord, there is a particular need for additional large units in the rental market. The City must continue with policies that assist lower-income households to alleviate overcrowding.

Seniors

Special housing needs for senior households vary substantially between households. Senior households often have a limited amount of income to spend on housing or other needs, particularly if members of the household experience sickness, require medical attention, or have mobility issues.[5] In addition to affordability requirements, a number of factors impact the type of housing that is appropriate for a senior household. For example, while many seniors are able to stay in their homes as they age, particularly if the home is modified to provide accessibility features, many may need or want to move to a smaller home that requires little maintenance. Moreover, some seniors may need housing that includes additional services, such as on-site food preparation or medical care.

As shown in Table 36, Concord had over 9,000 households with a senior head of household in 2012, approximately one fifth of all households in the City. This is a slightly smaller share than in the County overall, which is consistent with the City's slightly smaller share of people over age 65. Approximately three quarters (74 percent) of senior households in Concord live in owner-occupied units. This is a slightly smaller share than the share of senior households living in owner-occupied housing Countywide (81 percent), but consistent with the Concord's higher share of rental housing. Many senior households that have owned their homes for many years have paid off all mortgage costs and therefore have low housing costs.

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5 The definition of senior households can vary by data source, two differing sources are used to present data on senior households in this Housing Element Update. The Census Bureau generally defines seniors as people age 65 and older, and their survey data are usually grouped in five-year increments, while CHAS tabulations define elderly households as households with no more than two people in which one or both members of the household are age 62 or older. HCD's Housing and Policy Development's Housing Element samples follow the Census Bureau in grouping seniors in the 65 and older age group. The US Department of Housing and Urban Development (HUD) and the State's Governor's Office of Planning and Research (OPR) General Plan Guidelines (2003), however, define seniors as 62 years and older. The Civil Code defines "senior citizen" as "a person 62 years or older, or 55 years or older in a senior citizen housing development".

Table 36: Households by Age of Householder, 2012

	Concord		Contra Costa County	
Age of Householder	**Number**	**Percent**	**Number**	**Percent**
Under 65	**35,290**	**100.0%**	**295,509**	**100.0%**
Owner	18,350	52.0%	175,824	59.5%
Renter	16,940	48.0%	119,685	40.5%
65 or Older	**9,344**	**100.0%**	**84,888**	**100.0%**
Owner	6,885	73.7%	68,384	80.6%
Renter	2,459	26.3%	16,504	19.4%
% of Households with Householder Age 65+	**20.9%**		**22.3%**	

Sources: ACS, 2012; BAE, 2013.

Table 37 shows elderly households by income and tenure, based on CHAS tabulations from 2006-2010 ACS data. CHAS tabulations define an elderly household as a household with no more than two people in which one or both members of the household are age 62 or older, which differs from the households highlighted in Table 36. As shown, there were almost 10,000 senior households in Concord, 53 percent of which had incomes below 80 percent of MFI. Among elderly renter households, 41 percent had incomes that were 30 percent of HAMFI or less, and 57 percent had incomes that were 50 percent of HAMFI or less. Elderly households living in owner-occupied units tended to have slightly higher incomes; more than half (53 percent) had incomes over 80 percent of HAMFI. Measured in absolute numbers, however, the number of extremely low- and very low-income owner households (2,175) was almost twice the number of extremely low- and very low-income renter households (1,185). Because people generally need more medical care as they age, very low- and low-income senior households may face greater financial difficulties than other households with similar incomes. While the City does not specifically assist lower income seniors with housing, it does help them through its many affordable housing programs aimed at very low- and low-income households.

Table 37: Elderly Households by Tenure and Income, 2012

	Renter Households		Owner Households		All Elderly Households	
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<=30% HAMFI	855	41.4%	1,105	14.7%	1,960	20.4%
>30% to <=50% HAMFI	330	16.0%	1,070	14.2%	1,400	14.6%
>50% to <=80% HAMFI	390	18.9%	1,370	18.2%	1,760	18.3%
>=80% HAMFI	490	23.7%	3,985	52.9%	4,475	46.6%
Total	**2,065**	**100.0%**	**7,530**	**100%**	**9,595**	**100.0%**

Sources: HUD, Comprehensive Housing Affordability Strategy (CHAS) special tabulations from ACS, 2006-2010; BAE, 2013.

A primary issue facing seniors is lack of availability of barrier-free housing. The City encourages barrier-free design in all developments and requires new multifamily housing developments to include accessible units in accordance with State law.[6] All multifamily units on the lowest floor in buildings without elevators are required to be accessible to persons with disabilities. In multifamily units in buildings with elevators, all units are required to be located on an accessible route. The City also supports the development of senior housing near shopping and other services. Since 2002, the City has approved two senior housing developments that are located on transit routes, near shopping areas or in Downtown. They include Oakmont Senior Living and Vintage Brook Senior Apartments.

Because of the number of people having physical disabilities or other types of disabilities in Concord (see discussion above and Table 30), it is imperative that the City continue to promote barrier-free housing with close access to transit, community, and shopping facilities.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in fields, processing plants, or support activities and generally live in the vicinity. Temporary workers are hired during harvest periods and travel from one location to another. Thus, cities with strong farming traditions can expect a sudden influx of temporary workers during certain periods of the year. If housing is not provided by their employers, temporary workers will have to find temporary housing within a reasonable commute distance from their place of work. This can place a temporary strain on the housing supply, particularly multifamily rental units.

The provision of adequate housing for farmworkers is a rising concern because farmworkers tend to have difficulty securing safe, decent and affordable housing. Additionally, farmworker households tend to have high rates of poverty, often have high rates of overcrowding, and live disproportionately in housing which is in poor condition. In 1999, the State legislature amended housing element law to mandate that jurisdictions address housing for agricultural workers.

Agricultural employment has been gradually declining in Concord and is projected to continue to decline in the coming years. ABAG and MTC estimate that there were 49 jobs agricultural industry located in Concord in 2010, 0.1 percent of total employment in the City. This category includes workers in the mining industry and those working in nurseries and greenhouses, so the actual number of farmworkers is likely lower. ABAG and MTC estimate that by 2040, the number of agricultural jobs in Concord will drop to 42, while total employment in Concord is projected to increase by 46 percent.

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6 Certain exceptions apply to multistory units, or smaller buildings such as single or duplex units. This requirement is codified in California Building Standards Code (Title 24), which is used by Concord.

The projected decrease in agricultural employment in Concord is consistent with recent trends throughout Contra Costa County. Table 38 shows farmworker employment in Contra Costa County in 2002 and 2007, according to the USDA Census of Agriculture. As shown, there was a 28 percent decrease in farmworker employment in the County between 2002 and 2007 and a 42 percent decrease in the total number of farms.

Table 38: Farmworker Employment, Contra Costa County, 2002-2007

	2002	2007	% Change 2002-2007
Total Farmworker Employment (a)	**2,604**	**1,873**	**-28.1%**
Permanent Workers (b)	730	578	-20.8%
Seasonal Workers (c)	1,874	1,295	-30.9%
Number of Farms	289	168	-41.9%

Notes:
(a) Workers consist of hired farm labor (workers on payroll).
(b) Permanent workers are defined as workers employed 150 days or more.
(c) Seasonal workers are defined as those employed less than 150 days.
Source: USDA Census of Agriculture, 2002 & 2007; BAE, 2013.

Under the 2030 General Plan, there are few opportunities for large-scale agricultural development in Concord. The City allows orchards, crop production, vineyards, livestock, and grazing in the rural residential district and farm housing is also permitted in some of these districts.

Given the small number of existing and projected agricultural jobs in Concord, trends toward a decrease in agricultural employment Countywide, and the limited availability of land for large-scale agricultural development in the City, it is not likely that farmworker housing will be a significant issue in Concord during the 2014-2022 Housing Element Update Cycle.

4. LAND INVENTORY

This section assesses housing development potential in Concord during the upcoming planning period. It summarizes the findings of a comprehensive inventory of local sites with the potential to accommodate housing during the planning period. The inventory builds off of a 2008 inventory compiled as part of the 2007-2014 Housing Element. Each site in the 2008 inventory was reviewed to determine if it is still available, and to provide updated information on zoning, existing conditions, and potential yield. Several new sites have been added based on zoning and General Plan changes, new opportunities, and emerging plans and programs. Conversely, a few sites have been removed from the 2008 inventory because they have been developed or are no longer considered viable.

Appendix A provides a detailed list of the housing sites. The text and tables in this chapter provide a summary of the list, using several categories to describe residential development potential. Most of these categories have been quantified in order to demonstrate that Concord has sufficient land available to provide its fair share of the region's housing needs. Other categories are described qualitatively, to demonstrate the breadth of opportunities that may be created during the planning period. This chapter also evaluates the adequacy of infrastructure to serve the City's housing sites, summarizes environmental constraints on the sites, and presents information on development trends in the various zoning districts where housing sites are located.

Programs to address the needs of Extremely Low Income Households are included in Chapter 7, in response to AB 2634 (2006 Statutes), but this income group is not addressed separately by the RHNA.

Overview of Housing Site Inventory

The State requires that a Housing Element identify a city's ability to meet its Regional Housing Needs Allocation (RHNA). This not only requires demonstrating the capacity to accommodate the total number of housing units, but also the capacity to accommodate the number of units assigned to each income category. Larger cities must plan for a variety of housing types, including multi-family housing at a range of densities as well as single family homes. Section 65583(a)(3) of the California Government Code states that the inventory must be site specific to help localities determine the appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction needed. In 2004, Assembly Bill 2348 further clarified the sites inventory requirements, stipulating that the inventory must include the size of each site, its address or assessor's parcel number, a description of the existing use, and information demonstrating the feasibility of development on sites that are not currently vacant.

The Government Code also requires that all sites identified must be available for residential use in the planning period. Sites that require rezoning may be included in the inventory provided that actions are taken to address the re-zoning early in the planning period. Many of the sites identified

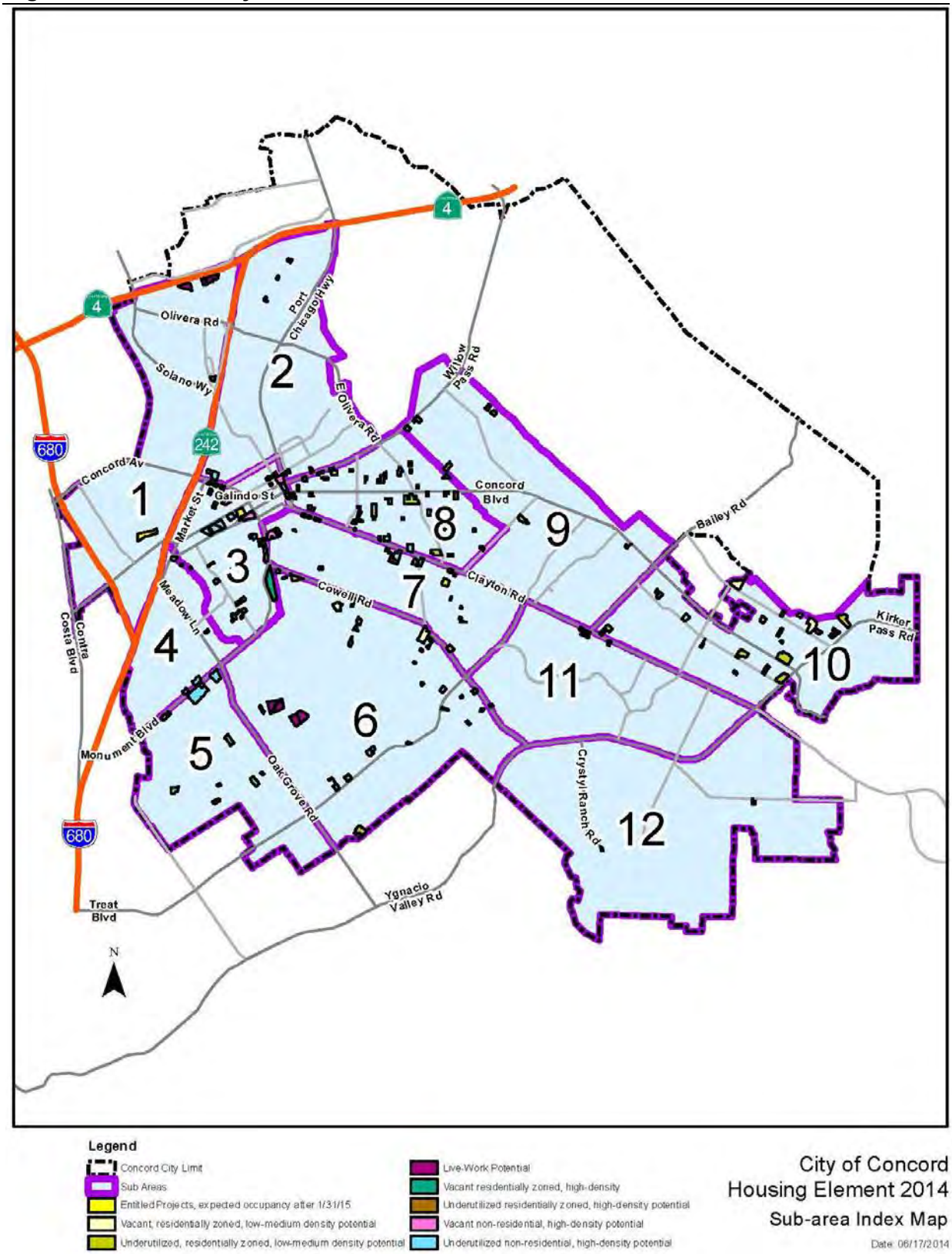
in the 2007-2014 Housing Element were rezoned to incentivize residential use in 2012 when the City of Concord adopted a major revision of its Development Code. As a result, no additional rezoning is needed to meet the 2014-2022 RHNA.

The types of sites that are appropriate for residential development include:

- Sites that are committed to specific residential development projects expected to come on line in 2015 or later.
- Vacant and underutilized sites zoned for low and moderate density residential development. These are principally small infill sites in residential neighborhoods.
- Vacant and underutilized sites zoned for high density residential development (over 30 units/acre).
- Vacant and underutilized sites zoned for mixed use development (over 30 units/acre). Zoning of these sites also allows non-residential uses, but incentives are in place to support and encourage residential development. This includes land in Downtown Concord and along many of the City's major corridors.
- Industrially zoned sites with live-work housing potential.

Table 39 shows the housing development potential under the Housing Element, summarized by General Plan land use category. As seen from Table 39, a total of 4,523 residential units can be built on the identified sites within the Housing Element planning period. Figure 6 shows the location of these sites. The Figure identifies 12 numbered subareas, corresponding to census tracts or aggregations of census tracts in the city. Each subarea is highlighted on a full page map in Appendix A of this document, allowing the potential housing sites to be shown in greater detail. Each site is labeled in Appendix A, and detailed tables are provided to show relevant site characteristics.

Figure 6: Site Inventory



Legend

- Concord City Limit
- Sub Areas
- Entitled Projects, expected occupancy after 1/31/15
- Vacant, residentially zoned, low-medium density potential
- Underutilized, residentially zoned, low-medium density potential
- Live-Work Potential
- Vacant residentially zoned, high-density
- Underutilized residentially zoned, high-density potential
- Vacant non-residential, high-density potential
- Underutilized non-residential, high-density potential

City of Concord
Housing Element 2014
Sub-area Index Map

Date: 06/17/2014

Table 39: Residential Potential for All Suitable Sites in Concord

General Plan Land Use Category	Density Range	Vacant Land Acres	Vacant Land Units	Land Acres	Land Units	Committed Development Acres	Committed Development Units	Total Acres	Total Units
Commercial Mixed Use	11 to 40	2.9	71	33.9	795	--	--	36.8	866
Downtown Mixed Use	33 to 100	10.7	619	21.9	1,281	6.9	403	39.5	2,303
Downtown Pedestrian	33 to 100	1.1	62	--	--	--	--	1.1	62
High Density Residential	33 to 100	8.5	273	5.2	291	--	--	13.7	564
Medium Density Residential	11 to 32	5.3	61	8.9	142	3.3	66	17.7	269
Low Density Residential	2.5 to 10	22.6	79	47.8	125	11.2	48	81.6	252
Industrial Mixed Use	N/A	--	--	18.4	173	--	--	18.4	173
Rural Residential	<2.5	25.5	34	--	--	--	---	25.5	34
Total (a)		**76.6**	**1,199**	**136.1**	**2,807**	**21.6**	**517**	**234.7**	**4,523**

Note:
(a) Totals may not add due to rounding.
Sources: Contra Costa County GIS Files, Barry Miller Consulting, 2014

General Plan Land Use Category	Density Range	Vacant Land Acres	Vacant Land Units	Developed Land Acres	Developed Land Units	Committed Development Acres	Committed Development Units	Total Acres	Total Units
Commercial Mixed Use	11 to 40	2.9	71	33.9	795	--	--	36.8	866
Downtown Mixed Use	33 to 100	10.7	619	21.9	1,281	6.9	403	39.5	2,303
Downtown Pedestrian	33 to 100	1.1	62	--	--	--	--	1.1	62
High Density Residential	33 to 100	8.5	273	5.2	291	--	--	13.7	564
Medium Density Residential	11 to 32	5.3	61	8.9	142	3.3	66	17.7	269
Low Density Residential	2.5 to 10	22.6	79	47.8	125	11.2	48	81.6	252
Industrial Mixed Use	N/A	--	--	18.4	173	--	--	18.4	173
Rural Residential	<2.5	25.5	34	--	--	--	---	25.5	34
Total (a)		**76.6**	**1,199**	**136.1**	**2,807**	**21.6**	**517**	**234.7**	**4,523**

Note:
(a) Totals may not add due to rounding.
Sources: Contra Costa County GIS Files, Barry Miller Consulting, 2014

Relationship of Density to Affordability

According to ABAG, the City is required to provide capacity for 3,462 residential units, including 1,236 low-and very low-income units, for the 2014-2022 planning period. Assembly Bill 2348 (AB 2348) established two alternatives for cities to demonstrate the suitability of their housing sites to accommodate the low and very low income share of the RHNA. Cities can either provide evidence that the sites are capable of supporting housing affordable to these groups based on market demand, financial feasibility, and recent trends—or they can zone the sites at a density which is more likely to accommodate an affordable product. Due to the high cost of land and construction in the Bay Area, most cities in the region have chosen the latter alternative. The so-called "default density" for cities with more than 25,000 residents in the Bay Area is 30 units per acre. Development above this density has the greatest potential to accommodate very low and low income housing because it offers the possibility for lower per unit construction costs.

Applying the default density to Concord's RHNA means that the City must demonstrate that it has at least 41.2 acres of developable land zoned at densities of 30 units per net acre or more (1,236 units divided by 30). The sites do not need to be vacant, for sale, or immediately available for development, but the City must be able to demonstrate their suitability for development at the zoned density. Likewise, if the sites are zoned for mixed use, the City is required to demonstrate that there is a reasonable probability that housing will be included in future development proposals.

In this Element, Concord has identified an excess supply of housing sites zoned at densities of 30 units per acre or more to recognize that not all of its mixed use sites will include residential uses. In fact, there are 109 acres of sites listed in the inventory zoned to allow at least 30 units per acre. These sites could realistically produce 4,064 units at these densities, based on the analysis prepared for this Element and its predecessor in 2010. This is 228 percent greater than the RHNA for low and very low income households. Of the capacity identified, 833 units are on sites zoned exclusively for medium and high residential use, and 3,231 units are on sites zoned for mixed use.

It should be emphasized that zoning a site at 30 units per acre alone does not guarantee that the site will contain affordable housing. The City has created incentives to encourage affordable housing on sites zoned in excess of this density, but these incentives are voluntary. The sites identified in this Element as suitable for very low and low income housing may also develop with market-rate housing.

Methodology for Identifying Sites and Calculating Development Capacity

The foundation for the sites inventory is a 2008 inventory of sites conducted by the City of Concord for use in the 2010 Housing Element. Aerial photos were initially used to identify prospective sites. Field surveys followed, to document existing land uses on each site.

Sites that were too small or deemed unsuitable for residential use were dropped from the inventory. Environmental constraints such as noise, slope, flooding, and earthquake hazards were described. Infrastructure constraints were also noted for each site. For non-vacant sites, building condition was noted. The existing General Plan and zoning designations were identified for each site, the acreage was noted, and an estimate was made of the housing unit potential. The distance from each site to transit, parks, schools, and the nearest grocery store also was noted.

The 2008 inventory identified 159 sites altogether, with a capacity of 4,189 units. Many of the sites consisted of multiple parcels, in some cases under common ownership and in other cases with multiple owners. Sites were rated based on their potential for redevelopment. The metric for making this determination was primarily the ratio of improvement value to land value, as defined by the Contra Costa County Assessor's Office. Sites where land values significantly exceeded building values received the highest rankings.

The 2008 Inventory assigned an alphanumeric identification number to each site. Sites were lettered with a suffix of "A" through "N" depending on where they were located. Within each lettered area, sites were numbered. Thus, site A1 was the first site on the list within subarea A.

As part of the 2014 Housing Element Update, a comprehensive review of the 2008 sites data base was completed. Each site was individually reviewed using aerial photos and Google "street view" images. Field visits to the larger sites (capacity greater than 16 units) were conducted to verify existing conditions and the continued suitability of each site. Current tax assessor records and acreage data were reviewed for each parcel, and an updated calculation of assessed improvement value to assessed land value ratio was prepared.

In 2014, the 2008 site ID numbers were updated so they nested within 2010 Census Tracts. There are 26 tracts that include residential land uses. Several of the tracts were grouped together, resulting in 12 subareas, or aggregations of tracts. The Subareas were numbered "1" through "12." The sites were also renumbered, with the "old" ID number retained as a column in the data tables for reference purposes.

Data on zoning and General Plan designation was updated for each site. This was a critical step since the City adopted a new Development Code (including a new zoning map) in 2012, along with numerous amendments to its General Plan Map. Zoning on many of the sites had changed since 2008, and a new calculation of development yield was required in many cases. In a few cases, the "realistic capacity" of the site was adjusted downward due to a General Plan Amendment and downzoning to a less intense designation. However, in a larger number of cases, the realistic capacity was adjusted upward due to the adoption of zoning designations with minimum density standards in 2012, or due to General Plan Amendments and rezoning actions to more intense use categories. In all cases, sites that had existing dwelling units were reported to note the net gain in units, so as not to double count units that were already in place or that might be demolished in the future.

Sites which were developed between 2008 and 2014 were removed from the data base, and changes in the status of other sites were noted as appropriate. A separate category was created for "approved" development and other known projects expected to come on line after January 31, 2015.

In the course of moving the 2008 sites forward, the following changes were made:

- Five sites were removed because they are now developed
- In four instances, sites were "split" into two sites each (e.g., the four sites became eight sites). This is because they either contained different zoning designations, or because they included a mix of vacant and non-vacant parcels with differing levels of redevelopment potential.
- Two sites with "Neighborhood Commercial" zoning were removed from the data base, since that zoning category does not incentivize residential uses as the mixed use categories do.
- In one instance, two sites were merged into one site. This is because they were formerly adjacent properties under separate owners and they are now under one owner.
- Three sites were added because they contain approved development projects. These three sites were not counted as housing sites in the 2007-2014 Element.

The above changes resulted in a net loss of one site.

In addition, 29 new sites were added to the inventory. These include parcels identified as "opportunity sites" or "areas of interest" in the Downtown Concord Specific Plan ~~(now underway),~~ as well as sites identified through the 2014 review of the County Assessor Data files.

The Assessor data base includes land use (Use Code), acreage, ownership, and property value records for all 38,668 parcels in the City of Concord. This data base was sorted by Use Code to identify all vacant parcels. The vacant parcels were further sorted by size and several new vacant residentially zoned sites were identified. Assessor data was also sorted based on improvement/land value (I/L) ratios. Large parcels with I/L ratios less than 0.25 were flagged and reviewed on aerial photos to determine if they might be viable housing sites. Sites in the CMX, DP, and DMX zoning districts were visited to identify their housing potential. Of the 29 new sites added, 19 are zoned for low density residential uses and 10 are zoned for high density mixed use.

The updated sites data base includes 187 housing opportunity sites, with the capacity for 4,523 units. This is an increase of 334 units over the 2008 total. Appendix A includes a profile of each site, including its realistic capacity. Later sections of this chapter describe how realistic capacity was calculated. This chapter also demonstrates the suitability of small and non-vacant sites for housing, based on recent development trends and other factors.

For presentation and analysis purposes, the 187 housing sites have been organized into several categories. These categories allow a quick determination of which sites are vacant and which are "underutilized." The categories also differentiate sites above the "default" density standard of 30 units per acre from sites below this density standard. As noted earlier, sites above the default density standard are considered more viable locations for housing affordable to low and very low income households. For moderate and above moderate income households, sites may be either high or low density to be deemed suitable.

In addition to the housing capacity quantified in Appendix A, this Housing Element also includes a qualitative discussion of other housing opportunities in Concord. A new section has been added to this chapter to describe the potential for development on the former Concord Naval Weapons Station, the Coast Guard Housing site, and the BART station properties. Because these sites are not immediately available for development and because the City already has sufficient zoned capacity to meet its RHNA , the capacity of these properties has not been quantified. However, it is likely that at least some residential development will occur in these locations before the end of the planning period.

Description of Housing Sites

Table 4.2 provides a summary of housing sites using the categories described above. Twelve of the 187 sites are associated with committed development projects, expected to come on line after January 31, 2015. Approximately half of the 187 sites are vacant and underutilized sites zoned for exclusively residential uses at densities of less than 30 units per acre. These are primarily small infill

sites in established residential neighborhoods, and they account for only about six percent of the City's housing unit capacity.

Approximately 40 percent of the sites are vacant and underutilized parcels zoned to allow higher density residential uses. Of this total, there are 21 sites zoned for residential uses and 54 sites zoned for mixed use. The mixed use sites have the greatest potential, with capacity for over 2,800 units. Live-work sites, which have a maximum density of 24 units per acre, round out the total with 7 sites and the potential for 173 units. The 187 housing sites are located in all parts of the City. Capacity for about 2,000 units has been identified in Downtown Concord. This is lower than the capacity identified in the Downtown Specific Plan, reflecting more conservative assumptions about density and the potential for non-residential uses on some of the housing sites. Areas located to the north of Downtown in the Broadway/Fremont/Harrison area and along Concord Avenue represent another 260 units of housing potential. Areas located to the southwest of Downtown (in the Detroit Avenue area) represent another 200 potential units.

About 1,300 units of higher density potential has been identified on sites along major corridors outside of Downtown Concord. This includes roughly 420 units on sites in the Clayton Road corridor, 650 units on sites in the Monument Boulevard corridor, 175 units on sites in the Willow Pass Road corridor east of downtown, and 40 units on the Concord Boulevard corridor.

Table 40: Characteristics of Concord's Housing Opportunity Sites

Type of Site	Number of Sites	Acres	Number of Units
Committed Development Projects	12	21.4	517
Low Density Sites (zoned at less than 30 units per acre) (a)	93	100.7	282
Vacant	*(59)*	*(45.7)*	*(109)*
Underutilized	*(34)*	*(55.0)*	*(173)*
High Density Sites (zoned at more than 30 units per acre)	75	94.2	3,551
Vacant, with housing required in new development (b)	*(5)*	*(9.5)*	*(290)*
*Underutilized, with housing **required** in new development*	*(16)*	*(14.1)*	*(433)*
Vacant, with housing permitted in new development (c)	*(14)*	*(14.7)*	*(752)*
*Underutilized with housing **permitted** in new development*	*(40)*	*(55.9)*	*(2,076)*
Sites with Live Work Potential (d)	7	18.4	173
GRAND TOTAL	**187**	**234.7**	**4,523**

Notes:
(a) Generally includes the RS and RR zoning districts. Includes a few sites that are zoned RM, which allows 32 units per acre. However, because these sites are located in low density neighborhoods their presumed density is significantly lower and they have been assigned to the low density category.
(b) Generally includes the RH and RM zoning districts. See note above about select projects in the RM zone.
(c) Generally includes the CMX, DMX, and DP zoning districts.
(d) Generally includes the IMX zoning district. Live work development is also permitted in commercial districts.

Committed or Entitled Development Projects

Committed projects were only counted if the units are expected to come on line after January 31, 2015. Thus, buildout of projects that are already under construction in early 2014 (such as Wisteria) were not included.

There are 12 sites in this category, with a total expected yield of 539 units. The largest projects are Renaissance Phase II in Downtown Concord (179 units) and the Palmera apartments on Enea Circle (224 units). Both are to be market rate rental developments, and both are to be built on sites with mixed use zoning. Based on prevailing market rate rents, these units have been assigned to the "moderate income" category. The average density of these two projects is 58 units per acre. This provides a useful benchmark for estimating the realistic capacity of other sites zoned for mixed use development.

Other committed projects include Enclave Townhomes (26 units) and Poetry Gardens Townhomes (28 units). These are both being developed on sites zoned RM. The average density of these two projects is 20.5 units per acre (the zoning range allows 11 to 32 units per acre). Most of the remaining committed projects are small single family subdivisions of 12 lots or less.[7] Several of these projects were identified as pending in the 2010 Housing Element, but their construction was stalled by the economy.

Low and Moderate Density Residential Sites (less than 30 units/acre)

While this category constitutes the largest number of sites (93), it represents only 6.2 percent of the identified housing capacity (282 units). Included are 59 vacant sites and 34 underutilized sites. The vacant sites total 46 acres, while the underutilized sites total 55 acres. The average expected density is 2.8 units per acre. The relatively low average density is due to the fact that a few of the sites have rural residential zoning with a 40,000 square foot minimum lot size. Other sites have minimum lot size requirements ranging from 6,000 to 12,000 square feet, but may be constrained by steep slopes or other factors.

Most of the vacant sites are individual lots that have been bypassed by development. In fact, 38 of the 59 vacant sites in this category are capable of only supporting one home each. A few of the vacant sites are subdividable, with the largest (4.3 acres) capable of supporting 11 units.
The underutilized sites include parcels that are zoned to support much higher densities than currently exist on the lot. Many of these lots are remnants of Concord's rural past, and include former orchards, pasture land, or semi-agricultural uses, typically with a small, older single family home on the property. The lots are typically one to two acres in size, and are hemmed in on all sides by development at densities of 3 to 5 units per acre. Land values are often more than double the improvement values. Many of these sites are flat and could easily be subdivided. In a few cases, driveway easements would be required. In other cases, the sites are large enough to support a small street or court.

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7 Other committed projects include LaVista Villas (8 units), Clayton and LaVista (12 units), Copperleaf (11 units), Chestnut Grove (10 units), Willows (7 units), 4985 Olive (6 units), and Farry Grove (5 units), plus individual homes.

Two of the underutilized sites have RM zoning. Although these sites could theoretically develop at 32 units per acre, there are constraints (such as overhead transmission lines) which reduce their realistic capacity. These sites are subject to a minimum density standard of 11 units per acre, which is the presumed density for Housing Element purposes.

High Density Sites with Residential Zoning

Table 4.2 notes that 21 of the identified housing sites have zoning which allows densities of at least 30 units per acre. Of this number, five are vacant and 16 are underutilized. All of these sites meet the "default density" criteria and could be considered as opportunities for low and very low income housing, as well as moderate and above moderate income housing.

The vacant sites include three with RM zoning and two with RH zoning. The RM sites may develop at up to 32 units per acre. Less dense development is also allowed on these sites. The RH sites may develop at densities up to 100 units per acre, and are subject to a minimum density requirement of 33 units per acre. The largest vacant RH site is an 8.2 acre site owned by BART located about four blocks south of the Concord BART station. To be conservative in estimating its potential yield, the minimum density of 33 units has been applied here.

The underutilized sites include eight with RM zoning and eight with RH zoning. These sites have the capacity for 433 housing units. Most of the sites are currently developed with older single family homes and have very low assessed improvement values and high assessed land values. In at least one instance, the existing use is a non-conforming commercial warehouse. These sites offer excellent opportunities for infill development ranging from 20 to 60 total units. In a few cases, the sites consist of parcels in multiple ownership and would require lot consolidation prior to development (see discussion later in this chapter on the feasibility of consolidation).

Mixed Use Sites Where High Density Housing is Encouraged

More than half of Concord's housing potential is associated with sites in the Downtown Mixed Use (DMX), Downtown Pedestrian (DP), and Commercial Mixed Use (CMX) zoning districts. The 14 vacant sites in these three zones are estimated to have the capacity for 752 housing units. The 40 underutilized sites in these three zones are estimated to have the capacity for 2,076 units. Sites in the DMX and DP zones are subject to a minimum density requirement of 33 units per acre and a maximum density of 100 units per acre. CMX sites have a minimum density of 11 units per acre and a maximum of 40 units per acre. All three zoning districts have regulatory incentives for affordable housing production (through the City's Affordable Housing Incentive Program) and allow projects that are entirely residential, as well as mixed use and commercial projects.

The vacant sites in this category include two former Redevelopment Agency sites (the Masonic Temple site and the Oak Street parcels). Each of these sites is capable of accommodating over 200 units. Both are level sites, cleared of former structures, with available infrastructure and services. Both are within a few blocks of the Concord BART station, and immediately adjacent to shopping, employment, and other high density residential uses. Other large vacant sites include the city block

bounded by East, Salvio, Willow Pass, and Port Chicago Highway, which was recently consolidated into single ownership. There are also smaller vacant sites in this vicinity.

The underutilized sites in this category are also concentrated in and around Downtown Concord. They include a series of older retail parcels on the south side of Willow Pass Road between the Gateway Office complex and the Renaissance development. These parcels are capable of supporting over 400 units, developed at densities similar to the already completed Renaissance Phase One and the approved Phase Two. There is also a concentration of underutilized sites on the east side of Downtown, along Galindo (opposite the police station) and along East Street. These sites are only a few blocks from the BART station and are characterized by older retail buildings with high vacancy rates, auto-oriented services, and parking lots. Another cluster of such uses exists along Concord Avenue between Highway 242 and Todos Santos Plaza.

Underutilized sites with housing potential are also located along the City's commercial corridors—particularly along Clayton Road, Monument Boulevard, and Willow Pass Road. Clayton Road includes older shopping centers with high vacancy rates, large commercially zoned parcels with very low improvement values, and marginal commercial uses which date back to the city's early development. The Monument and Willow Pass corridors contain similar uses, including drive-through restaurants, motels, auto repair shops, single family homes, and vacant gas stations, most developed between 1945 and 1965. There are also several churches on the corridors with overflow parking lots and potential surplus property.

At the time of the 2010 Housing Element, these properties were commercially zoned. Adoption of the new Development Code in 2012 changed their zoning to "mixed use," with incentives provided for housing development. The 2012 Code also created specific incentives for affordable housing, improving the prospects (and increasing the capacity) for residential uses on these sites.

Live Work Potential

Table 4-2 identifies the potential for 173 live-work units on 18 acres of land. These properties have been designated by the Concord General Plan for "Industrial Mixed Use," explicitly acknowledging their potential for live-work based on their surrounding land uses, proximity to transit and services, and the condition of existing structures. Several parcels on Arnold Industrial Way are included, as are properties in the Whitman Road area. Densities in these areas fall below the 30 unit/acre "default" density standard, and thus the live-work sites are not counted in the tally of potential sites for low and very low income housing.

Sites Not Quantified

In addition to the 4,523 potential housing units quantified in Appendix A, there are other sites in Concord that are likely to come on line during the 2014-2022 planning period. The sites described below are either not yet zoned for housing or are still in the planning stages. They have not been quantified for RHNA purposes, but may provide supplemental opportunities to meet the RHNA and expand the range of housing choices available in the city.

Concord Reuse Project

The 5,046-acre former Concord Naval Weapons Station is one of the largest development opportunities in Northern California. In 2012, the City of Concord adopted an Area Plan for the reuse of the site (the "Concord Reuse Project" Area Plan), along with new General Plan land use designations and policies for the site. Approximately 69 percent of the site will be dedicated to open space, parks, and recreational facilities. The remaining 31 percent will be developed with transit-oriented mixed use neighborhoods and employment centers, along with ancillary public facilities and services.

Plans for the Reuse Project area include over 12,200 housing units, developed at densities up to 150 units per acre. An estimated 25 percent of the future housing units—more than 3,000 units in total—are slated to be affordable. Buildout of the project will depend on market demand, but is anticipated to occur over a period of several decades.

The Reuse Project Area is currently zoned "Study Area" and is not yet available for development. The site is still owned by the Navy and is undergoing environmental studies and clean-up. The City anticipates transfer of the site from military to civilian ownership during 2015. The City is in the process of considering proposals from master developers to conduct more detailed design and infrastructure planning studies. Once basic infrastructure is in place, it is expected that specialty developers will be selected for specific parts of the property. More specific plans for housing would be developed at that time.

Given the timeline for property clean-up, transfer, planning, and improvement, the first units are not likely to come on line until after 2017. However, at least some portion of the RHNA is likely to be met on the site during the 2014-2022 planning period. The City estimates that 10% of the site's potential (1,220 units) will be available by 2018-2022, but this potential has not been included in the quantified site inventory since the zoning is unlikely to be in place within 12 months after Housing Element adoption.

Coast Guard Housing

The US Coast Guard manages a 60-acre residential community located on the east side of Olivera Road adjacent to the Reuse Project Area. The property consists of two distinct neighborhoods: Victory Village, which includes 234 apartments, and Quinault Village, with 82 single level duplexes. Quinault Village, which is the northerly of the two neighborhoods, is approximately 30 acres. Most of the units are not occupied, and much of the site consists of open space and large common yard areas. The site is located adjacent to the parking lot for the North Concord/ Martinez BART station and is approximately 1/3 mile from the station platform. While there are no immediate plans for the property, it offers the potential for reuse with transit-oriented development.

It is possible that the Coast Guard will declare as excess all or part of its housing complex before the end of the planning period in 2022. The site is currently zoned for public/quasi-public uses and has

a General Plan designation of "Military." A General Plan Amendment and rezoning action would be required before civilian housing development could be considered.

BART Parking Lots

Concord's two BART stations are both surrounded by expansive surface parking lots owned by BART. Development on these sites, accompanied by parking structures and other transit improvements, would be consistent with BART's transit oriented development policies.

The Downtown Concord BART station parking facilities contain 2,397 spaces and include a multi-story parking structure and approximately 10 acres of surface parking lots. Approximately 4.5 acres of BART-owned surface parking is located east of the tracks along Oakland Avenue. Approximately 5.5 acres of BART-owned surface parking is located west of the tracks along both sides of Oak Street and Grant Street, and south of Park Street.

The Downtown Concord Specific Plan has identified the potential for future development on the parking lots, potentially including high-density housing. The properties already have a General Plan and zoning designation of Downtown Mixed Use, permitting densities of 100 units per acre. Even higher densities could be achieved using Transit Station overlay and affordable housing density bonuses. There are no specific BART-related plans for the parking lots at this time.

The North Concord BART parking lots contain 1,977 spaces on over 15 acres, generally located south of the station platform. The parking lots are included within the boundary of the Reuse Project Area, but are owned by BART rather than the US Navy. Collaborative planning between the City and BART could result in development during the time horizon of the Housing Element. The parking lots have a General Plan designation of "Concord Reuse Project – Transit Oriented Development" and are zoned "Study Area."

Considerations in Determining the Capacity of Housing Sites

The 187 housing sites listed in the City's opportunity site inventory include:

- 61 sites zoned to allow non-residential uses as well as residential uses;
- Several sites which have development constraints, such as high noise levels (e.g., BART tracks or highways), proximity to the Concord Fault, and steep slopes.
- 110 sites which are smaller than one acre in size
- 47 sites which consist of adjoining parcels in multiple ownership

This section of the Housing Element examines the extent to which these characteristics create potential impediments to housing development. It also documents development trends and market conditions to demonstrate the viability of these sites for future development. Finally, it discusses aspects of the new Development Code which mitigate potential constraints by creating incentives for residential development.

Feasibility of Residential Uses in Mixed Use Areas

As discussed earlier, the City's Downtown Mixed Use (DMX), Downtown Pedestrian (DP), and Commercial Mixed Use (CMX) zoned sites will accommodate a majority of the housing need for lower income units based on their minimum and average expected densities. This analysis is based upon two assumptions: Firstly, most sites identified in these districts will be developed as residential; and secondly, developers will build to the average expected densities for each of these districts.

The first of these assumptions is prudent in light of recent trends. As shown in Table 4.3, most proposed mixed use projects in Downtown Concord between 2006 and 2010 were residential projects rather than office, retail, or service uses. The total retail/commercial portion in each case did not exceed 10 percent, and commercial uses were only proposed on ground floors that faced a major street. The Enclave Townhomes project, for example, which was zoned for commercial use at the time the project was proposed, is 100 percent residential. The proposed Clayton Market project (a mixed use project that was not constructed) was 94 percent residential, while Mira Vista (expired) and Renaissance Square were 98 percent residential and 96 percent residential, respectively. Projects proposed since 2010, including Renaissance Phase II, have had similar characteristics. Additionally, every project exceeded the midpoint of the density range for the zone it was located in.

Table 41: Selected Proposed or Built Projects Located in Mixed Use Zoning Districts

Project Name	Units	Zoning	Density (units/ acre)	Total Building Area	Retail/ Commercial Area	Percent of Retail/ Commercial
Renaissance Square (phases I and II)	309 multi-family units	DMX	60	115,684	4,500	3.90%
Mira Vista (a)	155 multi-family units	DMX	97	257,443	3,657	1.40%
Clayton Market (b)	41 multi-family units	CMX	34	97,800	5,500	5.60%
Legacy Park Central	Multi-family units	DMX	259	340,000	0	0%

Notes:
(a) Mira Vista was proposed on what is now the Grocery Outlet store on Willow Pass Road. Although the project was not built, it would have added 155 units on a 1.5 acre site with ground floor retail along the Willow Pass frontage.
(b) The Clayton Market project was proposed on a 1.2 acre site at 1810 Market Street. The project would have included ground floor retail facing Clayton Road, with residential above. It was not submitted for approval.
Source: City of Concord, 2009.

There are several other reasons why the majority of mixed-use sites are likely to develop as exclusively multi-family residential during the planning period:

1. Mixed use zones have no minimum commercial component requirement, so developers are able to develop 100 percent residential (i.e. there is no vertical mixed use requirement on mixed use sites).
2. The City has adopted minimum densities of 33 units per net acre on the DMX and DP sites, and 11 units per net acre on the CMX sites.
3. The General Plan supports residential development in mixed-use areas with incentives and programs for reduced parking and other cost-reducing measures.

4. The majority of mixed-use sites are not prime corner sites favored by commercial establishments.
5. The sites are located in close proximity to where other new residential development has been built or approved.
6. The City ~~will soon adopt~~adopted a Downtown Concord Specific Plan in June 2014 which promotes transit-oriented development and identifies many of the sites identified in the Housing Element as locations where housing is the desired future land use.

Thus, it is reasonable to assume that while not all future mixed use sites will be developed as majority residential-use projects, the vast majority of them will be developed as such with densities at or above the density range mid-point.

The second assumption (developers will build to the midpoint of the range or higher) is supported by a review of recent projects in the city, as shown in Table 4.4. The results of this review revealed that developers typically build to about 60 to 65 percent of what is allowed. Even higher density development may result in the future, with implementation of new housing policies and greater awareness by developers of the development incentives in the Development Code.

Table 42: Examples of Buildout Capacities

Name	Net Acres	General Plan	Max Allowed Dwelling Units	Approved (Constructed Units)	Actual Units as a % of Allowable Units
Poetry Gardens	1.44	RM	46	28	60.8%
Enclave Townhomes	1.17	RM	37	26	70.2%
Legacy Apartments	4.59	DMU	459	259	56.4%
Oakmont Senior Living	3.4	RM	109	146	133.9%
Renaissance Square	5.16	DMU	516	309	59.9%
Total			**768**	**1,167**	**65.8%**

Source: City of Concord, 2009

Calculated Unit Capacity

The calculation of dwelling unit capacity, as shown in Appendix A, is based on net acreage and zoning densities. The City has removed from the inventory those sites which did not have realistic development potential. The calculation of 'developable units' includes a 25 to 50 percent reduction in acreage to account for streets, sidewalks, and other improvements, as well as site constraints that may reduce the overall developable area.

As an example, on ~~site F5~~Site 3.3, City staff looked at the size (0.36 acres), multiplied it by an factor of 0.75 (assuming only 75 percent of the site is usable even though the entire lot has no constraints), and then by the average density of 24 units/acre to get 6.48, and finally rounding it down to get 6 units. The unit count for other sites was estimated in a similar fashion, with a factor of between 0.50 and 1.00 for each site. The upper range of 1.00 was typically used for Downtown sites where no setbacks are required and no site or infrastructure improvements are needed. The lower range of 0.50 was typically used for sites where setbacks, site, or infrastructure

improvements are needed, or where there are constraints such as the Concord Fault Alquist Priolo Special Studies Zone, elevated BART tracks adjacent to the site, or overhead transmission lines. Additionally, if there are existing residential units located on underutilized sites, these units are subtracted from the total unit count.

Consolidation of Small, Adjoining Lots into One Larger Development Site

Some of the sites identified in the inventory consist of individual parcels of less than 0.5 acres that are located adjacent to one another. These parcels have been grouped together, recognizing that housing development would be more viable on a larger parcel. In some cases, the parcels are in common ownership and would not need to be consolidated. In other cases, the sites are under multiple ownerships and have different land uses. Site consolidation was determined to be viable in these locations based on field observations, the compatibility of uses, the condition of structures, and the location and configuration of the parcels.

As noted above, 47 of the sites are comprised of parcels with multiple owners. There are 157 separate owners associated with these sites. Of the 47 sites with multiple owners, 29 are zoned at densities of 30 units/ acre or more. These sites represent 1,041 units of the 4,529 unit capacity shown in the inventory (capacity for 3,488 units is associated with sites with just one owner, which is still greater than the RHNA). Of the sites with multiple owners, 20 have two owners, 12 have three owners, nine have four owners, and six have five owners. None of the sites have more than five owners.

A review of the sites after consolidation shows that they not only have the capacity to accommodate the RHNA requirements for lower income households, they also have the capacity to accommodate these requirements on larger sites where affordable housing is most viable. Of the 75 sites zoned to accommodate 30 units/acre or higher (e.g., the "default" density"), there are 25 large enough to accommodate at least 40 units. Collectively, these 25 sites can accommodate 2,717 units, which is roughly double the RHNA for low and very low income households.

The 40-unit threshold reflects the fact that most affordable housing in Concord and similar Central County communities that use local, state and federal financial resources include 40 to 80 units or more. The range may be a bit higher (50 to 80) statewide, but in urban infill situations a 40 to 50 unit size range for affordable housing project is viable. Sites capable of supporting at least 40 multi-family units are located in the following General Plan categories:[8]

- 1,876 units in Downtown Mixed Use (DMX)
- 402 units in High Density Residential (HDR)
- 60 units in Medium Density Residential (MDR)
- 50 units in Downtown Pedestrian (DP)
- 329 units in Commercial Mixed Use (CMU).

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8 Excludes committed projects such as Renaissance Phase II and Palmera.

Under Government Code section 65583.2, all of these units can be counted as potentially affordable, as they are on sites where the density is greater than 30 dwelling units/acre.[9] In other words, these sites satisfy both the minimum density requirement (30 du/acre and above) and the minimum size requirement (must be large enough to develop 16 units and above) to be counted towards accommodating affordable units. The actual number of affordable units that can be accommodated could be higher than 2,717 since the unit count for sites here does not take into account density bonuses and other incentives.

Units affordable to lower-income households may also be developed on smaller sites (between 5 units and 39 units). There are 45 sites zoned for multi-family or mixed use in this category, with the capacity for 814 units. Assuming 10 percent of them are affordable, 81 units may be produced. An analysis of units produced by small development projects (between 5 units and 39 units) during the previous housing planning period shows that this assumption is reasonable. From 1999 to 2006, 29 units or 8 percent of all residential projects with 5 to 39 units were affordable. Moreover, under the City's inclusionary housing requirements, for-sale projects are required to set aside at least 10 percent of the units as affordable (or contribute to affordable housing production through in-lieu fees).

Counting the 2,717 units that can be developed on sites that allow 40 or more units, and 81 units that might be developed on sites that allow 5 to 39 units, the City can accommodate a total of 2,798 units. This is more than double the RHNA requirement of 1,236 units for the very low and low-income groups. In sum, this Housing Element has made available an inventory of sites that is sufficient to accommodate the current RHNA.

Rehabilitation

During the 2014-2022 planning period, Concord will continue to assist in the rehabilitation of older units as it did during the prior planning period. Although the City does not intend to count these units toward its fulfillment of the RHNA since it has provided adequate sites, the implementation of such programs can further the City's achievement of its housing conservation, preservation, and rehabilitation objectives.

Market Trends and Incentives

The underlying assumption in the estimate of potential capacity of available land based on development size, is that individual sites can and will be consolidated into larger sites. Development trends in Concord in the past several years indicate that this is a very likely possibility. Many housing projects, either proposed or actually built, involved the consolidation of several smaller adjoining lots into a larger site, often with different land ownership at the time when it was proposed.

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9 The calculated density for each site is shown in Appendix A.

Table 4.5 shows some of the projects that required site consolidation. The developer for the Esplanade Condominiums project, for example, proposed to purchase and consolidate 10 adjoining sites totaling 3.1 acres. Other projects similarly consolidated several sites into a larger site. To be sure, there were also projects that were built on single lots. But as the City becomes more populated and large, single lots become more scarce, the market trend is towards site consolidation.

Table 43: Selected Proposed or Built Projects that Consolidated Adjoining Sites

Name	Type	Acres	Individual Sites Consolidated	Units	Status
Silverleaf Subdivision	Single Family	4	2	27	Built
Tapestry	Single Family	2.9	2	36	Built
Vintage Place Residential	Single Family	2.4	3	18	Built
Esplanade Condominiums	Multi-Family	3.1	10	250	Proposed
Legacy Apartments	Multi-Family	4.6	13	259	Built
Palmera (Enea Circle)	Multi-Family	4.2	3	224	Proposed

Source: City of Concord, 2009. Barry Miller Consulting, 2014

There is also a trend towards transit-oriented, mixed use development in Concord, as there is in many Bay Area cities. Much of the residential development activity in the city is taking place in and around the Downtown area and close to the BART station. This trend started with the construction of Legacy/ Park Central in 2001. It is a four-story project located just a few blocks from BART and a few blocks from Todos Santos Plaza. The units wrap around two multi-story garages and share common amenities and open spaces.

In the ensuing years, several other projects were either constructed or proposed that continued this trend. These projects are profiled below:

- The Renaissance Square project was a five story multifamily development with two levels of subterranean parking. The project is being built in two phases. Phase I, with 131 apartments is complete and Phase II, which will add another 179 units, is expected to complete construction in 2015. Phase I includes 4,500 square feet of retail floor area at the street level. When it was initially proposed, the project was in the Downtown Business (DB) zoning district with an "Office" use overlay that permitted office, restaurant, religious, nonprofit, and public uses, and residential use up to 43 units/acre. The site was subsequently rezoned to Downtown Mixed Use, allowing densities up to 100 units per acre. Leasing of ground floor retail space proved difficult and spaces were converted to residential units, after the project was completed.
- The Mira Vista Condominiums project was a 155 unit mixed use retail and condominium project proposed for a site immediately west of Renaissance Square. Like Renaissance Square, the applicant proposed a five story building with two levels of recessed parking and retail space at the podium level. The 3,657 square feet of retail space was intended to

help sustain an economically viable downtown district, offering a broad range of goods and services. The proposed density was 97 units/acre. The project was withdrawn due to the recession and the existing retail building on the site is now being used as a Grocery Outlet store.

- Likewise, Clayton Market was another mixed use project proposed in Downtown Concord. The applicant proposed 41 units of one to three bedroom condominiums on a 1.2 acre lot, with 5,500 square feet of retail space at the ground floor level. It should be noted that the project was a schematic proposal by a developer that requested a General Plan land use designation change during the General Plan Update. The City made the requested change and the site is now zoned Commercial Mixed Use. This project did not move forward due to the recession.

Since 2000, the City has taken several major steps to promote mixed use. In 2007, the City adopted the 2030 General Plan, whose goals included promoting transit-oriented development around BART and mixed uses in Downtown. Besides establishing a comprehensive set of policies to encourage mixed use, the Plan created new land use designations that allowed for mixed use. In 2013, the City adopted a new Development Code that established new zoning designations for Downtown and Concord's commercial corridors. Mixed uses were not only permitted, they were incentivized through higher allowable floor area ratios. Parking requirements were reduced around transit stations, and numerous incentives were created for developing affordable housing or including affordable units in new mixed income projects.

Zoning incentives for multi-family development on commercial sites are discussed in more detail in Chapter 5. These incentives include:

- Allowing densities of up to 100 units per acre in the DMX and DP zones, and densities of 40 units per acre in the CMX zone
- Requiring a minimum density of 33 units per acre in the DMX and DP zones, and a minimum of 11 units per acre in the CMX zone
- Allowing residential uses on the ground floor
- Allowing floor area ratios up to 6.0 and building heights of 200 feet in the DMX zone

Further incentives are offered for projects in which at least 40 percent of the units are affordable to low and very low income households. These include a waiver of the use permit requirement for ground floor residential, reduced parking requirements, guaranteed height bonuses in the CMX and DP zones, and reduced open space requirements.

In 2012, the City initiated a planning process for its Downtown area, with a focus on encouraging transit-oriented development and filling gaps in the urban fabric between the Plaza and the BART station. The Plan is expected to be adopted in 2014, providing additional policy and program guidance to encourage mixed use. Although no zoning changes are proposed, the Plan will identify capital improvements, design guidelines, and transportation improvements which will support private investment and create a positive environment for housing development.

Developer interest in mixed use developments is also driven by Concord's increasing lack of space for large tract single-family developments. As land becomes more scarce, many developers increasingly look to opportunities in Downtown infill sites. This trend is expected to continue as time passes.

Environmental and Infrastructure Constraints

Environmental factors, such as topography, soils, landslides and seismic hazards, and noise, as well as the lack of infrastructure, such as roads, water, and sewer lines, are potential constraints to housing development in the City. However, most of the housing sites identified by the City are not affected by such constraints. The 2030 General Plan has taken these factors into account in establishing policies and land use designations for residential and mixed use development. Where development is planned, any site constraints that remain can be mitigated through appropriate design and environmental planning.

Noise

A portion of the City is exposed to noise from vehicular traffic, specifically from SR-242, SR-4 and I-680. Other noise sources include overhead aircraft noise related to Buchanan Field Air- port and rail noise associated with the BART train tracks. All of these noise sources may have an impact on adjacent residential areas. The Concord General Plan has different noise exposure criteria for different residential land uses. For single-family homes, duplex, and mobile homes, the "normally acceptable" noise levels range from 50 to 60 dB. Noise levels from 60 to 70 dB are considered "conditionally acceptable", and noise levels between 70 to 75 dB are considered "normally unacceptable".

For multi-family residential areas, noise levels from 50 to 65 dB are "normally acceptable". Noise levels from 65 to 70 dB are considered "conditionally acceptable", and noise levels between 70 to 75 dB are considered "normally unacceptable". For mixed-use and high density residential areas, noise level from 50 to 65 dB are "normally acceptable". Noise levels from 65 to 75 dB are considered "conditionally acceptable", and noise levels between 75 to 80 dB are considered "normally unacceptable". Figure 7-8 of the General Plan shows acceptable noise levels for these three residential land use types.

In all, only 1.5 percent of the Concord planning area is exposed to noise above 65 dB. These areas are mainly situated within very close distance of busy roads, BART train tracks and the Buchanan Field Airport. Of the potential housing sites identified, about one-third are within areas subject to over 65 dB noise levels. These include sites along BART and sites fronting major thoroughfares such as Clayton Road, Monument Boulevard, and Willow Pass Road.

The 2030 General Plan has included a number of policies to reduce the impact of noise on housing development adjacent to noise sources. These include: requiring a noise study and mitigation measures for all projects that have a noise exposure greater than 70dB, requiring noise

attenuation measures in new homes located on arterial streets, and requiring noise sources to use best available control technology (BACT) to minimize noise emissions. These policies may be found in the Safety and Noise Element.

Geologic and Seismic Hazards

Geologic hazards, including landslides, mudslides, and erosion, can be related to seismic activity but can also occur independently. The highest potential for future landslides exists in the upland areas along the flanks of Mt. Diablo, at the east and southern edges of the planning area. Pockets of high landslide potential also exist on sloping terrain, such as the intersection of Port Chicago Way and SR-4.

Like most Bay Area cities, Concord is susceptible to earthquakes. A number of regional and local faults are close-to or within the planning area. The Concord Fault runs in a northwesterly to southeasterly direction through the City, and the Hayward Fault is located approximately 15 miles to the west. In general, the western portion of Concord is more susceptible to earthquakes than the eastern portion due to underlying soils and seismicity. A "Special Studies Zone" (SSZ) has been designated along the Concord Fault, and there are limitations on construction within this area to protect life and property. As noted in Appendix A, several of the housing sites fall within the SSZ and could be subject to costlier construction codes or open space requirements along the fault line.

To mitigate potential impacts from an earthquake, General Plan policies require a thorough evaluation of geologic and soil conditions as part of the development review process. All development must meet applicable State and local building standards. The Safety and Noise Element may be consulted for geologic and seismic safety policies.

Slope Considerations

In general, areas with significant slope constrain housing development by reducing the potential number of units per acre and increasing the cost of construction. Not only do hillside areas hinder development of high density housing, they also discourage low-income housing as the cost of construction increases. Currently, most of the hillside areas are zoned as permanent open space. Of all the potential housing sites identified, only about 10 percent are in areas with greater than 15 percent slope. These are largely single family sites with low density residential zoning rather than multi-family or mixed use sites. To mitigate any potential impacts from hazards resulting from building on slopes, the General Plan sets specific requirements for development on hillsides and prohibits development on slopes over 30 percent.

Flood Hazards

Flood-prone areas in Concord are generally located in low-lying areas and in areas close to shorelines, streams and creeks. According to flood zone maps provided by the Federal Emergency Management Authority (FEMA), the areas north of Mallard Reservoir to Suisun Bay, along Pacheco Creek and near Buchanan Field Airport, lie on a 100-year flood plain. These areas are located north of SR-4 and are currently zoned for Business Park use. Hence, they pose no danger to

housing, nor do they affect land where housing might be built in the future. However, there are many creeks in the City near residential areas that could flood after heavy storms. This is especially so if these storms occur during high tides which could reduce the ability of the storm drains to conduct water. Of the potential housing sites identified, only about four percent are within a 100-year flood plain.

The City has adopted a Flood Management Ordinance and a Stormwater Management and Discharge Control Ordinance to manage storm water runoff. General Plan policies require adequate building setbacks for development adjacent to creek banks and engineering standards which protect against flooding. Other policies are also in place to reduce the potential impacts associated with stormwater runoff due to new or increased intensity of urban land uses. The Safety and Noise Element and the Public Facilities and Utilities Element of the General Plan provide details on flood risk reduction policies.

Utilities

Water. The Contra Costa Water District (CCWD) is the City's water supplier, providing water service to the City from the Sacramento/San Joaquin Delta. CCWD serves treated and raw (untreated) water to over 500,000 people in a service area that includes Concord as well as Clayton, Clyde, Pacheco, Port Costa and parts of Martinez, Pleasant Hill and Walnut Creek. In addition, the District sells wholesale treated water to Antioch, the California Cities Water Company in Bay Point and Brentwood.

CCWD has a water supply contract, recently renewed to 2045, with the U.S. Bureau of Reclamation, for water from the Central Valley Project that provides up to 195,000 acre feet per year. According to the Concord General Plan EIR, as supplemented through 2012, CCWD does not envision any constraints to providing water to infill developments in Concord between now and 2030. CCWD has considered the growth allowed by the Concord General Plan, including the Concord Reuse Project, in its Urban Water Management Plan.

Wastewater. The Central Contra Costa Sanitary District (CCCSD) is the wastewater treatment provider for the City as well as nine other municipalities in Contra Costa County. The CCCSD wastewater treatment plant, located northeast of the Interstate 680/SR 4 interchange in unincorporated Martinez, currently treats approximately 45 million gallons per day (mgd) of wastewater. The 2012 General Plan Supplemental EIR indicates plant capacity is 55 MGD, with 240 MGD of wet weather flow. The SEIR indicates no anticipated capacity constraints at the treatment plant, provided that growth occurs in the locations identified in the General Plan. As such, wastewater discharge and treatment capacity is expected to be sufficient for the housing planning period ending in 2023.

Electricity and Gas. Pacific Gas & Electric (PG&E) currently provides gas and electric services to Concord homes and businesses and is regulated by the California Public Utilities Commission (CPUC). PG&E obtains its energy supplies from power plants and natural gas fields in northern

California and delivered through high voltage transmission lines. Electrical power is provided to the City of Concord from various distribution feeders located throughout the City.

The availability of electricity and gas services is not expected to become an issue during the housing planning period since almost all land inventory sites are located within urban infill areas close to existing development. If increased capacity is needed, PG&E can increase demand from regional power plants and natural gas fields or construct new electrical substations in Concord as necessary.

Utility Equipment On Site. Among the sites in the land inventory, two are partially located below high voltage power lines. Another two sites have PG&E pipes on the ground. All four sites are located in the southeastern part of the City. Neither the high voltage lines nor PG&E pipes presents safety hazards for residential uses, and the land area beneath the lines and over the pipes has been deducted from the calculation of developable area. These sites may be less attractive for developers due to the on-site constraints. They have not been included in the list of sites where zoned density exceeds 30 units per acre.

Roads

Almost all the potential housing sites are infill sites located in existing built-out areas of the City. Only a small fraction of sites are inaccessible or land-locked. In such cases, developers must obtain access to a public street by obtaining easements. Alternatively, land owners could consolidate sites to gain access to roads so this does not present an obstacle to housing development.

5. RESOURCES AND CONSTRAINTS

The availability of federal, State, and local financing resources, as well as financing from private lenders and non-profit organizations, is essential to the construction and rehabilitation of housing. The success of housing projects is also affected by governmental constraints (such as land use controls and development fees) and non-governmental constraints (such as the housing market and environmental constraints). These factors will be discussed in this chapter.

Financing and Subsidy Sources

Federal, State and local agencies provide a wide variety of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Concord. Some of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there are a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a considerable amount of competition for program funds that are available, and each development often needs to draw upon multiple resources to be financially feasible.

Federal Resources

The federal government offers a wide variety of housing resources. The mortgage interest deduction and the real estate tax deduction are two of the most common resources for homeowners and are provided through the income tax code. The deductions promote homeownership and reduce tax liabilities for home-owning taxpayers and apply to a large number of households nationwide.

In addition to tax deductions, the federal government provides housing assistance to California jurisdictions through a number of programs. Like State programs, federal programs often change in terms of program details, application procedures, and the amount of subsidy dollars available. For detailed descriptions, current subsidy levels, and up-to-date application procedures, refer to program literature available online from HUD at http://www.hud.gov.

Some of the largest programs, based on current funding levels, include:

Community Development Block Grant Program (CDBG). Through the Community Development Block Grant (CDBG), the Federal Department of Housing and Urban Development (HUD) funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. Cities with populations of over 50,000 receive CDBG funds directly from HUD while smaller cities apply to the County or State for a portion of the funding that is allocated and administered by those entities. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds can be

used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; activities relating to energy conservation and renewable energy resources; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide pre-development funding to initiate housing development.

The City's Community Grants Division of the Parks and Recreation Department administers the CDBG program for the City of Concord. CDBG funds in Concord have been used to support multifamily housing acquisition and both multifamily and single-family rehabilitation activities (including grants and low-interest loans), as well as lead-based paint abatement activities. CDBG funds also fund programs and services for homeless individuals and families, people at risk of homelessness, and other special needs groups, in collaboration with the other entitlement communities of Antioch, Pittsburg, Richmond, Walnut Creek, and the County. Program and service priorities are established and implemented through the five-year strategic plan of the Contra Costa Consolidated Plan. In fiscal year 2013-2014, Concord budgeted $229,351 of its allocated CDBG funds on housing.

Emergency Shelter Grant (ESG) Program. HUD's Emergency Shelter Grants (ESG) program provides funds for emergency shelters and transitional housing. The ESG Program strives to help homeless individuals and families, including victims of domestic violence, youth, people with mental illness, families with children, and veterans. Grantees use ESG funds to rehabilitate and operate these facilities, provide essential social services, and prevent homelessness. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. The Contra Costa County Department of Conservation and Development, Housing Division, receives ESG funds from HUD and makes them available to eligible recipients serving all areas of the County. Agencies and organizations which actually run the homeless assistance projects, apply for ESG funds to the County. Grantees must match ESG grant funds dollar for dollar with their own locally generated amounts.

Although the City does not apply for ESG funding, non-profit agencies that operate in the City regularly apply for and receive funding from the ESG program. In the 2012-13 fiscal year, for example, Echo Fair Housing received $14,000 to provide counseling on housing discrimination issues, Contra Costa Health Services received $12,150 to provide interim housing for adults, and Shelter Inc. received $12,000 to provide homeless prevention services.

HOME Investment Partnership Act. HOME is the largest federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Also a HUD program, HOME funds must be spent only on housing and are intended to provide incentives for the acquisition, construction and rehabilitation of affordable rental and owner-occupied residential units. HOME requires local governments to provide matching funds,

though the matching ratio depends on the use of the funds. The HOME program is administered in Contra Costa County through the County Department of Conservation and Development (DCD), which selects projects throughout the County to receive funding (excluding Richmond, which manages its own HOME funding).
The County uses HOME funds towards the following:

- Acquire, rehabilitate, and construct new multifamily rental housing.
- Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.
- Assist Community Housing Development Organizations (CHDO). CHDO's are funded by the HOME Program, which is obligated to reserve 15 percent of its annual funding to support housing construction, acquisition, or rehabilitation projects by certified CHDO's. According to the County and HUD, there are no certified CHDO's in Concord at the present.[10]

Housing for Persons with AIDS (HOPWA). The HOPWA program provides funds for the acquisition, conversion, lease and repair of facilities to provide housing and services for lower-income persons living with HIV/AIDS and their families. Funds are provided on an annual basis to the City of Oakland for the Alameda/Contra Costa eligible metropolitan area. Contra Costa County receives approximately $450,000 each year.[11] The HOPWA funds are primarily used for the development of permanent housing. Some funds are used for support services, which help people with HIV/AIDS obtain or maintain housing.

Low-Income Housing Tax Credits (LIHTC). The LIHTC program is a large federal and State housing subsidy program that provides substantial financing for the development of affordable housing. It provides tax credits to the private sector for the construction or acquisition and rehabilitation of affordable rental housing. These tax credits are crucial to the success of affordable housing developers, who sell credits directly to corporations and private investors or receive the equity from one of a number of investment entities now making tax credits available.

To be eligible for a tax credit, 20 percent of the units in a housing development must rent to very-low-income households earning less than 50 percent of area median incomes, or 40 percent of the units must rent for incomes under 60 percent of the median. California law also requires that developments retain these levels of affordability for at least 55 years. Several affordable apartment projects in Concord have been funded in part by LIHTC proceeds, including Lakeside Apartments (in 2004), La Vista Apartments (2007), and Windsor Apartments (2007).

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10 A list of certified Community Housing Development Organizations (CHDO) is available at: http://www.hcd.ca.gov/fa/home/CHDO_List.html

11 Kara Douglas, Affordable Housing Program Manager, Contra Costa County in March 2014.

Mortgage Credit Certificates. The Mortgage Credit Certificate Program (MCC), administered by the Contra Costa County Department of Conservation and Development, provides financial assistance to "First time homebuyers" for the purchase of new or existing single-family homes though a federal income tax credit. Under the MCC program, the maximum tax credit available is equal to 20 percent of the annual interest paid on the borrower's mortgage. This enables first-time buyers to qualify for a larger mortgage than otherwise possible, and can thus bring homeownership within reach of some lower-income households.

MCCs are available only to first-time homebuyers and have a number of application requirements, and are therefore available to a limited number of households. Authority for the issuance of MCCs must be obtained from the California Debt Limit Allocation Committee (CDLAC) and use of MCCs involves converting some mortgage revenue bond funding authority.

Mortgage Revenue Bond Program. The County has a Mortgage Revenue Bond (MRB) program to help support the development of affordable housing. Under the MRB program, the County issues tax-exempt bonds for affordable housing projects which meet program requirements. In particular, the Multifamily Residential Rental Housing Revenue Bond Program assists developers of multifamily 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, or rehabilitation of multifamily housing developments.

Loans under the multifamily bond program will generally be amortized for 30 years and will be due at the expiration of the credit enhancement. In recent years, the County has issued bonds as small as $425,000 for a ten unit development and up to $125 million for a larger project.

Section 8 Assistance. HUD's Section 8 housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD. Section 8 assistance in Concord is administered by the Contra Costa County Housing Authority. As of March 2014, there were 965 families receiving Section 8 assistance in Concord.[12]

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12 Bruce Smargiasso, Director of Housing Assistance Programs from the County Housing Authority, March 2014. .

State Resources

State agencies play an important role in providing housing assistance by allocating federal housing funds and making loans available to affordable housing developments. The three principal agencies involved are the State Treasurer's Office, the California Housing Finance Agency (CHFA), and HCD.

Programs for housing assistance change frequently and detailed descriptions of programs, application procedures and amounts of subsidy available are provided by the concerned agencies. The major sources of State housing assistance include:

The California Debt Limit Allocation Committee (CDLAC). CDLAC, an agency within the Treasurer's Office, is responsible for overseeing private bond issuances.

The California Tax Credit Allocation Committee (CTCAC). CTCAC, also an agency within the Treasurer's Office, is responsible for allocating federal and State tax credits that are crucial to the construction and rehabilitation of affordable housing developments. See the discussion of Low-Income Housing Tax Credits above for additional information.

California Housing Finance Agency (CalHFA). CalHFA offers a variety of programs to fund new construction and resale of single-family housing for first-time homebuyers. CalHFA's 30-year Fixed Mortgage Program loan offers up to 95% financing with a 30-year term and a low, fixed interest rate. CalHFA also provides government insured and guaranteed loans and down-payment assistance loan programs, including the Affordable Housing Partnership Program (AHPP) whereby a deferred payment subordinate loan from a locality is utilized by a first-time homebuyer to assist with down payment or closing costs.

Department of California Housing and Community Development (HCD). HCD administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters, transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers. With rare exceptions, these loans and grants are not made to individuals, but to local public agencies, nonprofit and for-profit housing developers, and service providers. In many cases these agencies then provide funds to individual end users. The HCD Financial Assistance website (http://www.hcd.ca.gov/fa/) provides current information on the various grants and funding programs available.

City of Concord

Mobile-home Rent Stabilization. The City has a Mobile Home Rent Stabilization Ordinance in its Municipal Code (Chapter 58) to regulate mobile home rent increases. The ordinance controls the frequency of rent increases and ties any adjustments to the consumer price index. This policy covers all 11 mobile home parks in the City, which together offer approximately 1,800 mobile home spaces.

City of Concord Redevelopment Agency. In 2011, the California State legislature mandated the dissolution of all redevelopment agencies (RDAs) throughout the State. Prior to 2011, RDAs in California jurisdictions, including Concord, generated significant revenue for affordable housing through affordable housing set-aside funds. RDAs also had the ability to acquire and assemble land for redevelopment purposes, including the construction of new housing, and were able to provide low-or no-cost land subsidies for affordable housing and other forms of assistance to aid in the preservation and upgrading of the redevelopment project area. Similar to many jurisdictions throughout the State, Concord will seek to identify new funding sources and develop new strategies to facilitate affordable housing production following the loss of the City's RDA.

Financing and Subsidy Sources

The following table shows the amount of funds that are available under each program which have not been legally obligated for other purposes and therefore could be used to preserve at-risk, assisted housing units. However, use of these funds to preserve at-risk units must be balanced with use of these funds to for other housing programs, such as construction of new affordable units.

Table 44: Financing Resources Expected, July 1, 2014 to June 30, 2022

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
Housing Fund (a)	$110,000	$110,000	$100,000	$100,000	$90,000	$90,000	$80,000	$80,000	**$760,000**
In-Lieu Funds (b)	$100,000	$100,000	$95,000	$95,000	$90,000	$90,000	$90,000	$90,000	**$750,000**
HOME Funds (c)	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
CDBG (d)	$312,720	$290,000	$275,000	$275,000	$275,000	$275,000	$275,000	$275,000	**$2,252,720**
Total	**$522,720**	**$500,000**	**$470,000**	**$470,000**	**$455,000**	**$455,000**	**$445,000**	**$445,000**	**$3,762,720**

Notes:
(a) Housing Fund is regenerated based on re-payments from prior loan activity, which vary year to year, dependent on sale of properties. Fund will diminish, unless a Statewide or local funding mechanism is established.
(b) In-lieu funds, based on City's Inclusionary Housing Ordinance. Current fee is $5,043 per market rate unit. Spending for 2014-2022 reflects half of current fund balance.
(c) The federal HOME funds are administered through the Contra Costa Consortium and the funds are not annually allocated to the City, but are allocated to projects as they come forward. For example, the Lakeside Apartments project received $2.8 million in HOME funds.
(d) CDBG funds shown are for housing-related activities only, which are currently used for the Housing Rehabilitation Loan and Grant Program.
Source: City of Concord, 2014; BAE, 2014.

Opportunities for Energy Conservation

~~[NOTE TO REVIEWERS – THIS SECTION WAS IN CHAPTER 2 OF THE 2007-2014 HOUSING ELEMENT AND HAS BEEN MOVED TO THIS CHAPTER FOR THIS HOUSING ELEMENT UPDATE]~~

Under State law, the Housing Element must include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583 (a)(7)). Curbing energy

use in residential construction helps to meet environmental goals through a reduction in greenhouse gas (GHG) emissions and can help to make housing more affordable by lowering utility costs. GHG emissions consist of a number of gasses, including carbon dioxide, nitrous oxide, and methane, that are produced as by-products in the combustion of fossil fuels in power stations as well as cars. GHGs are widely considered to be harmful to the environment, and, in large quantities, may also be detrimental to human health.

In 2006, the Governor of California signed into law the California Climate Solutions Act, which requires the reduction of statewide GHG emissions to 1990 levels by the year 2020. In September 2008, California passed SB 375, the nation's first law to control greenhouse gas emissions by better coordinating land use and transportation planning and providing incentives for local governments and developers to focus new development in infill areas near transit, as discussed in Chapter 1. In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn reduces housing costs. Depending on the age and condition of the home and the number and type of appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As a result, the incorporation of energy saving features, energy saving materials, and efficient systems in new and existing homes can have a significant impact on housing affordability.

This section of the Housing Element will provide information on public and private efforts to reduce residential energy use.

Market Factors to Facilitate Energy Conservation

Concurrent with governmental efforts to reduce energy consumption in new and existing structures, the development industry is becoming increasingly aware of opportunities for energy conservation in both residential and commercial development. Many new developments are being planned with energy-efficient features, such as solar panels, insulation, energy-efficient appliances, and building orientations that provide passive solar energy benefits. Many of these strategies can be utilized to increase energy efficiency in existing homes in addition to new developments. Developers are also responding to increased market demand for mixed-use land use patterns that allow residents to walk, bicycle, or use transit to access places of work, shopping, or other services, thereby reducing car trips and the associated GHG emissions.

Public Utility Programs

Gas and Electricity. Pacific Gas and Electric (PG&E) is the gas and electricity provider for much of Northern California, including Concord. PG&E offers a range of programs designed to assist residential consumers with energy conservation.

- The Residential Rebates Program offers rebates on a first-come first-serve basis to residential customers that purchase and install specified energy-efficient appliances, including clothes washers, water heaters, refrigerators, and pool filtration pumps.
- The Energy Efficiency Rebates for Multifamily Properties (EERMP) Program offers multifamily property owners and managers of existing residential dwellings, that contain two or more

units, rebates for appliances and general improvements. The program encourages the installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks and condominium complexes.

- The SmartAC program is a program that uses a device supplied by PG&E to switch air conditioning systems to a lower-capacity setting during energy supply emergencies to help avoid power interruptions.
- The Winter Gas Savings Program provides residential and commercial gas customers with a gas bill rebate if they reduce their gas consumption as compared to their average consumption over the same monthly period during the past three years. The maximum rebate is 20 percent, which is earned by achieving a 10 percent or more reduction in natural gas usage. Customers who conserve less than 10 percent will receive a rebate equal to their gas consumption reduction.

In addition to offering these programs, PG&E participates in statewide programs to reduce energy consumption in California.

- Energy Upgrade California is a statewide program that offers up to $4,500 in incentives to homeowners who complete select energy-saving home improvements. The program is designed to address energy efficiency in the home as a whole rather than through small individual improvements.
- The California Solar Initiative (CSI) is a State program that offers rebates on fixed and tracking photovoltaic systems to PG&E customers and customers of other investor-owned utilities in California. However, the funds for PG&E customers that were offered through this program have been depleted, and it is not yet known whether additional funds will become available in the future.

Water. The Contra Costa Water District (CCWD), the water supply utility for Concord, offers programs to incentivize water conservation in the District:

- Rebates to customers who replace their front lawn with water-efficient landscaping, equal to one dollar per square foot, up to a total of $1,000.
- Free home water use surveys by CCWD staff to help consumers identify opportunities for water conservation in their homes.
- Rebates for high-efficiency appliances and fixtures, including clothes washers, toilets, and smart sprinkler timers.

City Programs and Strategies

Concord has instituted a number of plans, policies, and programs to aid in the reduction of GHG emissions. Policies in the 2030 General Plan aim to curb GHG emissions and reduce sprawl, in part by supporting land use decisions that reduce reliance on cars and promote compact development. In addition to implementing Plan policies, the City coordinates with regional agencies to ensure its transportation plans, programs, and projects conform to the most recent air quality and GHG reduction requirements. The City's Downtown Specific Plan, ~~scheduled for adoption~~adopted in June 2014, supports State and regional GHG reduction goals by planning to accommodate a significant share of future growth in Concord on infill sites near transit. Furthermore, the citywide Climate

Action Plan adopted in July 2013 provides a number of strategies for Concord to help the State meet its greenhouse gas reduction targets through land use and transportation strategies, energy and water conservation, and green construction practices.

With respect to energy efficiency in housing, energy conservation is addressed when new development is proposed, when old buildings are rehabilitated, and through continuous public education.

New Construction. City building codes and recycling requirements support energy efficient systems and the use of energy conserving materials. Concord's Building Division enforces Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings) through its permit process. These regulations were established in 1978 and most recently updated in 2013 (with changes going into effect July 1, 2014). All new construction must comply with the standards in effect on the date a building permit application is made.

Aside from the building permit process, energy conservation is also addressed through the environmental review process. Environmental review documents for new development projects identify energy impacts, and require mitigation measures when necessary.

The City's 2030 General Plan also contains a number of energy saving policies that affect new construction. These policies include, but are not limited to, the following:

- Support higher density and mixed use development in Downtown and near transit centers and corridors.
- Promote transit-oriented development and activities that take advantage of nearby transit services, such as BART, bus services, and the Buchanan Field Airport.
- Upgrade the quality of new and existing multifamily housing by requiring high-quality design.
- Encourage provisions for compatible live/work arrangements and telecommuting in residential areas.
- Encourage sustainable building practices for new development and the remodeling of existing homes.
- Promote pedestrian-oriented urban design.

In addition, the 2030 General Plan contains numerous transportation and land use-related policies that reduce energy use and greenhouse gas emissions. The Downtown Specific Plan further supports these goals by planning to accommodate a significant share of future growth in Concord in infill sites near BART. The City encourages new development to incorporate active and passive power and adopt housing designs that conserve energy.

Rehabilitation. Concord works to facilitate the rehabilitation of existing housing to incorporate energy-efficient features. Older homes often use significantly more energy than homes built more recently, due largely to changes in building codes within recent decades that require more energy-efficient features in new construction. Many older homes are also in need of repair or rehabilitation,

which can present an opportunity to incorporate energy efficiency upgrades. The City offers a Single Family Housing Rehabilitation Loan and Grant Program to assist lower income households in rehabilitating their properties and a Multifamily Housing Rehabilitation Loan Program. For seniors age 60 and over or disabled persons, the City offers a Weatherization Program that can help defray the costs of weatherization repair such as adding insulation for attic and walls and obtaining more energy-efficient windows. Through low interest loans or grants, these programs help to rehabilitate older properties and bring them into compliance with current Building Code requirements.

Public Outreach. The City of Concord promotes energy conservation through contact with residents, including public outreach through the City newsletter, its website, and personal contact during permit applications and City events. Efforts at public outreach include advising residents and developers on adopting energy efficient designs and features, choosing appliances that save energy, installing solar panels, recycling batteries and other e-wastes, and the use of fluorescent light bulbs. In recognition of the City's efforts to promote energy conservation, Concord was named one of 'America's 50 Greenest Cities' by the Popular Science Magazine in 2008.

The City has initiated a number of green initiatives in the last few years, including convening a 'Green Ribbon Task Force' to develop recommendations to improve the environment by decreasing the City's production of greenhouse gasses, lowering the City's energy usage, and reducing the City's overall environmental footprint. The City has implemented many of the Task Force suggestions, including replacing a gas-powered City vehicle with an all-electric utility vehicle, giving away energy-efficient LED holiday light strings to residents who trade in strings of traditional lights, and exchanging gas-powered golf carts at the City's Diablo Creek Golf Course for electric carts.

Government Constraints on Housing Production

Adoption of land use and building standards is essential to protect the general welfare of the community and the health and safety of residents. However, regulations, fees, and procedures can also become a barrier to housing production and can discourage private investment in the housing market. Because the cost of regulation may be passed on to consumers in the form of higher prices and rents, such requirements may also make housing less affordable. Accordingly, the Government Code requires the Housing Elements to include an evaluation of government constraints on housing production. Potential constraints include local plans and policies, the zoning ordinance, subdivision regulations, building codes and standards, permitting and processing procedures, and local fees. Because these constraints affect some times of housing more than others, this chapter also examines standards for specific housing types, such as emergency shelter and mobile homes.

County Policies and Programs

County policies and programs include voter-approved Measures J and L. These are discussed below.

Contra Costa County Measure J – 2004. Contra Costa County voters initially approved a half-cent transportation sales tax in 1988 (Measure C). In 2004, voters approved Measure J, which extended

the sales tax for 25 more years. Measure J also included revisions to the County's Growth Management Program to encourage the provision of affordable housing. Communities are required to periodically document their progress toward achieving their housing objectives, including affordable housing production and conservation. Measure J also includes a requirement that future Urban Limit Lines (ULLs) be established by mutual agreement by both the County and cities. It also includes a "Transportation for Livable Communities" component, to encourage more transit-oriented, pedestrian- and bicycle-friendly communities, and more affordable housing. Since one of the purposes of the Measure is to increase the availability of affordable housing, Measure J is not considered a constraint.

Contra Costa County Measure L – 2006. This initiative, approved by county voters in 2006, extends the term of the County's ULL to the year 2026 and requires voter approval to expand the line by more than 30 acres. In November 2007, the City of Concord adopted the County's ULL by resolution. The resolution includes a provision that allows the City to review the ULL every five years to determine if there is a need for a voter initiative to modify it. Adoption of the County's ULL will have a positive fiscal impact on the City as it ensures receipt of "Measure J" Return to Source monies of approximately $1.5 million per year to Concord. Measure L is not considered a constraint to housing since the City can review and change the ULL by voter initiative. A Measure L amendment is not needed to support development of the Concord Reuse Project, since the portion of the former military base planned for urban uses is within the existing ULL.

Concord 2030 General Plan Policies

The City of Concord adopted a new General Plan in 2007. The Plan was amended in January 2012 to incorporate the Concord Reuse Project, including new land use designations for over 5,000 acres. The amendment substantially increased the buildout capacity of the City, adding 12,200 potential new housing units on the former Naval Weapons Station site. A subsequent amendment to the General Plan was approved in July 2012. That included numerous small changes to the City's General Plan Map, along with policy amendments to ensure internal consistency with the new Development Code.

One of the major goals of the 2030 General Plan is to promote housing by increasing allowable densities and promoting mixed uses. The various land use categories in the 2030 General Plan provide for residential growth at different density levels and will not constrain housing development. Likewise, land use policies contained in the General Plan are supportive of housing development by encouraging infill residential development and mixed uses in Downtown. The General Plan established density ranges of up to 100 units per acre for three land use categories—Downtown Mixed Use, Downtown Pedestrian, and High Density Residential. It also called for minimum densities of 33 units per acre in these areas, ensuring that land near transit is efficiently used and developed with multi-family housing rather than single family homes.

Some of the Conservation and Open Space related policies understandably may limit the extent in which housing can be developed, but these policies are required to protect community resources and to ensure living standards do not deteriorate for current and future generations. No policy was

found to impact the ability of the City to meet housing goals and objectives for this Housing Element, particularly housing for lower-income groups.

Other Local Plans

Concord Reuse Project (CRP) Area Plan

The decision to close the Concord Naval Weapons Station (CNWS) in 2005 created an unprecedented opportunity for the City of Concord. Reuse planning for the 5,000-acre "inland area" portion of the site was initiated in 2006, following 65 years of military use. Several alternative concept plans were evaluated and a preferred alternative was ultimately selected and evaluated through an Environmental Impact Report (EIS). In 2010, the City Council adopted a conceptual Reuse Plan for the site. A subsequent process was initiated to amend the Concord General Plan to incorporate the site, and to create an Area Plan with land use and development standards. This process concluded in January 2012. A Climate Action Plan for the CRP Area was included in the Area Plan.

The CRP includes land use designations which strongly support housing production at a variety of price points and densities. The Plan explicitly encourages affordable housing, including multi-family housing, transitional and supportive housing, second units, and housing for persons with special needs. It is envisioned that one-quarter of the 12,200 units to be accommodated on the site will be affordable to lower income households. The Area Plan includes implementation strategies for infrastructure financing, mitigation of environmental constraints and hazards, transportation, and sustainable development.

Thus, over the long term, this Plan creates an opportunity, rather than a constraint, for meeting Concord's future housing needs. However, it should be noted that this opportunity will likely not coincide with this 2014-2022 Housing Element update, due to extensive additional steps needed prior to actual housing production. For example, the site's environmental remediation will take several years, given the slow pace of federal appropriations to fund remediation at Base Closure and Realignment Commission (BRAC) sites. In addition, redevelopment of developable portions of the CNWS site will require significant upfront investment in new backbone infrastructure, including new roads, transit, utilities, and stormwater treatments. The funding and construction of this infrastructure will be conducted in partnership with a master developer, a process which was initiated with the recent release of a master developer Request for Proposals. Selection is expected in early 2015, with an additional unknown period to negotiate agreements.

Downtown Concord Specific Plan

The Downtown Concord Specific Plan (Downtown Plan) is a community planning effort intended to guide the long-term improvement of Downtown Concord. Preliminary work began in 2013 and the Plan ~~is scheduled for adoption~~was adopted in June 2014. A special focus of the Downtown Plan is to determine funding sources and strategies for future improvements, given the loss of Concord's Redevelopment Agency. Policy guidance is being provided by a steering committee, a Technical

Advisory Committee, and the community at large. The Plan will be used as a tool to obtain additional funding for many of the implementation strategies.

Much of the Downtown Plan area is within a 15-minute walk of the BART station. Thus, the Plan explores ways to leverage proximity to BART to encourage walkable, higher density development. The existing land uses in the area include a mix of walkable urban districts, suburban shopping and residential areas, and underutilized gaps (parking lots, etc.) with the potential for new infill development. A strong emphasis is being placed on attracting higher density housing to the area, including affordable units. By locating such housing near transit, personal transportation costs can be lowered, further increasing housing affordability.

The Downtown Plan will positively increase housing production by establishing strategies to encourage infill construction and to further diversify Concord's housing choices. No zoning changes are proposed, but future public investment called for by the Plan can become a catalyst for additional downtown growth.

Concord Climate Action Plan

The City adopted a Climate Action Plan in July 2013. The Plan explores ways in which Concord can help the State of California meet its greenhouse gas reduction targets through land use and transportation strategies, energy and water conservation, and greener construction. The CAP combines previously adopted plans to reduce GHG emissions at the former Naval Weapons Station with new strategies applicable to the previously-developed portions of the City. These include strategies that make it easier for children to walk to school, reduce reliance on automobiles, and reduce home energy costs. The CAP supports affordable housing goals by reducing the amount of household income expended on transportation and heating/cooling, thereby providing more disposable income for housing. It proposes no actions that will increase the cost of housing or require more expensive construction methods.

Zoning Ordinance Requirements

The process of updating the Concord Development Code (e.g., the zoning ordinance) began in 2002. The ordinance had not been comprehensively updated since 1953 and had become as an obstacle to housing development in that it did not respond to current market trends, was difficult to use, and had been amended in piecemeal fashion for 50 years. Most new development in the city was occurring through the creation of Planned Development (PD) districts because the zoning standards were not responsive to contemporary housing products and the context of infill sites. This added cost and time to the permitting process.

In July 2012, the City adopted a new Development Code, the culmination of a 10-year update process to modernize the code and ensure that it supported local goals, including affordable housing production, higher densities, and mixed use development. The updated Code reorganized the City's zoning districts to match General Plan categories. It replaced long "lists" of permitted and conditionally permitted uses with a Use table "matrix" indicating permitting requirements for various uses. It consolidated development standards in a single part of the code, and it established a new

section with standards for specific uses. The Code also includes standards for small lot subdivisions, a dedicated section for affordable housing provisions, and an updated definitions section that is consistent with state law.

Under the updated Development Code, multi-family housing is allowed in the Medium and High Density Residential Districts, and in three mixed use districts. The mixed use districts are Commercial Mixed Use (CMX), Downtown Pedestrian (DP), and Downtown Mixed Use (DMX). The zoning revisions also established a new Industrial Mixed Use (IMX) district where live-work uses are encouraged. The ordinance also includes provisions for limited multi-family uses in Neighborhood Commercial areas and in the North Todos Santos zone.

Since adoption of the Code in 2012, the City has completed two rounds of "clean-up" amendments. These amendments responded to unintended or erroneous provisions of the Code that were discovered during the first year of its application. A number of the revisions affect housing, including provisions to allow rear yard additions to encroach into the required setback, limits on new single family homes in the RM zone, provisions to allow reduced lot dimensions with a use permit in the CMX zone, and clarification of residential parking requirements. These revisions have helped remove constraints, both by adding clarity to the code and facilitating housing development.

Residential Zoning Districts. Zoning standards in Concord support the creation of housing of different densities, ranging from high density developments (33-100 units per acre) in the central portions of the City near Downtown; to medium density developments (11-32 units per acre) along major arterial roads; to low density developments (2.5-10 units per acre) in neighborhood areas; to very-low density developments (below 1 unit per acre) in the rural residential areas. These densities are consistent with the General Plan.

The single family "RS" and "RR" districts each include a suffix indicating the minimum lot size applicable. The Rural Residential zones include RR-15, RR-20, and RR-40, corresponding to minimum lot sizes of 15,000, 20,000 and 40,000. The Residential Single Family zones include RS-6, RS-7, RS-7.5, RS-8, RS-8, RS-9, RS-10, and RS-12, with minimum lot sizes ranging from 6,000 to 12,000 square feet. There is also an RL zone which permits single family lots as small as 1,920 square feet, but with densities not exceeding 10 units per acre. It is intended for small lot subdivisions with common open space areas and will be used in lieu of "PD" (Planned Development) districts for future small lot projects.

The multi-family "RM" and "RH" Districts are each subject to minimum densities as well as maximums. New development in RM must be at least 11 units/acre and new development in RH must be at least 33 units/acre. Development standards in RM have been structured to allow townhouse and attached housing products as well as garden apartments and similar medium density products. Lots as small as 1,440 square feet are permitted, and lot widths as narrow as 18 feet are allowed. The RM zone also allows 80 percent lot coverage and 40 foot building heights. Standards in the RH zone anticipate multi-story apartment and condominium development, with a

5,000 square foot minimum lot size established. In the RH, a 75 percent lot coverage allowance applies, along with a 6 story or 60 foot height limit. Additional height is allowed with a use permit.

A review of recent developments including affordable housing units show that they have been developed under a variety of zoning designations and at various densities. As such, existing and proposed land use controls in the Development Code do not represent a constraint to housing development.

Mixed Use and Commercial Districts. The new Development Code replaced Concord's former nomenclature of "commercial" districts with a series of mixed use districts that encourage residential uses as well as commercial uses. The three primary mixed use districts are Commercial Mixed Use (CMX), Downtown Pedestrian (DP), and Downtown Mixed Use (DMX), consistent with the General Plan. There is also an Industrial Mixed Use (IMX) district where live-work development is permitted, and a Neighborhood Commercial (NC) district where medium-density multi-family uses are permitted with a use permit, subject to standards described below.

Development standards for the DP and DMX zones strongly support housing development. DP has a minimum floor area ratio (FAR) requirement of 0.75, while DMX has a minimum FAR requirement of 1.0. DP has a maximum FAR of 4.0, while DMX has a maximum FAR of 6.0. Both zones have a minimum height requirement of 30 feet. DP has a maximum height of 70 feet while DMX allows up to 200 feet. Setback requirements are minimal and there are no daylight plane requirements unless the project abuts a lower density residential zone (which is not the case for any DP parcels, nor most DMX parcels). Open space requirements are 200 square feet per unit in DP and 175 square feet in DMX (see later discussion about how open space requirements are applied).

Use permit requirements apply for projects that are 100% residential and for mixed use projects. As is noted later in this chapter, this is not considered an affordable housing constraint because the requirement is waived for projects in which at least 40 percent of the units are affordable to low and very low income households (see later discussion under Affordable Housing Incentives).

Development standards in the CMX zone also support housing development, although density limits, floor area ratio requirements, and setback requirements for parcels abutting residential zones may make it more challenging to develop affordable housing. The maximum floor area ratio is 1.0 and the height limit is 30 feet. These standards tend to accommodate garden apartments, or three story construction with surface parking, rather than four story buildings with podium parking. In fact, most construction in the CMX zone has been closer to 20-25 units per acre rather than 40 units per acre. This is not considered an affordable housing constraint, because the City has adopted a higher FAR and height limit for projects in which at least 40 percent of the units are affordable to low and very low income households.

Section 122-311 of the Development Code establishes transitional requirements for buildings adjacent to residential zones. This includes a requirement that the parcel adhere to the setback requirements of the adjoining zone (along the adjoining property line). Thus, if a CMX parcel abuts

an RS-7 parcel at the rear property line, it is subject to a 20 foot rear setback requirement. if it abuts an RS-10 parcel it is subject to a 25 foot rear setback. Since most CMX parcels are located on corridors they often abut single family parcels along the rear property line and are subject to this requirement. This is not a constraint on deep parcels, but it could be a constraint on shallow parcels. The rear setback areas may be used for surface parking or required multi-family open space, which mitigates the constraint somewhat.

The Development Code allows residential uses on the upper floor of mixed use structures in the Neighborhood Commercial (NC) district. However, such development is limited to densities of 24 units per acre, and a maximum FAR of 0.35 applies. These standards make it difficult to build multi-family housing on these sites. The standards are generally oriented toward auto-oriented single story commercial buildings. However, a program to mitigate this constraint is not required, since the NC zone is not intended as a housing zone. Although housing is permitted, the City has ample capacity to accommodate multi-family demand in its mixed use zones. In mapping the NC and CMX zones, the City carefully distinguished parcels where housing was desired and feasible (e.g., CMX parcels) from those where commercial uses were preferred (e.g., NC parcels) in order to provide services within walking distance of residents, jobs, and economic and revenue opportunities for the city.

Affordable Housing Incentives. In its overhaul of the Development Code, the City consolidated provisions for affordable housing in a single section rather than having them dispersed throughout the Municipal Code as they were before. Article IV, Division 8 includes the City's Inclusionary Housing requirements and density bonus program. It also includes an Affordable Housing Incentive Program, which is intended to supplement and expand the State-mandated density bonus. Other sections of Division 8 establish provisions for affordable housing agreements, the duration of affordability, application requirements, and compliance monitoring.

Density Bonus Provisions. Concord's existing Density Bonus regulations are consistent with State law and grant the appropriate density bonuses in each of the following cases:

- **Lower Income Units.** A density bonus of 20 percent if 10 percent of the total units of a housing development are affordable to lower income households, as defined in Section 50079.5 of the Health and Safety Code. For each additional one percent increase above 10 percent units, the density bonus is increased by 1.5 percent up to a maximum density bonus of 35 percent of the maximum allowable residential density for the site.
- **Very Low Income Units.** A density bonus of 20 percent if five percent of the total units of a housing development are affordable to very low income households, as defined in Section 50105 of the Health and Safety Code. For each additional one percent increase above five percent in the proportion of units affordable to very low income households, the density bonus shall be increased by 2.5 percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.
- **Senior Citizen Housing Development**. A density bonus of 20 percent if 100 percent of the units are designated for senior citizens, as defined in Section 51.3 of the Civil Code.
- **Moderate Income Units in Condominium and Planned Developments**. A density bonus of five

percent if 10 percent of the total dwelling units in a condominium project, as defined in Subdivision (f) of, or in a Planned Development, as defined in Subdivision (k) of Section 1351 of the Civil Code, are affordable to persons and families of moderate income. For each additional one percent increase above the 10 percent units affordable to moderate income households, the density bonus shall be increased by one percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.

Consistent with State law, additional bonuses are granted to projects that include childcare facilities. The Code also provides for concessions and incentives to facilitate the achievement of the density bonus. The number of incentives varies based on the level of affordability, as defined by state law. Concessions could include reduced setbacks, increased height, reduced lot sizes, increased lot coverage, reduced street widths, expedited permitting, reduced fees, and similar provisions.

The Density Bonus provisions are not considered to be a constraint to housing development, but rather function as an incentive for the development of affordable housing.

Affordable Housing Incentive Program. The 2010 Housing Element included an action program to adopt an Affordable Housing Overlay District as part of the Development Code. In meeting with housing advocates, elected and appointed officials, and the community at large, it was determined that an Affordable Housing Incentive Program (AHIP) would be a more effective tool for producing affordable housing. Whereas the overlay zone would have mapped specific sites for affordable housing, the AHIP applies universally to all sites in zoning districts where high density housing is allowed. This provides significantly more flexibility for the non-profit development community, while also addressing public concerns about overconcentration of affordable housing on particular sites or in particular neighborhoods.

The AHIP is essentially a modified version of the state density bonus program, with two important additions: (a) the density bonuses are higher; and (b) rather than giving the city the discretion to identify which concessions are appropriate, the AHIP specifies different standards for height, setbacks, lot size, parking, and other provisions for projects which include 40 percent or more affordable units.

Provisions of the AHIP apply in the RM, RH, CO, NC, CMX, DMX, and DP zones. For rental projects, eligibility requires that 20 percent of the units are affordable to very low income households and another 20 percent are affordable to low or very low income households (40 percent total affordable units). For for-sale projects, at least 20 percent of the units must be affordable to low or very low income and another 20 percent must be affordable to households earning up to the area median income. A minimum parcel size of 10,000 square feet also is required.

Projects meeting the above criteria are eligible for density bonuses of 40-45 percent, FAR bonuses of 50 percent in the CMX zone (1.5 instead of 1.0), smaller minimum lot sizes, reduced lot widths and lengths, and higher lot coverage limits (in the RM and RH zones). Projects are also allowed to be 45 feet in height (instead of 40') in RM, 75 feet (instead of 60') in RH, 85 feet (instead of 70') in DP,

and 45 feet (instead of 30') in CMX. The CMX bonus is particularly important, as it supports four story construction, and is coupled with a 50 percent FAR bonus as described above. Even higher bonuses are provided for projects within one-half mile of a BART station. The AHIP also includes parking standards that are more lenient than those available through the State density bonus program, with additional reductions provided for ~~project~~projects near BART.

One of the most important incentives available through the AHIP program is the waiver of the use permit requirement. Projects that would otherwise require a use permit in the CMX, DMX, and DP zone can be approved with a zoning clearance only (e.g., ministerially) if they are AHIP eligible. Since most of Concord's housing opportunity sites are located in the CMX and DMX zones, this is likely to produce a substantial number of new affordable units during the planning period.

Planned District. Prior to 2012, the Planned District (PD) provisions in the Zoning Ordinance allowed development that did not meet predefined development standards. However, creating a PD was an expensive and time-consuming process, and record-keeping for PD development standards was poor. With the adoption of the 2012 Code, the City prohibited the creation of new PDs. Existing PDs have been retained. Where written records of development standards exist, they remain in effect. Where they do not exist, the zoning regulations applicable in the most comparable ("best fit") residential district apply.

Developers can still seek approval for development plans that vary from adopted standards without changing the zoning. The new Code includes provisions for Planned Unit Developments (PUDs) which include relaxed setbacks and lot size requirements. This enables projects to respond to General Plan goals and policies related to environmental protection, tree preservation, and avoidance of steep slopes. The PUD provisions allow considerable latitude to reduce developer costs and help encourage infill development.

Parking Standards. The City's residential parking requirements vary by housing type and parking needs. The City has held a number of study sessions on parking, and has addressed parking standards in the context of the Development Code, the Downtown Plan, the CRP Area Plan, the Climate Action Plan, and numerous transportation plans.

Under the 2012 Development Code, single family units are expected to have two spaces per dwelling. For existing homes, at least one of these spaces must be covered. For additions to existing homes which result in 5-6 bedroom homes, three spaces are required, two of which must be covered. If there are more than six bedrooms, four spaces are required. For brand new homes with four bedrooms or fewer, two covered spaces are required, and tandem spaces are allowed. An additional space is required for 5-6 bedrooms, and for 7+ bedrooms.

Requirements for multi-family housing are presented in **Error! Reference source not found.** ~~below.~~Table 45 below. The Code requires 1 space for a studio, 1.5 spaces for a one-bedroom apartment, and 2 spaces for a 2-3 bedroom apartment. One guest space is required for every three

units. Projects eligible for the Affordable Housing Incentive Program may provide fewer spaces. If these projects are near a BART station, the number of required spaces is even less.

Table 45: Parking Requirements for Multi-Family Development

Bedroom Count	Base Parking Standards	Qualifying Affordable Housing Developments	Affordable Housing within 0.5 mi. of BART
Studio	1	0.67	0.5
1 bedroom	1.5	1	0.75
2 bedroom	2	1.5	1
3+ bedroom	2.5, plus 0.5 for each bedroom above 3	1.75, plus 0.25 for each bedroom above 3	1.25, plus 0.25 for each bedroom above 3
Guest spaces	1 space per 3 units	None required	None required

Source: Concord Development Code, 2013.

Residential lots that contain second units are required to have one space for the second unit, in addition to the required parking for the primary residence. State law requires cities to allow parking for secondary units to be provided in tandem or within setback areas.

The Development Code provides opportunities to reduce required parking where shared parking facilities are available. These provisions are based on a review of travel characteristics and auto ownership around BART stations in studies of transit-oriented development. The conclusion from a number of studies is that even if transit ridership rates are higher near BART, residents still own – and need to park – the same number of cars. The allowable reduction (roughly 25 percent over comparable development elsewhere in the city) is intended to strike a balance which recognizes the benefits and opportunities of transit proximity as well as the rates of auto ownership expected in transit-oriented development.

The Development Code also includes provisions for reduced parking within one-half mile of the City's two BART stations. However, the Code indicates that only non-residential uses are eligible. Allowances for similar reductions for residential uses are included as an implementation program in this Housing Element.

In the two Downtown zoning districts (DP and DMX), two options are provided for meeting off-street parking requirements. First, parking may be provided on-site or on other sites within walking distance (1,000 feet for employees and 700 feet for others). Second, an in-lieu fee may be paid if the development site is within a vehicle parking district. Both Fees collected through the parking district may be used to develop shared off-street parking facilities, improve mass transit, or implement transportation systems management programs The opportunity to pay an in-lieu fee can reduce the costs of providing parking on-site and improve development feasibility.

The City also may approve individual requests for alterations to these standards for special circumstances subject to the appropriate discretionary approval and completion of a parking study. The City also may allow reduced parking standards under the Density Bonus program and the

Affordable Housing Incentive Program. Density Bonus incentives may also include reduced parking space dimensions, driveway width, location and setback spaces, reduced landscaping for parking lots, reduced bicycle parking requirements and increased percentage of allowable compact spaces. Separate parking standards for group homes and other assisted living facilities consistent with State law also are included in the Development Code.

While the City recognizes that off-street parking provisions add to the costs of housing development, it also recognizes that parking is a critical feature of residential development and a necessary element for livable neighborhoods and marketability. The current standards balance housing affordability and neighborhood livability concerns, while also providing incentives for smaller and more affordable units.

Secondary Living Unit Standards. Secondary living units – mostly one-bedroom attached apartments or detached cottages – are allowed in Concord in a manner that is consistent with the State Government Code. Units meeting specified criteria (discussed below) are allowed subject only to administrative approval in all residential zoning districts, including multi-family as well as single family zones

Requirements for secondary living units are specified in Section 122-631 of the City's Development Code. The unit may not be located within a designated setback (yard) area, and may be established through conversion of floor space in an existing dwelling, an addition to an existing dwelling, conversion of an accessory structure, or construction of a new structure located behind the principal dwelling. At least one unit on the property must be owner-occupied. Size allowances for secondary units vary with lot size. On lots less than 12,000 square feet, the total floor area may be no less than 275 square feet and no more than 640 square feet, with a maximum of one bedroom. On lots more than 12,000 square feet, the total floor area may increase up to 1,000 square feet, exclusive of the carport of garage. A maximum of two bedrooms is permitted on the larger lots.

In addition, secondary living units which have dedicated covered parking may not exceed 75 percent of the area of the primary dwelling (counting covered parking in both cases). Secondary living units created through conversion of an existing residence may not occupy more than 25 percent of the residence. The Code also provides basic guidelines for the design of secondary living units, addressing placement on the lot, location of the entrance, and the compatibility of exterior appearance with the primary home. For one bedroom units, one off-street parking space is required and it may be uncovered or tandem. For two bedroom units, two spaces are required and one must be covered.

A minor use permit is required for secondary living units larger than 640 square feet. Smaller units may be approved by the Planning Division, and are exempt from appeals.

In summary, the regulations support secondary living unit construction and create opportunities for secondary living units throughout the city. Given the relatively large size of Concord's lots and the characteristics of its housing stock, such units represent a substantial opportunity to meet the

housing needs of smaller households, young adults, seniors, persons with special needs, and extended families.

Licensed Care Facilities. Licensed residential or community care facilities with six or fewer beds are allowed by right, consistent with State law. Larger residential care facilities are permitted administratively in the RR district and the RL district, require a minor use permit in the RM and RH districts, and require a use permit in the RS districts. According to the Contra Costa County Consortium, a total of 292 licensed community care facilities with a capacity of 1,175 persons were located in the City in 2009. Table 46 shows the breakdown of licensed care facilities and their capacity.

Table 46: Licensed Care Facilities in Concord

Type	Number	Capacity
Small Family Day Care Home	105	840
Large Family Day Care Home	51	714
Children's Group Home	7	42
Residential Care Facility	90	908
Adult Residential Facility	30	188
Adult Day Care	5	291
Social Rehabilitation	1	16
Transitional Housing	1	100
Adoption Agency	1	N/A
Residential Crisis Nursery	1	20
Total	292	3,119

Note: Number of facilities and total capacity can vary over time as applications are taken in, licenses expire, and facilities open or close.
Sources: State of California Community Care Licensing Division, June 2014; City of Concord, 2014.

Development Review Process

Processing and Permit Procedures. Costs associated with the development review process can become significant for developers due to overhead and financing, as well as start-up costs. Generally, the length of the process is proportional to the magnitude and complexity of the development proposal. Factors that can extend the length of time for development review include required General Plan Amendments or Rezoning, or the environmental review process, particularly if special studies or an Environmental Impact Report (EIR) are required.

Concord's Development Code provides for three distinct approval processes for new uses: Permitted Uses and Administrative Approvals; Conditional Uses, subject to Zoning Administrator approval; and Conditional Uses subject to a Use Permit approved by the Planning Commission.

Permitted Uses and Administrative Approvals. Permitted uses are allowed by right in most Zoning Districts, with no action or approval required from the Planning Division other than a Zoning

Clearance. A Zoning Clearance is required before any structure is altered or constructed, and precedes issuance of a building permit.

In some districts, an Administrative Permit (AP) is required for certain permitted uses or occupancies, such as second units, home businesses, and sidewalk cafes. Administrative Permits are an approval letter with standard conditions, issued by the Planning Division. Conditions typically include applicable provisions of City codes or standards, such as Zoning requirements, Building permit or code requirements, business license requirements, or permit requirements of other agencies, such as the fire district or Contra Costa Water District.

Minor Use Permits and Use Permits. Minor Use Permits and Use Permits are discretionary approvals subject to a public hearing. The Zoning Administrator is a hearing officer designated by the City. The Zoning Administrator may refer any application to the Planning Commission for a decision. When the Planning Division expects that a project will be controversial, and therefore the Zoning Administrator decision is likely be appealed to the Planning Commission, the application will go directly to the Planning Commission to streamline the process.

Approval of either a Minor Use Permit or Use Permit requires findings by the review authority. The proposed use must be consistent with the Development Code and General Plan. The site must be physically suitable for the use, the use must be compatible with existing and future land uses in the vicinity, and the permit must not jeopardize public health, safety, or welfare. Conditions of approval may be placed on a project to ensure that these findings can be made.

Streamlining Procedures for Project Review. The City of Concord has taken significant steps to streamline the development review process. Approval of the new Development Code was an especially important achievement in this regard, as one of its major objectives was to expedite project review. Concord encourages neighborhood meetings early in the process and pre-application review to provide applicants with feedback on potential issues and conditions. The Planning Division has regularly scheduled meetings to review formal applications for completeness, to meet the 30-day requirement of the Permit Streamlining Act.

The following is an analysis of the planning permit procedures for new residential development.

Single Family Housing. Single-Family Zoning Districts include the RS-6 to RR-40 Districts. Any new single family home that complies with the requirements for setbacks, lot coverage, parking, height, and other zoning requirements, only requires review and approval of a building permit (preceded by an “over the counter” Zoning Clearance). Subdivisions of two lots or more are subject to discretionary review of the Tentative Map under the City’s Subdivision Regulations and State Map Act.

Multi-family Housing. Zoning Districts that allow apartments, cluster developments, townhouses, row houses, and other attached single-family ownership projects include the RM and RH Districts, and the CMX, DMX, DP, CO, NC, and NTS districts. Attached single family housing is also permitted in the RL district and in various PD (Planned Districts) corresponding to previously approved subdivisions.

Permit requirements vary by district and type of development. Multi-family housing is allowed by right in the RM and RH districts. In addition, projects in which at least 40 percent of the units are affordable are permitted by right in the CMX and DMX districts.[13] Since market-rate housing requires a use permit in the CMX and DMX districts, the current requirements create a strong incentive for affordable housing.

Mixed-Use Development. The 2030 Concord General Plan included a number of land use classifications that promote a mix of residential and non-residential uses including the Downtown Pedestrian, Downtown Mixed Use, Industrial Mixed Use, Commercial Mixed Use, Neighborhood Commercial, and Community Office. The Development Code Update created zoning districts that are consistent with the General Plan classifications and include incentives for multi-family development in these areas.

Residential Care Facilities. The Development Code allows Small Residential Care Facilities (six or fewer persons) by right in all residential districts, in accordance with State law. Residential care is also allowed by right in the two Downtown districts (DP and DMX), in the North Todos Santos (NTS) district, and in the Commercial Mixed Use (CMX) district. General Plan Policy LU-1.1.11, states "Establish standards for residential care and group homes to ensure that the scale, operation, location and other characteristics of these facilities do not adversely affect the character and quality of neighborhoods." At the present time, there are no special standards for residential care facilities beyond those provided for under State and Federal laws.

Emergency Shelter. Emergency Shelters are permitted by right in the OBP, IBP, and IMX zoning districts. These three districts (Office Business Park, Industrial Business Park, and Industrial Mixed Use) cover 831 acres and include more than 300 parcels, ranging from small lots under 10,000 square feet to large tracts in business park settings. These areas are served by public transit (bus) and some are within one-half mile of the Concord and North Concord BART stations. Shelters are subject to a 75-bed size limit, although larger shelters may be approved with a Use Permit. The listed zones provide sufficient opportunity to meet Concord's need for emergency shelter space, as identified in the Housing Element Needs Assessment.

Transitional Housing. Transitional housing is not explicitly listed in the Development Code use tables. The Code indicates that "Group Housing" is defined as including transitional housing. "Group housing" is currently allowed with a use permit in the RM, RH, NTS, CO, CMX, and DMX districts. An action program in this Housing Element would amend the Code to add a separate definition (and use category) for transitional housing and specifically state that transitional housing is subject to the same standards as other residential uses of the same type in the same zone.

See earlier discussion in this chapter under "Affordable Housing Incentive Program" for definition of "affordable"

Design Review

Design Review is required for all new development in the City of Concord. Exceptions are provided for additions and alterations to existing single family homes, unless they result in a floor area ratio greater than 30 percent, or a second story addition that adds more than 40 percent to the floor area of the structure. For smaller projects, with no other discretionary action required, Design Review is an administrative approval, with or without review by the Design Review Board, as appropriate. Examples of smaller projects include additions to multi-family buildings and alterations to non-residential buildings. For larger projects, Design Review applications are submitted with and reviewed concurrently with plans for other required discretionary actions. Examples include new residential subdivisions and multi-family apartment and condominium buildings.

Design Review is incorporated into the development review process. Final recommendations are made by the Design Review Board to the appropriate review authority for the overall project (e.g., the Planning Commission, the Zoning Administrator, etc.). The Development Code establishes specific, objective criteria for evaluating design review applications. These are listed in Section 122-908 of the Code and relate to public safety and security, visual and historic compatibility, view impacts, lighting, screening of mechanical and utility equipment, environmental sensitivity, functionality, landscaping, and scale compatibility with uses on adjacent sites.

The Design Review process does not affect housing costs. The City has adopted Design Guidelines for specific areas in the downtown as well as Citywide Design Guidelines. The Citywide Design Guidelines were adopted in the 1980's. An action program in this Housing Element recommends that the Guidelines be updated during the 2015-2022 planning period to incorporate more contemporary graphics and current examples. The existing Guidelines express good design practices and create certainty in the approval process but they are dated.

Environmental Review

The City conducts environmental review for all development projects, consistent with the requirements of the California Environmental Quality Act (CEQA). CEQA requires an environmental analysis for all projects that are not exempt. Projects with potentially significant impacts typically require preparation of either a Mitigated Negative Declaration with special studies (addressing topics such as traffic or soil conditions), or an Environmental Impact Report (EIR). Preparation of these reports adds time and costs to the development review process and may require additional expenses if additional measures are required to mitigate potential environmental impacts.

Some projects are "categorically exempt" from CEQA because they comply with certain thresholds such as limited size or scope or because there is no reasonable possibility that they have the potential to significantly affect the environment. Article 19 of the CEQA Guidelines lists the types of projects that are normally exempt; including replacement or rehabilitation of existing facilities, construction, or conversion of small structures, and minor alterations to existing land. Certain projects providing affordable housing or infill housing that meet specified acreage, affordability, and unit criteria are also exempt from CEQA by statutory law. The requirements for environmental review

apply statewide and are not particular to Concord alone, so they do not present a unique constraint to housing development in the City.

Applicable projects funded with HOME, CDBG or other sources of federal funding (depending on the administration of the funding source), are also subject to the requirements of the National Environmental Policy Act (NEPA).

Fees and Exactions

The City has established fees for building permits, planning, and engineering services for all residential developments. The most common fees charged to new residential developments are shown in Table 47. Other City fees for specific types of developments (e.g. hillside) may also apply. A full listing of the City's fees is available online from the City's website or from the City's Permit Center. Most planning fees have actually declined since 2010 (generally about 10 percent), while engineering fees have remained about the same. Impact fees, such as park fees, have generally gone up slightly or stayed the same since 2010.

Fees are collected by the City's Planning Division, Public Works Department, and Building Division through the Permit Center. The manner and amount of fees charged to new residential development depends on the number of units and size of the project. Of all the fees, the highest fee charged for a conventional single-family subdivision is the park in-lieu fee. However, this fee can be reduced or waived by providing on-site open space and recreational facilities. The City's current regulations require dedication of 697 square feet per unit for residential development in rural and low-density zones, 479 square feet per unit for medium density zones, and 414 square feet per unit for high density zones, or the payment of in-lieu fees equal to those established by the City. Lower requirements (305 sq. ft./unit) apply to senior housing and downtown housing. According to the City's Municipal Code, Section 78-94, the park in-lieu fee would not apply to units awarded as density bonuses as part of an affordable housing project, and all affordable housing projects are given a 50 percent credit for payment of in-lieu fees.

Table 47: Planning, Engineering, and Building Fees (effective July 1, 2013)

Permit Center Fees	Planning	Engineering	Building
Plan Review Fee (Express Review)	$146	$172	BPV
Major Project Review			
- Four units or less	$146	$172	BPV
- Five to 24 units	$146	$172	BPV
- All other	$2,321	$172	BPV
Building Permit		NA	BPV
Design Review			
- Four units or less	$730	$344	$172
- Five to 24 units	$1,460	$344	$258
- All other	$2,920	$344	$258
Initial Environmental Impact Analysis	$3,066	$1,032	NA
Negative Declaration	$1,460	$172	NA
General Plan/Redevelopment Plan Amendment	$5,076	$860	NA
Tentative Maps			
- Minor Subdivision Application	$4,380	$1,720	NA
- Minor Subdivision plus per lot	$292	$172	NA
- Minor Subdivision Amendments	$730	$516	NA
- Major Subdivision Application	$7,300	$2,752	NA
- Major Subdivision plus per lot	$292	$172	NA
- Major Subdivision Amendments	$2,044	$1,032	NA
Lot Line Adjustment	$876	$860	$172
Use Permit Applications			
- Four units or less	$3,212	$1,720	$172
- Five to 24 units	$5,110	$3,440	$258
- All other	$5,840	$3,440	$344
Zoning Administrator Permit			
- Four units or less	$1,314	$688	$172
- Five to 24 units	$2,044	$1,204	$258
- All other	$3,358	$1,720	$258
Variances			
- For a single-family home	$1,460	$344	$86
- All other	$2,920	$344	$172
Rezoning			
- Preliminary Dev. Plan (PD District)	$5,271	$2,580	$344
- Significant Amendment	$2,899	$1,720	$258
- Minor Amendment	$1,450	$860	$172
Rezoning Application	$6,588	NA	NA
Impact Fees			
-Sewer Connection (single family home)	NA	$5,043	
-Drainage		$2,178-$4,211/acre, depending on location	
Off-Site Street Improvement Program (OSIP)		$3,251 (SF home) or $2,624 (MF unit)	
-Parks			
Rural /Low Density Residential		$16,691	
Medium Density Residential		$11,470	
High Density Residential		$9,914	
Senior/Special Needs and Downtown Residential		$7,304	
-CC Water District	NA	$23,503	NA
-School	$2.97 per SqFt	NA	NA

Notes:
BPV=Based on Permit Valuation
Water District Fee charged by Water District, and School District Fee charged by Mt. Diablo Unified School District.
Sources: Fee and Charges for Various Municipal Services, Concord, 2014. Contra Costa Water District, 2014

Based on a relatively recent project approval, the typical permitting fees for a single-family attached home (e.g., townhome), assuming a 1,750 square foot living space with an attached 400 square foot garage on a 2,000 square foot lot, add up to about $15,280.[14] Impact fees (for a project that provides on-site parkland rather than paying the in-lieu fee) will add about $11,280 per unit.

The average per unit fees for multifamily housing costs about 30-50 percent less than a single family home. The Legacy Apartments project that constructed 259 units on 4.6 acres with a mix of single-, two-, and three-bedroom units, had permitting costs of about $3,700 per unit.[15] Similarly, the developer paid impact fees of about $4,000 per unit.[16] Although this project is now more than six years old, it is the most recent large multi-family project built in the City.

Larger single family homes typically have higher per unit fees. The third example below is for a 3,700 square foot house on a 20,400 square foot lot in the Kings Crest subdivision.

Table 48: City and Impact Fees by Residential Type

Project	Type	City and Impact Fees per Unit
Wisteria (a)	Townhome	$26,560
Legacy Apartments (b)	Multifamily Unit	$7,700
Kings Crest (c)	Single Family Home	$33,472

Notes:
(a) Based on estimate of one unit at 2622 Wisteria Way in Wisteria subdivision;
(b) Based on estimate of one unit in Legacy Apartments, 1555 Galindo Street. Fees have increased since this project was permitted, per Table 47. However, this is the most recent large multi-family project that has received building permits.
(c) Based on 1024 Peppermill Court in the Kings Crest subdivision.
Source: City of Concord, 2014.

These fees provide the City with a necessary source of income to fund basic services and are reviewed each year by the Finance Department to ensure they are compatible with the cost of doing business. The City is sensitive to comparable costs in other jurisdictions and endeavors to ensure its fee structure does not become a barrier to housing development.

To assist developers affected by the economic downturn, the City passed a resolution in March 2009 to approve the deferral of payment of development impact fees, including Parkland Dedication fees

[14] Based on a recent townhome at 2622 Wisteria Way.

[15] Legacy Apartments have 140 one-bedroom, 107 two-bedroom, and 12 three-bedroom units.

[16] Impact fees for both single and multifamily developments are estimates, assuming developments are able to set aside parkland and do not pay park dedication fees.

on a per unit basis, to the time a certificate of occupancy is issued. This would help improve the economic feasibility of residential development in Concord.

While the impact fees in Concord do not represent a constraint to housing development, the water service hook-up fee charged by the Contra Costa Water District (CCWD) can be considerable depending on the size of development. Typically, developers are required to pay fees for service hook-ups and/or for their proportionate share of new water infrastructure. The present hook-up fee costs around $23,000 including water line, new meter, and other service charges. Sewer services are provided by the Central Contra Costa Sanitary District (CCCSD) which maintains a treatment plant located northeast of I-680 and Highway 4 in unincorporated Martinez. The CCCSD charges a one-time sewerage hook-up fee of just over $5,000 per unit and up, depending on size, location, and height of ground. Both the water and sewerage connection fees may be a disincentive and constraint for the construction of new housing units. Implementing program 1.9.4 has been incorporated in the Housing Element to address this issue.

The current fee structure requires payment of impact fees for secondary units, albeit at lower rates. For example, a secondary unit is subject to an $8,345 park impact fee, a $2,774 sewer connection fee, and a $1,626 off-street improvement fee. These fees could constitute a constraint to the construction of new secondary units (particularly those within the footprint of existing dwellings). Consideration could be given to reduced fees under certain circumstances.

On/Off-site Improvements

The provision of on- and off-site improvements has an impact on the cost of residential development.

In Concord, most of the on-site requirements established in the Municipal Code (Chapter 78) or in the Subdivision Ordinance (Municipal Code Chapter 94) are required as part of the conditions of approval. These include frontage improvements for residential lots including street structural section, curbs, sidewalks, driveway approaches and transitions; pedestrian ways within and between neighborhoods; bikeways and trails (if a route is shown passing through the subdivision or site on the City's Trail Master Plan); street trees; storm drainage; sanitary sewers; gas, telephone, electricity, cable, and other utility lines; water supply; fire hydrants; and walls and fences with appropriate setbacks. Besides these improvements, additional off-site improvements may be established on a case-by-case basis for new housing development. For large developments, specific improvements may be required to ensure that public health and safety are protected.

Generally, off-site improvements are only required when a nexus exists between the development and its impact on existing facilities and infrastructure. Concord's on- and off-site improvements do not appear to create a constraint to housing as most of the housing opportunity sites are located in infill and urban areas where infrastructure is already in place. No major fees are charged for improvements, except a fee in the form of an "Off-Site Street Improvement Program" to generate fees to fund new traffic improvement programs (at $3,251 for a single- family home, $1,626 for a secondary unit, and $2,624 for a multifamily unit). Additionally, the City allows the deferral of payment of development impact fees, including the Parkland Dedication Fee, to the time of

Certificate of Occupancy. These savings are especially significant for small affordable housing projects which have minimal off-site impacts.

Inclusionary Housing Ordinance

The purpose of the City's Inclusionary Housing Program is to facilitate the development and availability of housing affordable to a broad range of households with varying income levels within the City. It is intended, in part, to implement State policy declaring that local governments have a responsibility to exercise their powers to facilitate the development of housing necessary to adequately provide for the housing needs of all economic segments of the community. It is also intended to implement the Housing Element, which calls for increased production of housing serving persons of very low, low and moderate income. The goal of the program is to have a minimum percentage of very low, low and/or moderate income housing units included within new residential developments or have in-lieu fees paid so such housing can be provided elsewhere in the City.

Requirement to Provide Inclusionary Units or Pay In-lieu Fee. As initially adopted, all residential development projects in Concord were required to either include the number of Inclusionary Units required under the Concord Municipal Code (CMC)), or, if eligible, pay an in-lieu fee. In 2009, the California Court of Appeals ruled that cities could not enforce inclusionary housing requirements for rental properties (Palmer/Sixth Street Properties vs City of Los Angeles). As a result, Concord's ordinance is only enforced on for-sale projects and on rental projects that receive financial assistance from the City or that are subject to a development agreement.

As required pursuant to Government Code Section 65589.8, the developer of an ownership project may satisfy all or a portion of the inclusionary housing requirement by constructing rental housing at the affordability levels set forth in the Development Code. Similarly, the developer of a rental project may satisfy all or a portion of this requirement by constructing for-sale housing at the affordability levels set forth in the Development Code. Except as permitted under CMC Section 122-579(i), Off-Site Alternatives, all required Inclusionary Units must be provided on the same site as the Market Rate Units included within the Residential Development Project. No application for a General Plan Amendment, rezoning, tentative subdivision map, parcel map, preliminary development plan, use permit, design review, hillside development plan, or building permit for a Residential Development Project can be approved, nor can any such Residential Development Project be constructed or occupied, without compliance with this division, unless specifically listed as an exemption under CMC 122-579(b).

The inclusionary requirements do not apply to a residential development project consisting solely of the construction of one to four single-family dwelling units; or to the reconstruction of any dwelling units that were destroyed by a fire, flood, earthquake, or other act of nature. As noted above, residential rental projects that are not subject to a development agreement and that are not receiving financial assistance from the City also are exempt.

The City Council may approve a reduction or waiver of the requirements of this program for projects which are the subject of a disposition and development agreement, owner participation agreement,

acquisition agreement, or other contractual arrangement with the City of Concord; and are receiving assistance from the City of Concord, such as relocation of occupants, acquisition and disposition of land for site assemblage, use of eminent domain, write-down of land costs, fee waivers, or other forms of direct Agency assistance.

Any applicant requesting such a reduction or waiver must submit a pro forma and such other financial analysis sufficient to support a determination that the reduction or waiver is necessary to ensure the economic feasibility of the residential development project. Consistent with its responsibilities under the Public Records Act, the City must take reasonable steps to protect the confidentiality of any proprietary financial information submitted by the developer.

Required Number of Inclusionary Units. The required number of Inclusionary Units to be provided for a residential development project varies, depending upon the total number of dwelling units in the project and the income category for the Inclusionary Units being provided. Within the parameters set forth in Table 49**Error! Reference source not found.** below, the developer may choose which income category of Inclusionary Units to provide.

Table 49: Required Percentage of Affordable Units

Project Size and Type	Inclusionary Requirement
Rental Projects (not otherwise exempt)	Either 10% at low income, or 6% at very low income
Ownership Projects	Either 10% at moderate income, or 6% at low income

Source: City of Concord, 2014

When the application of the percentages set forth above results in a number that includes a fractional unit, the fraction must be rounded up to the next whole number if the fraction is 0.5 or more. If the result includes a fraction below 0.5, the developer has the option of either rounding up to the next whole number and providing an additional Inclusionary Unit, or paying an in-lieu fee.

A developer may request that the development project include Inclusionary Units affordable to a mix of income levels (Very Low, Low and Moderate), instead of a single income level. Authority to approve a particular mix of income levels rests with the final City decision-making body for the underlying application. The developer of a residential development project containing from five to nine units, inclusive, has the option of either providing one Inclusionary Unit or paying an in-lieu fee.

In-lieu Fees. A fee may be paid in-lieu of providing Inclusionary Units either for a residential development project which contains less than 20 acres in gross land area or for fractional units. The fee is set by resolution of the City Council in an amount sufficient to pay the proportionate cost of providing Inclusionary Units elsewhere within the city. All fee revenues are deposited in a restricted fund earmarked for housing projects affordable to Very Low, Low and/or Moderate Income Households.

In-lieu fees must be paid prior to issuance of a certificate of occupancy or prior to building permit issuance for projects in which a certificate of occupancy is not issued, or as otherwise provided in the conditions of approval.

The downturn in housing prices during 2007-2010 prompted an adjustment to the in-lieu fee to reflect changes in market conditions. For for-sale projects, the in-lieu fee was reduced from $17,660 a unit to $5,043 a unit. The reduction reflects the relatively small gap between a market rate for-sale product and an "affordable" for-sale product in Concord as of 2010-2011. Future adjustments to the in-lieu fee should be considered to reflect the recent (2012-2014) increase in housing prices.

Duration of Restrictions. The sale price for ownership of Inclusionary Units is restricted for a period of 45 years pursuant to an Affordable Housing Agreement recorded against the property. The monthly rent for rental Inclusionary Units is restricted for a period of 55 years pursuant to an Affordable Housing Agreement recorded against the property.

Affordable Housing Agreements. The conditions of approval attached to discretionary approvals for all residential development projects subject to a requirement to provide Inclusionary Units pursuant to this program must require the developer to enter into an Affordable Housing Agreement to be recorded against the property in order to ensure implementation of the requirements of this program. The form and contents of the Affordable Housing Agreement are subject to approval by the City Attorney in consultation with the Housing Manager.

Development Incentives. The City may grant one or more of the following affordable housing development incentives in order to mitigate the financial impact of this program's requirements on a particular residential development project:

- A Density Bonus (or related concession) authorized by the Development Code;
- Provision of housing set-aside funds, tax exempt financing, or other financial assistance as approved by the City Council;
- Modification of zoning or development standards; or
- Expedited processing or deferral of fees

Authority to act on a request for these development incentives rests with the final City decision-making body regarding the underlying application.

Compliance Monitoring Fees. The City Council, by resolution, may establish compliance monitoring fees to recover the City's actual, reasonable costs incurred for ongoing implementation of this program. For Inclusionary Units in Ownership Projects, the fee is payable at the time of each sale or transfer during the term of the applicable Inclusionary Housing Agreement. For Inclusionary Units in Rental Projects, the property owner must pay an annual fee each year during the term of the applicable Inclusionary Housing Agreement. In 2014, the Compliance Monitoring Fee was $262 for ownership units and $38 for rental units.

Off-Site Alternatives. As a complete or partial alternative to the provision of on-site Inclusionary Units, the developer of a residential development project may propose a plan for providing affordable housing units at an off-site location within the City of Concord, as follows:

- Acquire existing unrestricted multifamily units located elsewhere within the City and rehabilitate those dwelling units. At least two rehabilitated dwelling units shall be provided for each Inclusionary Unit required pursuant to this division.
- Construct new residential dwelling units. At least two new dwelling units shall be provided for each Inclusionary Unit required pursuant to this program; or
- The developer may partner with a nonprofit affordable housing provider in order to meet its Inclusionary Housing obligations through one of the alternatives set forth in this section.

Any new or rehabilitated dwelling units provided off-site must be regulated pursuant to an Affordable Housing Agreement between the developer and the City. All Inclusionary Units must be rehabilitated or constructed and occupied prior to or concurrently with the Market Rate Units for the related residential development project. For phased residential development projects, the Inclusionary Units may be constructed and occupied in proportion to the number of dwelling units in each phase of the project. Authority to act on the off-site alternative proposal rests with the final City decision-making body regarding the underlying application.

Design Standards and Construction Timing. The following design standards apply to all Inclusionary Units constructed pursuant to this program:

- Inclusionary Units must be dispersed throughout the residential development project and have access to all on-site amenities that are available to Market Rate Units.
- The construction quality and exterior design of Inclusionary Units must be comparable to the Market Rate Units. However, Inclusionary Units may be smaller in size, developed on smaller lots, and/or have alternative interior finishes.
- The average number of bedrooms for all Inclusionary Units must be equivalent to the average number of bedrooms for Market Rate Units within the same project.
- All Inclusionary Units must be constructed and occupied prior to or concurrently with the Market Rate Units within the same project. For phased projects, the Inclusionary Units may be constructed and occupied in proportion to the number of dwelling units in each phase of the project.

Waivers or Adjustments. As noted earlier, the City may adjust or waive the requirements of the program if the project is the subject of a disposition and development agreement, owner participation agreement, acquisition agreement, or other arrangement with the City of Concord. The requirements also may be waived if the project is receiving assistance from the City. Adjustments or waivers also be granted if the applicant demonstrates that strict application of this program would effect a taking of private property without just compensation or otherwise constitute a violation of the United States Constitution, California Constitution or other applicable federal or State laws. Any person requesting a waiver or adjustment must submit a pro forma and other financial analysis to

support a determination that the reduction or waiver is needed to ensure the economic feasibility of the project.

Assessment of the Inclusionary Ordinance. Between the approval of the Inclusionary Ordinance in 2004 and 2010, the City approved five projects (Willow Walk, Concordia, Hidden Grove, Wisteria, and Silver Leaf) which together produced a total of 15 inclusionary housing units. One project (Sendera Hill) opted to pay an in-lieu fee which was subsequently deposited in the City's Low- and Moderate-Income Housing Fund. By 2012, the Program had resulted in a total of 29 homes constructed or rehabilitated (including 14 units at the Concord Corners condo conversion) and an additional 32 homes approved but not yet constructed.

The success of the Ordinance has been hampered by the inability to enforce it on rental projects as a result of the Palmer decision, and by the downturn in the housing market in 2007-2011. By 2012, potential buyers and private sector lenders viewed the ordinance as onerous, given the marginal difference between inclusionary units and market-rate units, and the resale limitations on for-sale units. In 2012, the City approved amendments to the Ordinance which allowed case by case review of the removal of a resale restriction based on hardship on existing for-sale units to help homebuyers facing foreclosure as a result of being unable to sell their units.

Resale restrictions were designed with an appreciating market in mind, and did not anticipate the drop in value that occurred after 2007. With the market now in recovery, the Ordinance may require another look to ensure that it is achieving its desired purpose. Changes to the income mix of units (e.g., 10 percent at moderate/low or 6 percent at low/very low) could also be explored to improve the effectiveness of the Ordinance and increase production. The City also could consider a nexus study (either on its own, or collaboratively with other cities) to determine the feasibility of linkage fees that would support affordable housing development, including rental units.

Building Codes and Enforcement Standards

The City has adopted the California Building Code, in addition to Fire, Mechanical, Plumbing, Electrical, and Uniform Codes as the basis for its building standards. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings. Permits are required for all electrical and plumbing work, and other major home improvements and modifications.

Concord has made several administrative changes to the standard California Codes, including setting its own fees and applicable penalties for violations. However, these codes represent basic standards and do not vary much from city to city. They do not place an undue burden on the construction or rehabilitation of housing. For older housing that was constructed under less stringent codes, the City has a rehabilitation loan program to assist developers who remodel or rehabilitate housing and bring it into compliance with the current codes. The City also has Multifamily Housing Inspection and Multifamily Housing Maintenance programs that provide regular, periodic inspections to apartment buildings with more than four units. The inspections are conducted on a tri-annual basis. Inspections are designed to identify and abate existing and potential health and safety code violations, and to promote overall maintenance of the properties. Where issues are

identified, the City works closely with building owners to address them. In 2005, Neighborhood Services commenced tracking the number of violations that have been identified and corrected during the course of these inspections. Between 2005 and 2010, more than 8,000 building code violations were identified and corrected.

Concord's building codes and enforcement procedures do not create an undue constraint on housing development.

Constraints to Housing for Special Needs Groups

Single-family homes, which comprise 60 percent of the housing stock in Concord, are often too expensive for low-income persons and others with special needs. Therefore, it is necessary for the City to establish policies and processes that facilitate other housing types. This section addresses policy constraints and opportunities that affect special needs groups, including seniors, people with disabilities, the homeless, large families, female-headed households and low-income individuals and families.

As described in the zoning section earlier in this chapter, the City has adopted several ordinances to encourage alternative housing types.

Constraints to Emergency Shelters, Transitional Housing, and Supportive Housing
In January 2008, Senate Bill 2 (SB 2) went into effect, requiring that every jurisdiction in the State identify one or more zoning districts that allow emergency shelters and transitional housing without discretionary review (such as a conditional use permit). The law requires that the identified zones contain sufficient capacity to provide shelter for homeless persons that have unmet housing needs. SB 2 further requires that transitional housing and supportive housing be subject to the same standards as other housing units in their respective zoning districts (e.g., supportive multi-family housing in the RH zone must be treated the same as market rate multifamily housing in the RH zone). As noted earlier, the City allows emergency shelter by right in the IBX, OBP, and IMX districts.

Constraints to Single-Room Occupancy (SRO) Units
SROs represent another affordable housing alternative. The Development Code defines "Group Housing" as including single-room occupancy (SRO) units under the 'Group Housing' use category. This use is allowed with a Use Permit in all zones where multi-family housing is allowed, including RM,RH, CO, CMX, and DMX. Other types of group housing, such as rooming and boarding houses, private residential clubs, and residential hotels intended for long-term (30 day or more) occupancy, are also allowed with a use permit in these zones. In general, the City views SROs as single-room apartments which may or may not have kitchen facilities. They may be subsidized by federal and City funds, as well as non-profit groups and are counted as part of the city's affordable housing stock.

Constraints to Housing for Mobile Homes
City policies regulate the location of mobile homes. Individual mobile and manufactured homes are considered single-family homes and therefore are permitted in all residential zones, as long as they

comply with the requirements within that zone, are placed on a permanent foundation, and are approved by the Zoning Administrator. Mobile Home Parks are permitted with a conditional use permit in Medium Density Residential Districts. The City believes that mobile homes are an important source of affordable housing and implements a number of policies to keep them viable. It has a Mobile Home Conversion Ordinance to discourage the conversion of existing mobile home parks to other uses and a mobile home repair loan program to help mobile home owners maintain their homes in good condition. Recently, the City approved amendments to the rent stabilization division of the Mobile Home Ordinance to allow park owners to pass on some of the park-related expenses to tenants. The intent of these changes are to promote reinvestment in capital improvements and park maintenance, discourage the flight of capital and the conversion of existing parks to other uses.

Constraints to Housing for Large Families and Female Headed Households

Large families and female-headed households may require more traditional housing types; the SROs, mobile homes, and shelters described above are not always well-suited for families. According to 2012 ACS data, approximately 11 percent of households in Concord were female-headed households with children. According to 2006-2010 CHAS data, nine percent were large families (defined as five or more persons per household). These populations are described in more detail in Chapter 3.

Multifamily housing is usually a more affordable housing option than single-family housing for large families and female-headed households. This form of housing is permitted in all Medium Density Residential and High Density Residential Districts. It is also permitted with a use permit in the Commercial Mixed Use District, the Downtown Pedestrian District and the Downtown Mixed Use District. As noted earlier, under the City's Affordable Housing Incentive Program, a use permit is not required in these zones if at least 40 percent of the units are defined as "affordable."

Although the Development Code does not restrict the number of bedrooms per unit, the market often does. To remain affordable, multifamily housing is often developed with one or two bed- rooms only. This poses a problem for large families who may need five or more rooms. Nonetheless, overcrowding is a declining problem in Concord, as only six percent of all occupied units were judged overcrowded in 2012, compared with 9.3 percent in 2000.

Constraints to Housing for Persons with Disabilities

As noted in the Special Needs section earlier, persons with physical disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services.

The Development Code includes specific references to assisted living facilities, nursing facilities, special needs housing, and large and small residential care facilities. The Code's regulations are consistent with the state and federal laws which provide special protection to mentally and physically

handicapped persons. In most districts, such facilities would require a determination of similarity or compatibility by the Zoning Administrator or the Planning Commission.

Various provisions in both Federal and State law limit the authority of local agencies regarding facilities for mentally and physically handicapped persons. These regulations have the following important effects:

- The use of property for the care of up to six mentally disabled persons including support staff necessary to assist residents must be regulated as a single family residential use;
- Family care homes, group homes and foster homes cannot be subject to regulations that are more restrictive that those imposed on similar dwellings in the same zone; and
- In-patient and out-patient facilities licensed to treat persons with mental disabilities or substance abuse problems to be regulated in the same manner as properties used for treatment of general medical patients.

Responding to Federal and state laws that require local agencies to allow physical modifications which make properties fully accessible to persons with physical handicaps, the State Attorney General has advised cities and counties to revise their Zoning Ordinances to make it possible to grant accommodations where needed. The new Development Code includes provisions to address this requirement. Section 122-956 of the Code allows minor exceptions for Reasonable Accommodation, with or without conditions of approval, if the exception is necessary to meet the needs of a disabled person. The City has developed a Reasonable Accommodation request form and made it available on its website.

The City also permits educational, residential, health care, and other supportive services of the type that could benefit persons with physical disabilities in residential zones. Most of the sites currently zoned for multifamily use are located along major streets and transportation corridors to facilitate access for persons with disabilities. Adoption of the new Development Code in 2012 created more opportunities for higher density residential use near transit, including sites in the Commercial Mixed Use, Downtown Pedestrian and Downtown Mixed Use districts.

Apart from the Development Code, the City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal (Americans with Disabilities Act) requirements for accessibility, such as the provision of ramps and parking spots, etc.

In light of current planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with physical disabilities.

Procedures for Ensuring Reasonable Accommodations

As noted above, the City has established procedures to ensure that reasonable accommodations are made for persons with disabilities. Under the Concord Municipal Code Section 122-956, any person with a disability currently has the right to submit an application for an adjustment in development

standards that would be a reasonable accommodation from the requirements of zoning that otherwise would apply. If an individual needs assistance in making the request for reasonable accommodation, the Planning Division will endeavor to provide the necessary assistance to ensure the process is accessible to the applicant or representative. A filing fee equivalent to one hour of permit center consultation under the current fees and charges resolution is required.

Efforts to Remove Regulatory Constraints for Persons with Disabilities. The State of California has removed City discretion for review of small group home projects (six or fewer residents). The City cannot impose additional zoning, building code, or permitting procedures other than those allowed by State law. As a consequence, there are no City-initiated constraints on housing for persons with disabilities.

The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 1998 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes. The City implements and enforces Chapter 11 of the California Code, which is very similar to ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities. It also provides referrals to independent living centers and other re- sources on inquiry.

Zoning and Other Land Use Regulations. One of the programs of the 2002 Housing Element was to conduct a comprehensive review of zoning laws, policies, and practices in Concord for compliance with fair housing law. The City has not identified any zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

As required by State law, the City allows non-medical residential care facilities of six or fewer people by right in all residential districts and several mixed use districts. The Development Code provides for similar homes serving seven or more persons in mixed use zones and medium to high density residential districts with a use permit.

The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of such uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits

and inspections are the same as for other residential projects and are fairly simple and straight forward.

As discussed above, the City allows non-medical residential care facilities of six or fewer persons by right in all residential districts, in the North Todos Santos District, and in the CO, CMX, DP, and DMX districts. No conditional use permit or other special permitting requirements apply to such homes. For homes with more than six persons, the use permit requirement is considered a normal procedure to ensure compatibility with adjacent uses.

The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements are required for a group home or residential care facility, a building permit is required.

All non-single family projects for which a building permit is required require design review. The hearing process is the same for group homes and special needs housing for persons with disabilities as for other projects.

Parking Requirements. In the case of parking requirements for persons of disabilities, the California Building Code includes handicapped parking provisions requiring each lot or parking structure where parking is provided for the public as clients, guests, or employees, to include parking accessible to handicapped as near as practical to a primary entrance and in accordance with the standards for the number, size, location, signing, and markings under Chapter 71, "Site Development Requirements for Handicapped Accessibility" of Title 24 of the California Code of Regulations.

Building Codes. The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City has adopted and implements the 2013 California Building Code, California Code of Regulations.

Market Constraints on Housing Development

High land and development costs constrain housing production throughout the Bay Area, and place a significant constraint on the production of housing for low- and moderate-income households. Contributing factors include the cost of land, materials, labor, fees and associated development requirements, sales commissions, and developer profits.

Land Costs

In general, the high cost of land for new projects is a constraint to housing development in Concord and throughout much of the Bay Area. According to online property listings, asking prices for vacant residential land in Concord currently average approximately $28 per square feet, or $1.2 million per acre. While this level of cost is not as high as some other parts of the Bay Area, it requires relatively strong market rate rents or sale prices to support feasible new construction. Although land prices

may have declined due to the recent recession, currently rising rents and sale prices, along with generally strong pent-up demand, are putting upward pressure once again on land prices.

Construction Costs

Construction cost is a large factor in determining the costs of housing or home improvement. While construction costs are generally more stable than land costs because they are not open to speculation, construction costs are still influenced by market forces. Total construction costs for a project consist of "hard costs" such as labor, raw materials, and shipping; and "soft costs" such as architectural fees, environmental studies, taxes, and other services required to bring a project to completion. Additionally, the type of construction, such as a timber frame building or masonry building; and the quality of finishing materials, such as windows, kitchen cabinets, and floor finishes, will also affect the final cost.

According to RS Means, a standard source used for estimating construction costs, an average-quality 1,600-square-foot single-family home in Concord averages approximately $200,000 to $270,000 per unit, or approximately $125 to $170 per square foot. However, construction costs vary substantially depending on product type, building design, and the quality of finishes, and construction costs are often considerably higher for custom or luxury-quality housing units. In addition, soft costs such as financing, permit fees, and marketing, have all risen substantially over the past two decades.

On a per-square-foot basis, construction costs for multifamily residential units tend to be slightly higher than construction costs for single-family homes. RS Means estimates that average construction costs range from approximately $175 to $230 per square foot for a one- to three-story multifamily project and approximately $200 to $230 for a four- to seven-story multifamily residential project in Concord. Assuming an average unit size of 1,200 square feet (including common areas), these estimates result in construction costs ranging from approximately $210,000 to $280,000 per unit in Concord. Treatment of parking associated with a project, from surface parking to structured parking in a podium or wrap arrangement, to underground garages, all add substantially to per-unit costs as density rises.

The high land and development costs in Concord mean that new rental units affordable to very low and low-income households are very difficult to provide at a feasible rate of return to a developer or investor without subsidies. This also tends to hold true for for-sale housing at the moderate income level. Local regulations can help to make housing more affordable by allowing for greater density or reducing parking requirements. In some cases, developers also can reduce costs by using newer construction methods such as modular construction or prefabrication. Many of these techniques help save time, control quality, eliminate waste, and decrease labor costs, leading to minimization of cost to produce housing units.

Availability of Financing

The availability of construction and permanent financing for new development projects has served as a housing production constraint in the past several years. Residential developers

reported that lenders substantially restricted the availability of financing for new residential construction following the 2007 mortgage crisis. While private lenders often offered loans equal to 70 to 90 percent of the building value prior to the crisis, many began limiting loans to 50 percent of the building value after 2007. Furthermore, lenders instituted strict standards to determine whether developers would qualify for loans, even at the reduced loan-to-value ratios. These lending standards significantly lowered the pace of new housing development throughout the Bay Area and nationally.

The availability of mortgages for homebuyers was also severely restricted following the 2007 subprime mortgage crisis, but lenders have begun to make financing more accessible as the housing market has shown signs of recovery. Prior to 2007, prospective homebuyers were often able to purchase homes with little or no down payment. However, in response to the 2007 mortgage crisis, lenders instituted strict lending standards, typically requiring a 20 percent down payment and high credit scores. One outcome of these stricter standards was reduced access to homeownership for low- and moderate-income households unable to afford the large down payment required to purchase a home.

As the housing market and economic conditions in general have improved, lenders have begun to relax some of the lending restrictions that were instituted after 2007. Although lending standards continue to be less flexible than they were prior to the mortgage crisis, and may remain so indefinitely, loans have become more accessible for developers and individual homebuyers.

Current home mortgage interest rates for home loans are at historically low levels, averaging 3.98 percent in 2013 for a 30-year fixed-rate mortgage. This means that prospective homebuyers that are able to qualify for home loans under more stringent lending standards are often able to benefit from low interest rates, reducing ownership costs.

The Concord First-Time Homebuyer (FTHB) program aims to assist qualified low- and moderate-income individuals with the purchase of their first home. The City provides down payment assistance loans for up to 20 percent of the home sales price, up to a maximum of $40,000, based on household income and household size. The loan is a zero-interest, 15-year loan and is due only when the house is sold or at the end of the 15 year period, and carries a shared appreciation provision. The City also manages an Inclusionary Housing Program with the goal of providing an increased number of owner-occupied housing units affordable to lower income households.

Limited Attraction of Developer Interest in Concord

A notable local challenge to meeting RHNA goals for the 2014-2022 cycle will be the lack of new residential construction that has occurred in Concord since 2000. On average, Concord issued building permits for 149 residential units per year between 2000 and 2012, with individual years ranging from a low of zero permits issued in 2010, to a high of 385 permits issued in 2001. With an

average of approximately 435 units per year needed to meet RHNA goals for the upcoming cycle, an increase in development activity compared to historical activity will be necessary.

To address this notable lack of interest in new housing development in Concord, and despite the availability of densely-zoned, fully-serviced sites, the City and its consultants sought to explore this issue further as part of the outreach conducted for the 2014 Housing Element Update process by convening three roundtable discussions with market-rate and affordable housing developers and advocates. The discussions were structured to obtain insight into factors that have contributed to the lag in housing production, as well as to obtain suggested actions that the City could take to increase production.

Issues cited by market-rate housing developers during the roundtable discussions included:

- A gap between market rents or sale prices needed to support current development costs, especially compared to nearby communities such as Walnut Creek, which command substantially higher rents or sale prices for similar units;
- A need for improved community amenities such as higher-quality retail options, aesthetic improvements to retail space, and a walkable downtown environment;
- A perception of a higher crime rate in Concord compared to neighboring communities; and
- Problems with the public schools that serve Concord residents.

Additional challenges cited by affordable housing developers and advocates included:

- Lack of City funding sources for affordable housing, particularly with the loss of the City's Redevelopment Agency; and
- Challenges associated with finding sites that will be competitive for tax credit financing, which prioritizes sites within close proximity to transit and retail.

Some of these constraints ~~will be~~are addressed by the ~~in-process~~recently-adopted Downtown Specific Plan ~~underway~~ for the City of Concord. This Specific Plan ~~will have~~has implementation strategies to foster increased retail attraction, upgrades in the retail quality and mix, and increased pedestrian improvements throughout Downtown Concord. In addition, the City was recently selected by the Urban Land Institute and Greenbelt Alliance to be the focus of a Technical Advisory Panel (TAP) of national experts to explore this issue further and provide additional recommendations.

6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT

The City of Concord's prior Housing Element was adopted in November 2010. It amended the Element that was adopted in January 2003 to plan for the 2007-2014 Housing Element cycle and was certified by HCD.

State law requires that the Housing Element include an evaluation of the status of implementation of programs included in the previous Housing Element, to provide an understanding of which programs should be carried forward to the next Housing Element Update cycle and insight on factors that may have hindered full implementation of some programs.

Goals of the 2007 Housing Element

The policies and implementing programs of the 2007 Housing Element are organized under the following five goals:

Goal 1.	**Housing Supply and Mix** Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups residing or who wish to reside in Concord.
Goal 2.	**Quality Neighborhoods** Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.
Goal 3.	**Meeting Special Needs** Promote the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, people with disabilities, first-time homebuyers, large families, and homeless individuals and families.
Goal 4.	**Equal Housing Opportunities** Strive for equal housing opportunity and access for all people regardless of race, religion, gender, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.
Goal 5.	**Energy Conservation** Protect the environment and lower the cost of energy through energy conservation policies.

Summary of Accomplishments

During the previous Housing Element planning period (2007-2014), a total of 524 units were built or approved in Concord and two units were substantially rehabilitated and given resale restrictions to make the units affordable to very low-income households, totaling 526 units counted toward the City's RHNA goals. This was significantly fewer units than the City's total RHNA of 3,043 units, as

shown in Table 50. Units constructed, approved, or rehabilitated in Concord between 2007 and 2014 achieved less than one percent of the RHNA goals for very low- and low-income units, five percent of the RHNA goals for moderate-income units, and 34 percent of the RHNA goals for above moderate-income units. Overall, Concord achieved approximately 17 percent of the City's RHNA during the previous Housing Element planning period. The shortfall in unit production is indicative of the challenges associated with developing affordable housing and the lack of developer interest in building new housing in Concord, which were discussed in earlier chapters of this Housing Element. The following chapter contains goals, policies, and programs to address potential barriers to residential development in Concord in an effort to better achieve the City's RHNA goals during the 2014-2022 Housing Element cycle.

Table 50: Housing Units Produced in Concord, 2007-2014

Income Group	Unit Built or Permitted	2007-2014 RHNA	Balance of RHNA	Percent of RHNA Achieved
Very Low	2	639	637	0.3%
Low	1	426	425	0.2%
Moderate	25	498	473	5.0%
Above Moderate	498	1,480	982	33.6%
Total	**526**	**3,043**	**2,517**	**17.3%**

Sources: City of Concord, 2014; BAE, 2014.

Despite the shortfall in achieving the City's 2007-2014 RHNA goals, the City made some significant achievements in improving the quality and standards of housing in Concord and implementing programs to facilitate residential development affordable to households at a range of income levels to ease development looking to the future. Major achievements include:

- Initiation of the planning process for the Downtown Specific Plan and adoption of the Specific Plan in June 2014, which ~~will facilitate~~facilitates residential development adjacent to the Downtown Concord BART Station~~. Plan adoption is anticipated in June 2014~~.
- A comprehensive revision of the City's Development Code with changes that allow for increased densities, provide enhanced guidance on permitted uses including standards for a range of housing types, and facilitate and incentivize residential and mixed-use development.
- As part of the revision of the City's Development Code, adoption of the Affordable Housing Incentive Program provides significant incentives to projects in which at least 40 percent of units are affordable. Incentives include increased height and lot coverage limits as well as decreased minimum lot size, setback, and parking requirements. Additionally, projects eligible for the program are waived from use permit requirements.
- Approval of several small-lot subdivisions which would provide homes to low- and moderate-income homebuyers.
- Provision of grants and low-interest loans to support the rehabilitation of homes in need of repair or lead abatement.
- Implementation of the City's multi-family rental housing inspection program.
- Disbursement of 17 first-time homebuyer loans.
- ~~Amendments to the City's Development code to allow transitional and supportive housing by~~

~~right in residential districts, subject to the same requirements as other uses in those districts.~~

- Amendments to the City's Development Code to allow emergency shelters by right in the IBX, OBP, and IMX districts.
- Adoption of Green Building Standards effective January 2011.

Additionally, the City has committed significant staff and financial resources to planning for the Concord Community Reuse Area, which will provide a considerable amount of additional market-rate and affordable residential development potential in Concord along with commercial development potential and open space. The environmental remediation and conveyance process that must take place prior to development of the Reuse Area is ongoing, making it unlikely that much of the site's development potential will be realized in the 2014-2022 Housing Element planning period. However, the Reuse Area is anticipated to be an important development site during future Housing Element planning periods.

A detailed list of programs and achievements from the previous Housing Element planning period is included as Appendix B to this Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This chapter presents Concord's housing goals during the 2014-2022 planning period as well as policies and programs to support these goals. While Concord has long had an active set of housing programs, much of the activity was dependent on federal, state, and Redevelopment Agency funding resources. Given the limitations imposed by current economic conditions and budget constraints, and reductions in available funding, this Housing Element adds policies and programs balanced with these limitations. All policies and programs have been reviewed to maximize development of affordable housing, generate funding for affordable housing activities, provide housing for special needs populations, and prevent displacement of existing residents. It should be noted that certain prior programs have been modified or deleted to reflect current market and fiscal conditions, as well as accomplishments during the previous Housing Element period.

Many of the programs for the 2014-2022 planning period include quantified objectives, as shown below. Unless noted otherwise, all quantified objectives are objectives for the entire planning period.

Housing goals, policies, and programs are grouped under five headings: *Housing Supply and Mix; Quality Neighborhoods; Meeting Special Needs; Equal Housing Opportunities;* and *Energy Conservation.*

Housing Goals, Policies, and Programs

Goals

H-1: Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups residing or who wish to reside in Concord.

H-2: Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.

H-3: Promote the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.

H-4: Strive for equal housing opportunity and access for all people regardless of race, religion, gender, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

H-5: Protect the environment and lower the cost of energy through energy conservation policies.

Goal H-1: Housing Supply and Mix

Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups residing or who wish to reside in Concord.

Policy H-1.1: **Ensure an adequate supply of housing sites to achieve the City's Regional Housing Needs Allocation (RHNA) goals for the 2007-2014 planning period.**

Program H-1.1.1: Continue to identify potential sites for reuse to ensure an adequate supply of land for residential development.

To maintain adequate sites throughout the planning period to accommodate the City's RHNA, on a project basis, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in non-residential and/or mixed use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for ~~lower~~extremely low-, very low-, low, or moderate-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

Responsible Agency:	Planning Division.
Time Frame:	Ongoing to comply with Government Code section 65863.
Quantified Objective:	N/A
Funding:	General Fund.

Program H-1.1.2: Continue to implement minimum densities in multifamily zoning districts.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A.
Funding:	None required.

Program H-1.1.3: Maintain an inventory of vacant and underutilized sites and make it available to interested home builders.

Responsible Agency:	Planning Division.
Time Frame:	Update inventory starting with this Housing Element, and thereafter every two years.
Quantified Objective:	N/A
Funding:	General Fund.

Program H-1.1.4: Continue to allow multifamily residential development projects on parcels identified in the Housing Element land inventory as Downtown Mixed Use (DMX) and Commercial Mixed Use (CMX) zoning districts.

Responsible Agencies: City Council; Planning Commission; and Planning Division.
Time Frame: Ongoing
Quantified Objective: N/A
Funding: None required.

Policy H-1.2: **Encourage a variety of housing types in new subdivisions, including duplexes, townhomes, small apartment buildings or condominiums.**

Program H-1.2.1: Promote mixed-use developments and a mix of housing types in Concord, consistent with the General Plan.

Financial incentives may be provided on a project-by-project basis if funds are available.

Responsible Agencies: City Council; Planning Commission; and Planning Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund; Inclusionary Housing In-Lieu Fee Revenues.

Program H-1.2.2: ~~Promote~~Continue to promote mixed-use, transit-oriented development Downtown where housing is located in close proximity to urban services, shopping and/or public transportation through implementation of the Downtown Specific Plan.

~~*The City currently promotes mixed-use development by the following actions:*~~

- ~~*Adoption and subsequent implementation of the Downtown Specific Plan;*~~
- ~~*Promoting the development of live-work or loft residential units in the Downtown mixed-use areas;*~~
- ~~*Providing incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and*~~
- ~~*Identifying candidate sites where higher density residential development might be feasible and appropriate.*~~

Responsible Agencies: City Council; Planning Commission; and Planning Division
Time Frame: Ongoing.
Quantified Objective: N/A

Funding: General Fund.

Program H-1.2.3: Facilitate the development of ~~mixed income~~ housing in the Downtown~~.~~ that is affordable to a households at a range of income levels (extremely-low, very-low, low, moderate, and above-moderate incomes).

This program provides financial and regulatory incentives where possible to encourage mixed-income housing developments (i.e. developments with units affordable to extremely low-, very low-, low-, moderate-, and above moderate-incomes households) to help meet the need for units affordable to lower income households.

Responsible Agencies: City Council and Planning Division.
Time Frame: Ongoing.
Quantified Objective: The Downtown Plan envisions up to 4,020 new units being added over the next 20-25 years. Much of Concord's recent planning has been structured to promote ~~mixed income residents~~the inclusion of units affordable to extremely low-, very low-, low-, moderate-, and above moderate-incomes households within these anticipated new projects. In keeping with Concord's current Inclusionary policy and In-Lieu Fee, it is expected that approximately 400 of these units will be targeted to be affordable to extremely low-, very low-, low-, and moderate~~-~~-income households, creating a mixed-income transit-oriented urban neighborhood. Based on the 8-year RHNA cycle, it is anticipated that at least 1,600 new units will be developed during the period in the Downtown~~, providing mixed income housing developments~~.
Funding: General Fund, Inclusionary Housing In-Lieu Fee Revenues.

Policy H-1.3: **Promote the development of single-family homes that are affordable to very low, low- and moderate-income households in all new single-family developments as well as in existing single-family neighborhoods.**

For the purposes of this policy, "single-family" includes detached homes, townhomes, and similar housing types. Condominiums are considered separately under Guiding Policy H-1.7.

Program H-1.3.1: Encourage the development of small lot subdivisions and continue to implement standards for small-lot single-family homes.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	40 new single family homes (detached or attached) affordable to low~~ and ~~, very low~~–~~, or extremely low-income households and 60 new single family homes (detached or attached) affordable to moderate income households.
Funding:	General Fund for planning staff

Program H-1.3.2: Provide financial incentives through the City's First Time Home Buyers Program to make small-lot single-family homes affordable for ~~low income~~ households earning 60 to 100 percent of AMI.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	First-time Homebuyer Program

Policy H-1.4: **Encourage secondary units in new and existing residential developments and the development of duplex condominiums, where duplexes are consistent with the General Plan.**

Program H-1.4.1: Encourage duplex condominiums, where consistent with the General Plan density standards, to increase opportunities for home ownership.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	40 units created through new duplex condominium or second unit developments and/or legalization or compliance of existing illegal second units.
Funding:	None required.

Program H-1.4.2: Allow secondary units in the single-family districts in accordance with State law.

Responsible Agencies:	City Council; Planning Commission; and Planning, Division.
Time Frame:	Ongoing

Quantified Objective: N/A
Funding: None required.

Program H-1.4.3: Review the development code as it relates to secondary units and consider amendments to make the development of secondary units more feasible. Potential amendments include eliminating the owner-occupancy requirement for properties with secondary units in the transit overlay zone and modifications to the requirements based on lot size, lot dimensions, and unit size to make these requirements less restrictive.

Responsible Agencies: City Council, Planning Commission, and Planning Division
Time Frame: Review the development code and make revisions in 2015.
Quantified Objective: N/A
Funding General Fund/General Plan and Zoning Ordinance Reimbursement fee.

Program H-1.4.4: Help to reduce the costs associated with building a ~~secondary~~second unit by ~~engaging in~~working with the Contra Costa Water District ~~Facility Reserve Charge update process~~ to ~~a reduction~~examine the fees charged by the District for extending service to a new ~~secondary~~detached second unit. The District's upcoming Facility Reserve Charge update process provides an opportunity to engage with the District on this issue. At the municipal level, the City will evaluate its fees for second units and determine if they can be "scaled" so that small units or ~~the definition~~units created through the conversion of already habitable floor space are charged at a lower commensurate rate than larger second units, units created through a ~~secondary unit~~net addition of floor space, or single-family units.

Responsible Agencies: City Council, Planning Commission, and Planning Division
Time Frame: 2015-2016
Quantified Objective: N/A
Funding General Fund for staff

Program H-1.4.5: Work with property owners with illegal secondary units to bring them into compliance with the building and development codes.
This will be done on an individual basis, in response to owners' requests for assistance.

Responsible Agencies: Planning Division; and Building Division.
Time Frame: Ongoing.

Quantified Objective: N/A
Funding: General Fund for staff

Policy H-1.5: **Promote the development and conservation of housing that is affordable to extremely-low, very-low-, low- and moderate-income households.**

Program H-1.5.1: Facilitate the development of housing that is affordable to extremely low-, very low-, low-, and ~~low~~moderate-income households through medium and high density zoning and mixed-use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies and other financial incentives, if available.

Responsible Agencies: City Council; Planning Commission; Planning Division; and Economic Development Division.
Time Frame: Ongoing. At least annual contact with developers.
Quantified Objective: 3,478 new units housing that include housing units affordable to extremely low (399), very low (~~798~~399), low (444), and moderate income (559) households.
Funding: General Fund; HOME funds, and CDBG funds.

Program H-1.5.2: Continue to publish on the City's website a list of State and federal low-interest land acquisition/construction funds available for development of homes affordable to ~~low~~ extremely low-, very low-, low-, and moderate-income households and provide this to interested home builders.

Responsible Agency: Economic Development Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: None required.

Program H-1.5.3: ~~Continue the Multifamily Infill Housing Programs that facilitate infill residential development and provide affordable (workforce) housing and/or housing for those with special needs.~~

~~*These programs include the following:*~~

- ~~*Conducting public outreach to provide a broad overview on all types of infill housing development and illustrate various infill projects throughout the San Francisco Bay Area;*~~
- ~~*Evaluating existing vacant and underutilized sites for the development of multifamily housing; and*~~
- ~~*Identifying vacant and underutilized multifamily lots with the potential for*~~

~~*site consolidation and make this information available to residential developers;*~~

~~Responsible Agencies: Planning Division and Economic Development Division.~~
~~Time Frame: Ongoing.~~
~~Quantified Objective: N/A~~
~~Funding: General Fund for staff.~~

~~**Program H-1.5.4:**~~ Promote parcel consolidation ~~for~~ to facilitate the assembly of new housing sites ~~to ensure that minimum densities are achieved and integrated site planning occurs by:~~

- ~~Working in partnership with affordable housing developers to update the City's Priority Lot Consolidation List of "ready to go" development sites that can be shown to potential developers. Use the list of sites in Appendix A as a starting point.~~. The ~~list should:~~

  ~~(a) Prioritize sites located~~City has been successful in ~~General Plan land use areas designated~~promoting parcel consolidation for ~~allowing for multifamily residential~~ site development~~;~~

  ~~(b) Consider common ownership patterns, the physical condition of existing buildings, site constraints, and the Assessor's ratio of improvement value to land value – an indicator of underutilization of land –~~, as ~~identified~~noted in ~~Appendix A; and~~

  ~~(c) Focus efforts on specific geographic areas with the greatest development potential according to the latest development trends and expressed developer interests that may also be candidates for the Affordable Housing Incentive program (see Program H-1.5.8). The identified sites should be ideally located to meet the criteria for affordable housing grants and financing.~~

- ~~Contacting owners of contiguous vacant and underutilized sites and introducing them to the idea of~~Table 43, and has incorporated parcel consolidation~~; explaining the City's regulations and how standards may be modified to make site assembly feasible and the use of RDA affordable housing resources for financial or technical assistance;~~

~~Conducting outreach to affordable housing developers informing them of development opportunities in~~ efforts into the Downtown Concord ~~through targeted mailings, emails and phone calls;~~Specific Plan, adopted in June 2014. The City has also led an effort to consolidate Successor Agency sites that have been included within the City's Long Range Property Management Plan (LRPMP), which is anticipated to be approved by the State Department of Finance in early 2015. To continue to facilitate development of new housing sites, the City will:

- ~~Providing information on these "ready to go" sites in response to inquiries by interested prospective affordable housing developers;~~

- Sharing examples with housing developers of successful development projects in the city on consolidated parcels;

Using an

- Initiate the Request Forfor Proposal (RFP) process for site assemblage, once the LRPMP is adopted, to invite qualified developers to propose affordable housing;housing projects on the Oak Street and the Galindo Street Successor Agency sites.
- Offering incentivesWork in partnership with private landowners that are receptive to developers to promote parcel lot consolidation, such as:
  - Density bonuses;
  - Priority permit processing;
  - Exemptions from zoning requirements;
  - Ministerial review of lot line adjustments;
  - Deferred development fees; and
  - Other incentives under the Affordable Housing Incentive program.

The City may offer additional incentives if the development proposed satisfies a special housing need or a special affordable housing need.

As a show of commitment, the City will work diligently and proactively with affordable housing developers to accomplish all of the actions laid out by this program. Aggregation of small sites for affordable housing or special needs development are identified in the Housing Element as a significant aspect of meeting the City's defined regional housing needs allocation.

- *The City will* on a continuing basis, to assist *housing developers*them in *finding new opportunities for*facilitating the parcel *consolidation and assembly*merge process in *zones allowing multifamily development. The City will facilitate a pre-application meeting as a mechanism for developers to learn more about the City's regulations and how standards may be modified to make site assembly feasible on potential projects involving site assembly so developers can hear first hand of any concerns and understand how the City might support parcel consolidation. The additional mechanisms available to facilitate parcel consolidation that improve project feasibility include the Density Bonus Program and the Affordable Housing Incentive program. The City also will make available to housing developers a list and map of parcel consolidation opportunities and will continue to work ongoing basis with housing developers to share examples of successful residential projects on parcels that have been consolidated*a streamlined and timely manner.

Responsible Agency:	Planning ~~Division~~and Economic Development & Housing Divisions.
Time Frame:	Ongoing activity, with annual report to City Council on progress.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.5.~~5~~4: Promote new affordable residential development projects near employment centers, personal services, retail clusters, and key transportation corridors and nodes.

The City will continue to work with affordable housing developers to identify appropriate sites located near employment centers, personal services, retail clusters, and key transportation nodes and corridors.

Responsible Agencies:	City Council; Planning Commission; and Planning Division
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.~~6~~5: Provide reductions from the standard parking requirements for new residential projects as allowed by the City's Density Bonus Program, the Affordable Housing Incentive program, and other provisions of the Zoning Ordinance.

Responsible Agencies:	Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.5.~~7~~6: Continue to allow group housing, including Single Room Occupancy units (SRO), in accordance with State law.

Responsible Agencies:	Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.~~8~~7: Promote the development of affordable housing in all areas designated by the General Plan for multi-family residential development through continued implementation of the Affordable Housing Incentive program. Participation by developers in the Affordable Housing Incentive program is

voluntary, with a range of incentives provided to make development of affordable housing feasible. The available incentives include:

- Residential density increase beyond those provided by State Density Bonus Law;
- Flexible zoning standards, including reduced development and parking standards, coupled with zoning standards and design review requirements and ensure land use compatibility;
- Priority permit processing, including any applicable CEQA exemptions;
- Deferral or reduction of City permit fees.

City staff will increase promotion of these available incentives, including preparation of a brochure describing all Affordable Housing Incentives.

Responsible Agencies:	City Council, Planning Commission, and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.~~9: Measured from July 1, 2014 forward, when Concord has experienced renewed development activity of at least 1,000 new market rate units, the~~ 8: In order to generate additional City ~~will~~funds that can be utilized to facilitate affordable housing production, prepare ~~a~~ an update to the Nexus Study ~~to explore potential increases to~~ for the City's Housing In-Lieu Fee ~~with minimal impacts to development feasibility.~~ and adopt a new fee rate based on the updated study that is equal to or less than the maximum fee identified through the study, as appropriate.

Responsible Agencies:	City Council, Planning Commission, and Planning Division.
Time Frame:	~~Conduct~~Prepare updated Nexus Study ~~to analyze potential increase to the In-Lieu Fee when at least 1,000~~and adopt new ~~market~~fee rate ~~units have been developed (measured from July 1, 2014 forward).~~, as appropriate, in 2015.
Quantified Objective:	N/A
Funding:	General Fund.

Program H-1.5.~~10~~9: Advocate for policies and legislation at the State and Federal level that increase the funding available to support the development and preservation of affordable housing.

Responsible Agencies:	City Council, Planning Commission, and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.~~11~~10: Examine opportunities to develop public private partnerships with experienced partners to create affordable housing through the City's provision of land, incentives, or partial funding.

Responsible Agencies:	City Council, Planning Commission, and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund, Inclusionary Housing In-Lieu Fee Revenues.

Policy H-1.6: **Allow permanent modular/pre-fabricated housing in all residential zones, consistent with State law and building code requirements. Also ensure the conservation and improvement of the City's existing mobile home parks as part of the City's affordable housing stock.**

Program H-1.6.1: Implement the City's adopted regulations that allow modular housing units (also known as pre-fabricated) in all residential zones.

The City's regulations allow modular housing units as provided for in State law, if placed on a permanent foundation, connected to public utilities and provided with one covered parking space which is required in all residential districts.

Responsible Agencies:	Building Division; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.6.2: Require compliance with the City's Mobile Home Conversion Ordinance, as adopted or amended to comply with State law, to address impacts associated with the closure or conversion of existing mobile home parks to other uses.

Responsible Agencies:	Planning Division; and Economic Development & Housing Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A

Funding: None required.

Program H-1.6.3: Provide low-interest loans or grants to qualifying households to support the rehabilitation of mobile home units in the City.

Responsible Agency: Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: 8-10 rehabilitated mobile homes per year
Funding: CDBG Fund.

Program H-1.6.4: Allow the use of the City's CDBG funds for the setting up of mobile home foundations, the paving of carports, accessibility modifications, and other construction assistance in mobile home park areas.

Responsible Agency: Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: Assist 10 mobile homes per year.
Funding: CDBG.

Policy H-1.7: Promote the development of new condominiums and cooperatives.

Program H-1.7.1: Ensure that condominiums and cooperatives continue to meet high standards of quality while providing for entry level rental and ownership housing by approving density bonuses in accordance with the City ordinance.
Responsible Agency: Planning Division.
Time Frame: Ongoing.
Quantified Objective: 100 new condominium units obtained through density bonuses for 2014-2022 period.
Funding: General Fund for staff.

Program H-1.7.2: Implement the Condominium Conversion Ordinance to limit the number of rental housing stock converted into condominiums each year.
Responsible Agency: Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-1.8: Promote a diversity of housing types, including efforts to increase rental and ownership opportunities for moderate- and above-moderate income households.

Program H-1.8.1: Encourage the production of ownership and rental housing in Downtown that is attractive and affordable to moderate and above-moderate income households.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	2.210 for 2014-2022 period (part of Downtown Plan goal of 4,020 units by 2035).
Funding:	None required.

Policy H-1.9: **Remove or reduce constraints to housing production by lowering the cost of development and improving the ease of building in Concord.**

Program H-1.9.1: Continue the annual review of the City's development fees, processing fees, and other charges in the "Master Fees and Charges" to ensure they are not a constraint to development.

Responsible Agencies:	Planning Division; Building Division; and Finance Department.
Time Frame:	Ongoing annually.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.9.2: Continue to offer a centralized, one-stop counter for permit processing to streamline the development process.
This program continues preliminary reviews to assist applicants with the filing process.

Responsible Agencies:	Planning Division; Building Division; and Engineering Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.9.3: Continue to streamline the processing of building permits for residential developments that include a portion of units as below-market rental rate (BMR) units.

Responsible Agencies:	Planning Division; Building Division; and Engineering Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A

Funding: General Fund for staff.

Program H-1.9.4: Continue to support legislation that requires special districts to reduce their fees for affordable housing projects.

Responsible Agencies: City Council; Planning Commission; Planning Division; and Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: None required.

Program H-1.9.5: Review the parking requirements specified in the Development Code and ~~consider possible reductions~~reduce parking requirements for residential development if appropriate. Allow some time before beginning a review of the requirements in order to test the regulations currently set forth in the Development Code as the residential market begins to recover.

Responsible Agencies: City Council; Planning Commission; and Planning Division.
Time Frame: ~~Begin review of parking requirements~~Evaluate and revise, as appropriate, in 2018.
Quantified Objective: N/A
Funding: General Fund for staff.

Goal H-2: Quality Neighborhoods
Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.

Policy H-2.1: **Support the conservation and rehabilitation of the existing housing stock (including mobile homes) through a balanced program of code enforcement and property improvements, when and where appropriate.**

Program H-2.1.1: Utilize public funds to provide assistance in the rehabilitation and conservation of deteriorated single-family homes, multifamily developments, and mobile homes.

This program provides assistance in the form of low-interest, deferred-payment loans or where appropriate, grants to elderly or disabled home owners.

Responsible Agency: Economic Development & Housing Division.
Time Frame: Ongoing.

Quantified Objective:	70 single and multifamily housing units (without income limits) rehabilitated for Housing Element period; and 100 units conserved as affordable housing for extremely low, very low, and low income households through long-term rent restrictions or resale agreements with property owners (see Program H-2.1.2).
Funding:	CDBG Fund and Inclusionary Housing In-Lieu Fee Revenue.

Program H-2.1.2: Continue to establish price and rent restriction agreements through acquisition, financial assistance, or other means with property owners.

This program facilitates preservation of at-risk units through cooperative partnerships with non-profit housing provider(s), when feasible and appropriate.

Responsible Agency:	City Council and Economic Development & Housing Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-2.1.3: Ensure the conservation of existing subsidized housing including State, federally, and locally-assisted developments that are at risk of converting to market rates.

As part of this program, the City will undertake the following actions:

- Streamline and enforce the annual reporting required to verify income limits of affordable units;
- Monitoring at-risk projects to anticipate potential conversions to market rates;
- As funding allows, work with property owners to negotiate potential term extensions, for those properties under current City Regulatory Agreements.
- Provide technical assistance to property owners and/or organizations interested in purchasing and maintaining the properties should the owners be interested in selling as necessary and when feasible; and
- Provide education and technical assistance to tenants of units being converted to market rate uses.

The City will also work with the owners of these developments and periodically contact interested nonprofit groups to explore possible ways to retain the units as part of the City's affordable housing stock.

Responsible Agency:	Economic Development & Housing Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund and HOME and CDBG funds.

Program H-2.1.4: Continue to monitor the conditions of housing stock through ongoing housing inspections and enforce housing codes and standards to ensure that the existing housing stock is not diminished in quantitative or qualitative terms.

Responsible Agency:	Neighborhood Services.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund and CDBG for ~~lower income~~eligible areas.

Program H-2.1.5: Continue the City's Multi-Family Rental Housing Inspection Program that provides regular, periodic inspections of apartment buildings with four or more units.

Responsible Agency:	Building Division.
Time Frame:	Occurs three times per year.
Quantified Objective:	Inspect at least 180 multi-family units annually on random basis.
Funding:	General Fund for staff.

Program H-2.1.6: Continue the Multi-Family Rental Housing Inspection Self Certification Program.

The program allows property owners to do a self-inspection prior to the City performing a 20 percent random unit inspection.

Responsible Agency:	Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-2.1.7: Incorporate maintenance standards, tenant screening and management training requirements in regulatory agreements for multifamily developments

that receive City assistance, and work to ensure the enforcement of such standards and agreements.

Responsible Agency:	Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund, CDBG, and Inclusionary In-Lieu Fee Revenues.

Program H-2.1.8: Ensure deteriorated units that are being acquired and rehabilitated with long-term rent or sale price restrictions are being counted as helping to meet the City's 'fair-share' housing need.

Responsible Agencies:	Economic Development & Housing Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Policy H-2.2: **Preserve and enhance the quality of Concord's residential and mixed-use neighborhoods to ensure a comfortable, safe, healthy, and attractive living environment for all residents.**

Program H-2.2.1: Continue to implement and update the City's Neighborhood Services Strategic Plan.

Responsible Agency:	Neighborhood Services.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-2.2.2: Promote functional, pleasing, and high quality residential development by applying and enforcing the City's adopted Development Code, Design Guidelines, and Zoning Standards.

Responsible Agency:	City Council, Planning Commission, and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-2.2.3: Conduct design review for all residential developments of five or more units. (Also see Program H-2.2.3)

Responsible Agencies:	Planning Commission; Design Review Board; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-2.2.4: Promote a Jobs/Housing Balance by implementing General Plan Land Use and Growth Management policies to achieve a balance between jobs and housing to achieve a higher quality of life for current and future Concord Residents.

Achieving a jobs/housing balance will help reduce traffic and its associated environmental impacts while strengthening the community by allowing people to spend less time commuting and more time participating in community activities.

Responsible Agencies:	City Council; Planning Commission; and Planning Division
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Policy H-2.3: **Preserve Concord's historic homes, areas, and buildings.**

Program H-2.3.1: Support housing rehabilitation, conservation, and preservation.

The City will annually update and maintain an inventory of historic properties on the City website.

Responsible Agency:	Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Policy H-2.4: **Ensure that new development in Concord does not lead to the displacement of existing residents.**

Program H-2.4.1: Establish a mechanism to determine whether there is a risk of displacement of existing Concord residents as new development activity takes place in the City. Displacement might be direct, resulting from the redevelopment of existing residential properties, or indirect, resulting from increases in market rents as an area becomes more desirable due to new development. If this

mechanism determines that new development creates a displacement risk, establish programs to mitigate this risk. Potential programs include:

- Monitor residential rental rates, sales prices and commercial and office lease rates on a quarterly basis to identify trends;
- Monitor local and regional displacement studies such as the Institute of Urban and Regional Development TOD Displacement Study through U.C. Berkeley, which is examining ways to measure and predict ~~the potential~~ displacement of ~~low-income communities~~existing residents as a result of increasing investment in transit-oriented development (TOD);
- Prior to upzoning additional sites outside of the City's Transit-Oriented Development overlays, consider potential impact on existing residents with respect to displacement risk;
- Study and examine current local and regional just-cause eviction controls;
- Study and examine local and regional relocation benefits provided by developers to residents displaced by the demolition and redevelopment of existing residential units and first right of return; and
- Study potential ratios for housing unit replacement requirements.

Responsible Agencies:	City Council, Planning Commission, Planning Division.
Time Frame:	Establish a mechanism to identify displacement risk and policies to put in place if displacement risk is identified by 2015.
Quantified Objective:	N/A
Funding:	General Fund.

Goal H-3: Meeting Special Housing Needs

Encourage the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families and homeless individuals and families.

Policy H-3.1: **Actively seek and encourage the development of affordable housing for extremely low-, very low-, low-, and moderate-income seniors.**

Program H-3.1.1: Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.), and priority permit processing for senior housing developments that provide 25 percent or more of their units at rents or prices affordable to moderate-, low-, ~~or~~ very- low-, or extremely low-income seniors.

Responsible Agencies:	City Council; Planning Commission; Planning Division; and Economic Development Division.

Time Frame: Ongoing.
Quantified Objective: N/A
Funding: HOME Fund; CDBG Fund; and General Fund and Inclusionary Housing In-Lieu Fee Revenues.

Program H-3.1.2: Encourage senior housing developments to be located in areas that are convenient to shopping and other services, including public transit services, and/or to provide transit services (e.g., van shuttles) for their residents.

Responsible Agencies: City Council; Planning Commission; and Planning Division.
Time Frame: Ongoing.
Quantified Objective: 200 new senior housing units affordable to extremely low-, very low~~-~~, low~~-~~, and moderate~~-~~ income seniors.
Funding: General Fund for staff.

Program H-3.1.3: Require all housing developments designated for seniors to be handicapped accessible, with such features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.

Responsible Agencies: Planning Division; and Building Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-3.2: **Actively seek to expand housing opportunities for persons with disabilities in new and existing single-family and multifamily developments.**

Program H-3.2.1: Facilitate the development of accessible housing by providing financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.), and priority permit processing for housing developments that make at least 15 percent or more of the total units accessible to persons with disabilities through appropriate design and amenities.

Responsible Agencies: Planning Division; Economic Development Division; and Building Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-3.2.2: Require accessible units in multifamily housing developments in accordance with State law, with accessibility features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.

Responsible Agencies:	Planning Division; and Building Division.
Time Frame:	Ongoing.
Quantified Objective:	40 City-supported new and rehabilitated units accessible to persons with disabilities; with an additional 100 to be produced without any City financial assistance as part of the normal development process.
Funding:	General Fund, CDBG.

Program H-3.2.3: Require accessible units in large housing developments in accordance with State law. Meet or exceed the requirements to provide accessible units in large housing developments as a condition of approval.

Responsible Agency:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-3.2.4: Enforce State handicapped, accessibility, and adaptability standards and remove constraints to housing accessible to persons with disabilities, consistent with SB 520.

Responsible Agency:	Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-3.2.5: Provide information and related resources to the public, including persons with disabilities, to raise awareness regarding accessibility issues (including the requirements of the Americans with Disabilities Act), encourage accessibility in all new and rehabilitated developments, and provide referrals to independent living centers and other resources.

The City will provide public information on accessibility issues and resources at the City's Permit Center and on the City's website. Also, the City will provide referrals to independent living centers and other resources as appropriate.

Responsible Agency: Building Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-3.3: **Actively seek to expand housing opportunities for persons with developmental disabilities in Concord.**

Program H-3.3.1: Work with the Regional Center of the East Bay to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, updating the City's housing assistance resource web page to provide additional information on services, and providing housing-related training for individuals/families through workshops.

Responsible Agencies: Economic Development & Housing Division
Time Frame: 2014 - 2015
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-3.4: **Actively seek and encourage the development of childcare facilities to help female- headed households, especially those with extremely low, very low, low, or moderate incomes.**

Program H-3.4.1: Continue to assess a fee on new construction and tenant improvements to help fund the City of Concord Child Care Program.

Responsible Agencies: Planning Division; and Parks and Recreation Department.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-3.4.2: Support the Section 8 Housing Choice Voucher Program administered by the Contra Costa County Housing Authority by providing referral services through Housing Rights Inc, and making information available at the permit counter and City website.
Responsible Agency: Economic Development & Housing Division
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-3.5: **Actively seek and encourage the development of housing that is affordable to very-low-, low- and moderate-income first-time homebuyers.**

Program H-3.5.1: Utilize funds as available to provide zero interest second mortgages to qualified low- and moderate-income homebuyers to assist them with down payment and/or closing costs.

Responsible Agency: Economic Development Division.
Time Frame: Ongoing.
Quantified Objective: Provide assistance to 20 homebuyers during Housing Element period.
Funding: Inclusionary Housing In-Lieu Fee.

Program H-3.5.2: Support and participate in the Mortgage Credit Certificate (MCC) Tax Credit Program administered by the Contra Costa County Department of Conservation and Development and make information available at the permit counter and City website.

Responsible Agency: Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-3.5.3: Work with local nonprofit housing developers to facilitate sweat-equity homeownership opportunities for Concord residents.

Responsible Agency: Economic Development Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-3.6: **Actively seek and encourage the development of affordable housing for large families with extremely low-, very low-, low-, or moderate-incomes, and continue to take actions to prevent discrimination against children in housing.**

Program H-3.6.1: Expand the current inventory of large units in the City by providing financial and/or regulatory incentives to encourage the inclusion of units with four or more bedrooms in new developments, especially in rental housing developments.

Responsible Agency: Economic Development/Redevelopment Division.
Time Frame: Ongoing.
Quantified Objective: 40 new or rehabilitated housing units in Concord with four or more bedrooms.

Funding: CDBG.

Program H-3.6.2: Facilitate the rehabilitation of large units by giving priority to developments with large units that are deteriorated or at risk of being lost from the City's housing stock.

Responsible Agency: Economic Development Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: Inclusionary Housing In-Lieu Fee Revenues and CDBG.

Policy H-3.7: **Actively seek and encourage emergency, transitional, and long-term affordable housing to reduce the problem of homelessness in the City of Concord.**

Program H-3.7.1: Continue to actively participate in the Contra Costa HOME Consortium and the Contra Costa Interagency Council on Homelessness (CCICH) to identify and respond to the needs of homeless individuals and families in Concord and surrounding communities, giving priority to the implementation of the strategies and actions identified in the Consortium's Consolidated Plan.

Responsible Agency: Economic Development Division and Community Grants Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: Grants, HOME, and CDBG funds.

Program H-3.7.2: Continue to permit the development of emergency homeless shelters without discretionary review, in the Industrial Mixed Use (IMU), Industrial Business Park Zone (IBP), and Office Business Park (OBP) zones in accordance with State law. Emergency shelters will be subject to the same development and management standards that apply to other allowed uses within each zone.

The City will ensure that applications for these facilities receive priority review and streamlined processing.

Responsible Agencies: City Council; Planning Commission; and Planning Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-3.7.3: ~~Continue~~Revise the City's Development Code to ~~allow residential care facilities, group homes, and foster homes,~~explicitly identify transitional and supportive housing~~, and similar housing in~~ as residential uses subject to only those restrictions that apply to other residential ~~zones as required by State law.~~dwellings of the same type in the same zone, and adopt definitions of transitional housing and supportive housing pursuant to SB 745.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	~~Ongoing~~2015-2016.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-3.7.4: Coordinate with the County and local non-profits to identify and address the housing and social needs of the local homeless population.

The City will provide financial support where feasible and appropriate to non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for people who are homeless at risk of homelessness. State or County housing oversight and accountability is a prerequisite for City and City pass-through funding. Additionally, City staff will meet with non-profit groups at least once every year to discuss the needs of the local homeless population.

Responsible Agency:	Parks & Recreation Department/Community Grants Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	CDBG Fund.

Goal H-4: Equal Housing Opportunities

Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

Policy H-4.1: **Ensure equal housing opportunities for all by reaffirming the City's commitment to work towards the elimination of discrimination in housing with regard to race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.**

Program H-4.1.1: Continue the City's existing contract with ECHO Housing to provide fair housing counseling, education, and outreach services.

The City provides information regarding the City's Fair Housing Services available in both English and Spanish, and advertises the availability of these services through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.

Responsible Agencies:	City Council and Economic Development Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	CDBG.

Program H-4.1.2: Continue the City's existing contract with Bay Area Legal to provide tenant-landlord counseling and resolve problems and conflicts that occur in tenant/landlord relationships.

The City makes information regarding Tenant-Landlord Counseling available in both English and Spanish, and advertises the availability of the service through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.

Responsible Agency:	Economic Development/Redevelopment Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	CDBG.

Program H-4.1.3: Continue to monitor rental rates in Concord on an annual basis to provide up to date, reliable information on average and median rents in the City by unit size and type.

Use the collected data to inform decision making on City housing policies and programs and help reduce the potential impact of rapidly escalating rents and/or disparities in the local housing market (e.g., the monitoring program may call attention to a shortage of a particular housing type).

Responsible Agency:	Economic Development Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-4.1.4: Work with the Contra Costa HOME Consortium to reduce impediments to fair housing choice identified in the Consortium's Analysis of Impediments to Fair Housing Choice.

Responsible Agency: Community Grants Division and Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: CDBG Fund and General Fund.

Goal H-5: Energy Conservation
Protect the environment and lower the cost of energy through energy conservation policies.

Policy H-5.1: **Encourage the incorporation of ~~genergy~~energy and water conservation design features in existing and future residential developments to conserve resources, reduce greenhouse gas emissions, and reduce housing costs.**

Program H-5.1.1: Continue to allow new residential developments to provide, to the extent feasible, for passive energy conservation, solar access, and water conservation features.

The City's Subdivision Ordinance promotes the use of passive or natural heating or cooling opportunities. The Ordinance also empowers the City to adopt solar access standards and require easements for solar access.

Responsible Agencies: Planning Commission; and Planning Division.
Time Frame: Ongoing
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-5.1.2: Continue to enforce State Energy Conservation Standards (Title 24) for new residential construction or additions to existing structures.

Responsible Agency: Building Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-5.1.3: Continue to offer rehabilitation loans to extremely low~~-~~, very low-, and ~~moderate~~low-income homeowners and seniors to improve the energy efficiency of their residence and/or replace existing energy inefficient appliances through various Home Repair Loans and the Weatherization for Seniors Program.

Responsible Agencies: Economic Development Division.
Time Frame: Ongoing.

Quantified Objective: N/A
Funding: CDBG Fund.

Program H-5.1.4: Continue to implement the Green Building Standards adopted in 2011 in accordance with State law to implement General Plan policies and promote solar energy and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes.

Responsible Agencies: Building Division; and Planning Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Quantified Objectives for 2014-2022

Local jurisdictions are required under Section 65583 of the California Government Code to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and programs. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, or constraints.

Table 51 shows proposed quantified objectives for the 2014 to 2022 planning period. The objectives represent the analysis of prior Housing Element accomplishments and land use policies of the City's General Plan, and show the estimated number of units to be built, rehabilitated, or conserved during the planning period.

Although the RHNA does not include allocations for extremely low-income households, Housing Element Law requires that jurisdictions estimate the need for housing units affordable to extremely-low income households. The quantified objectives assume that half of the very low-income housing need consists of a need for housing to serve extremely low-income households

Table 51: Proposed Quantified Objectives, 2014-2022

Income Category	New Construction	Rehabilitation (a)	Preservation (b)	Total
Extremely Low	399	30	70	499
Very Low	399	44	337	780
Low	444	54	134	632
Moderate	559	14	0	573
Above Moderate	1,677	0	0	1,677
All Income Categories	**3,478**	**142**	**542**	**4,162**

Notes:
(a) Rehabilitation goals are based on anticipated funding available for rehabilitation through CDBG and Inclusionary Housing In-Lieu Fee revenue.
(b) Preservation objectives are based on the number of existing affordable units at risk of conversion to market rate, assuming that approximately half will be preserved due to limited City resources to extend affordability. Information on the affordability of units at risk is not available for all properties, and is therefore estimated based on affordability levels at properties for which this information is available. Preservation objectives do not include additional units to potentially be preserved through the City's Condominium Conversion Ordinance, Mobile Home Conversion ordinance, or other existing City policies with impacts that are not reliably quantified.
Sources: City of Concord, 2014; BAE, 2014.

APPENDIX A: HOUSING SITES INVENTORY

APPENDIX B: ACCOMPLISHMENTS DURING PRIOR PLANNING PERIOD

ATTACHMENT 3

bae urban economics

City of Concord Housing Element Update – DRAFT 2014-2022

November 7, 2014

Table of Contents

1. INTRODUCTION 1
   - What is a Housing Element? 1
   - SB 375 and Changes to Housing Element Law 2
   - Related Ongoing Planning Efforts 3
   - Housing Element Contents 4
   - Relationship to Other General Plan Elements 4
   - Information Sources 4
   - Public Outreach 5
   - Review by State HCD 5
2. HOUSING NEEDS ANALYSIS 7
   - Population and Demographics 7
   - Employment Characteristics 10
   - Household Characteristics 12
   - Housing Stock 17
   - Housing Cost and Affordability 23
   - "At Risk" Housing 31
3. REGIONAL HOUSING NEEDS ALLOCATION AND SPECIAL NEEDS 37
   - Regional Housing Needs Allocation, 2014-2022 37
   - Special Housing Needs 40
4. LAND INVENTORY 56
   - Overview of Housing Site Inventory 56
   - Description of Housing Sites 62
   - Sites Not Quantified 66
   - Considerations in Determining the Capacity of Housing Sites 68
   - Environmental and Infrastructure Constraints 75
5. RESOURCES AND CONSTRAINTS 79
   - Financing and Subsidy Sources 79
   - Opportunities for Energy Conservation 84
   - Government Constraints on Housing Production 88
   - Constraints to Housing for Special Needs Groups 112
   - Market Constraints on Housing Development 116
6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT 120
   - Goals of the 2007 Housing Element 120
   - Summary of Accomplishments 120
7. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES 123
   - Housing Goals, Policies, and Programs 123
   - Quantified Objectives for 2014-2022 148

APPENDIX A: HOUSING SITES INVENTORY 150

APPENDIX B: ACCOMPLISHMENTS DURING PRIOR PLANNING PERIOD 190

Table of Tables

Table 1: Population Trends, 2000-2012 7
Table 2: Race and Ethnicity, 2000 and 2012 8
Table 3: Age Distribution, 2000-2012 9
Table 4: Educational Attainment, Population Aged 25+ Years, 2012 10
Table 5: Employment Trends 11
Table 6: Employment Projections, 2010-2040 12
Table 7: Household Trends, 2000-2012 13
Table 8: Household Composition, 2000-2012 14
Table 9: Household Income Distribution, 2012 14
Table 10: Peer Cities Median Household Income, 2000-2013 16
Table 11: Household Projections, 2010-2040 17
Table 12: Housing Units by Type, 2000-2013 17
Table 13: Number of Units Issued Building Permits, 2000-2012 18
Table 14: Housing Units by Year Structure Built 19
Table 15: Estimated Units in Need of Rehabilitation or Replacement, 2009 19
Table 16: Housing Tenure, 2000-2012 21
Table 17: Housing and Occupancy Status, 2000-2011 22
Table 18: Median Home Sale Price in Concord and Surrounding Communities, September 2012 and September 2013 25
Table 19: Sale Price Distribution of Single Family Residences and Condominiums by Number of Bedrooms, July 2013-October 2013 (a) 26
Table 20: Average Asking Rents in Concord and Surrounding Communities, Third Quarter 2013 27
Table 21: Income Limits and Associated Affordable Rents for Contra Costa County, 2013 28
Table 22: Representative Households for Contra Costa County, 2013 30
Table 23: Housing Cost Burden by Tenure and AMI Level 31
Table 24: Affordable Housing Developments at Risk of Conversion to Market Rate 33
Table 25: Comparison of Replacement vs. Preservation Costs 35
Table 26: Selected Qualified Entities for Contra Costa County, 2013 36
Table 27: Regional Housing Needs Allocation, 2014-2022 Planning Period, Contra Costa County 39
Table 28: Regional Housing Needs Allocation, Concord, 2014-2022 40
Table 29: Homeless Count, Contra Costa County, 2009 and 2013 42
Table 30: Persons with Disabilities by Disability Type, 2012 45
Table 31: Residents with Developmental Disabilities, 2013 47
Table 32: Female-Headed Households and Poverty Status, 2000-2012 49
Table 33: Poverty Status of Households with Children Under 18 Years 49
Table 34: Large Households by Income Category and Tenure 51
Table 35: Overcrowded Households, 2012 51

Table 36: Households by Age of Householder, 2012 53
Table 37: Elderly Households by Tenure and Income, 2012 53
Table 38: Farmworker Employment, Contra Costa County, 2002-2007 55
Table 39: Residential Potential for All Suitable Sites in Concord 59
Table 40: Characteristics of Concord's Housing Opportunity Sites 63
Table 41: Selected Proposed or Built Projects Located in Mixed Use Zoning Districts 69
Table 42: Examples of Buildout Capacities 70
Table 43: Selected Proposed or Built Projects that Consolidated Adjoining Sites 73
Table 44: Financing Resources Expected: January 1, 2007 to June 30, 2014 84
Table 45: Parking Requirements for Multi-Family Development 97
Table 46: Licensed Care Facilities in Concord 99
Table 47: Planning, Engineering, and Building Fees (effective July 1, 2013) 104
Table 48: City and Impact Fees by Residential Type 105
Table 49: Required Percentage of Affordable Units 108
Table 50: Housing Units Produced in Concord, 2007-2014 121
Table 51: Proposed Quantified Objectives, 2014-2022 149

Table of Figures

Figure 1: Unemployment Rate 11
Figure 2: Household Income Distribution by AMI Level for a Three-Person Household, Concord, 2012 15
Figure 3: Foreclosures per 1,000 Households, Concord and Contra Costa County 23
Figure 4: Median Home Sale Price, 2005-2013 24
Figure 5: Average Asking Rents and Occupancy Rates, Concord, 2005-2013 27
Figure 6: Site Inventory 58

1. INTRODUCTION

With the largest population of any city in Contra Costa County and a growing and diverse economic base, Concord has developed into a major residential and economic hub within the region. Concord has an agricultural history, but developed into a primarily residential community through the middle of the 20th century, providing housing for people working in San Francisco and Oakland. The Concord BART station began service in 1973, providing easier access between Concord and employment locations elsewhere in the Bay Area. During the 1980's, a number of companies, most notably Bank of America, constructed mid-rise office buildings in Downtown Concord adjacent to the BART station, creating a hub of back-office employment opportunities for people living in Concord and other locations in the Bay Area. Downtown Concord continues to serve as an office node, while the retail sector, John Muir Medical Center, and a commercial concrete contractor generate additional economic activity in the City.

Like many other cities in the Bay Area and throughout the country, Concord experienced a dramatic increase in housing prices between the late 1990's and 2006, followed by a sharp decrease between 2007 and 2009 accompanied by a significant increase in foreclosures. However, sale prices have rebounded in recent years, and foreclosure rates have reached pre-recession lows.

As Concord looks to the future, the City is developing plans for key infill and other development sites that will shape the next phase of residential and commercial development in Concord. Planning for the City's existing and future housing needs will be an essential element of this process, and the 2014-2022 Housing Element will assist the City in continuing its strong history of planning for housing for all segments of the population.

What is a Housing Element?

The Housing Element is one of the seven required elements of the General Plan and is the primary document that local jurisdictions in California use to plan for current and future housing needs. State Housing Element law, enacted in 1969, mandates that each local government in California create a Housing Element to adequately plan to meet the existing and projected housing needs of all segments of the population. The Housing Element must be consistent with all other elements of the General Plan and is updated on a regular basis. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt plans and regulatory systems that support housing development. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

Each jurisdiction's projected housing need during the Housing Element planning period is determined through the Regional Housing Needs Allocation (RHNA) process, which is based on projected Statewide growth in households as determined by the California Department of Housing

and Community Development (HCD). Through the RHNA process, HCD distributes the Statewide projected housing need among the regions in the State, where each regional council of government allocates the projected regional growth to local jurisdictions within the region. The total housing need for each jurisdiction is distributed among income categories, requiring each jurisdiction to plan to meet the need for housing for households at all income levels. The agency responsible for distributing the RHNA in the Bay Area is the Association of Bay Area Governments (ABAG), which works closely with the Metropolitan Transportation Commission (MTC), the regional transportation planning agency for the Bay Area.

Each city and county in California is then required to produce a Housing Element that demonstrates the jurisdiction's ability to accommodate the housing need identified in its RHNA during the Housing Element planning period. This Housing Element covers the 2014-2022 Housing Element planning period, which differs from previous update cycles as a result of recent changes in State Law, which are discussed in the following section.

SB 375 and Changes to Housing Element Law

In an effort to reduce greenhouse gas emissions associated with passenger cars, Senate Bill 375 (SB 375, 2008) calls for local jurisdictions and regional planning agencies to better coordinate land use plans with existing and planned transit investments and to plan for a greater proportion of residential and employment growth in areas accessible to transit. One outcome of the effort to coordinate housing and transit planning has been the eight-year planning period (2014-2022) for the upcoming Housing Element Update, rather than the five- to seven-year planning period that was used in previous Housing Element Update cycles, in order to coordinate the timing of the Housing Element Update with the Regional Transportation Plan.[1]

In response to SB 375, ABAG and MTC developed Plan Bay Area, a long-range integrated transportation and land use plan for the Bay Area that plans for the projected increase in housing and employment in the region through 2040. A key element of Plan Bay Area is the designation of Priority Development Areas (PDAs), locally-designated, transit-accessible areas that are ideal locations for an increase in residential and commercial development, throughout the region. By focusing growth in PDAs served by transit and working to make these PDAs more pedestrian- and bike-friendly, Plan Bay Area aims to reduce the need for automobiles and the associated greenhouse gas emissions in the region. ABAG and MTC have provided planning grants to support planning processes in PDAs in cities throughout the Bay Area, including Concord.

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1 There are some exceptions to the eight-year planning period, but none apply to Concord during the current update cycle.

Related Ongoing Planning Efforts

Concord is currently in the process of implementing plans for two key areas of the City: Downtown Concord, which provides infill and transit-oriented development opportunities, and the Concord Community Reuse Area, which is the portion of the former Concord Naval Weapons Station that is within Concord city limits.

Downtown Specific Plan

In June 2014, Concord adopted a specific plan for the City's downtown, which centers on Todos Santos Plaza and is adjacent to one of the City's two BART stations. The Downtown Specific Plan Area is one of the many PDAs that have been established in Bay Area jurisdictions in pursuit of SB 375 and Plan Bay Area.

The Downtown Specific Plan plans for:

- 4,020 new housing units, consisting of 3,500 apartments, 220 townhomes, and 300 live-work lofts;
- 1.6 million square feet of office space; and
- 743,200 square feet of retail space.

The Downtown Concord PDA is expected to be a key site for housing development in Concord during 2014-2022 Housing Element planning period and further into Concord's future.

Concord Community Reuse Area

The Concord Community Reuse Area consists of the 5,000-acre portion of the former Concord Naval Weapons Station that falls within Concord City limits. The completed plan for the Reuse Area calls for:

- 12,270 housing units, 25 percent of which will be affordable to lower-income households, and facilities for homeless and transitional housing;
- 6.1 million square feet of commercial space; and
- 3,501 acres of parks and open space.

The Community Reuse Area is a key long-term development site that is anticipated to be a significant factor in shaping future phases of the City's development, including future Housing Element Update cycles. However, it is not expected that the ongoing environmental remediation and conveyance processes, which must take place prior to development, will be completed during the 2014-2022 Housing Element Update cycle, making it unlikely that residential development will take place at the Reuse Area during this planning period.

Housing Element Contents

The Housing Element is required by State law to include:

- An assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA;
- A detailed sites inventory and analysis that evaluates the jurisdiction's ability to accommodate its RHNA;
- An analysis of constraints on housing in the jurisdiction;
- Housing programs that identify adequate sites to accommodate the City's share of the regional housing need; assisting in the development of housing for very low- and low-income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated and conserved over the planning period of the element.

Relationship to Other General Plan Elements

The Concord 2030 General Plan was adopted in 2007 and establishes a long-range plan for urban development through the year 2030. The Plan includes a number of key themes and initiatives, such as the integration of economic development into land use planning, greater support for mixed use development and transport-supportive land uses around BART and transportation corridors, and an emphasis on preserving environmental resources and community assets. The Plan includes six elements required by State law, including Land Use, Transportation/Circulation, Open Space, Conservation, Noise, and Safety. It also includes four optional elements, including Economic Vitality, Growth Management, Parks, and Public Facilities and Utilities.

This Housing Element is intended to serve as the seventh required element of the General Plan. It takes into consideration new land use designations and other policies in the Plan to ensure consistency between it and other Plan elements.

Information Sources

The Housing Element incorporates data from numerous sources, including the United States Census; the Association of Bay Area Governments (ABAG); the State of California Departments of Finance (DOF) and Housing and Community Development (HCD); and private demographic and real estate data vendors. Data provided by the Census Bureau include 2000 and 2010 decennial Census data as well as data from the American Community Survey (ACS). The ACS publishes estimates of demographic conditions based on statistical sampling conducted continuously over one-year, three-year, and five-year periods, depending on the type of data and size of the

geography being sampled.[2] While these data cannot represent conditions at a specific point in time, as in the previous decennial censuses, they are updated on an annual basis and do offer a valuable means to compare characteristics across geographies. Wherever possible, data from the City or County were used to facilitate an understanding of local needs and conditions.

Public Outreach

In preparing the Housing Element, the City of Concord conducted a number of public outreach efforts to ensure the sharing of information and ideas between elected and appointed officials, City staff, the planning consultants, and residents. The City's public outreach efforts have included the following:

- Regular meetings and workshops with the City Council and the Planning Commission;
- Coordination with the City's Downtown Specific Plan process, which included meetings to solicit public input including three public workshops and two recent Planning Commission hearings on May 7 and May 21, 2014;
- Focus Group meetings with representatives from regional non-profit and market-rate housing developers and housing advocacy groups, conducted on November 20, 2013 and January 28, 2014 at the Concord Library to begin to identify strategies to facilitate the development of housing affordable to households at all income levels and housing for special needs populations in Concord;
- An online survey that allowed residents and non-residents to provide input on Concord's current and future housing needs;
- Publication and circulation of the draft Housing Element for public review and comment in July 2014;
- City Council and Planning Commission Study Session on April 8, 2014, Planning Commission Public Hearing on June 4, 2014, and City Council Public Hearing on July 8, 2014, all of which were attended by residents, business owners, housing advocacy groups and other stakeholders.

In addition to this outreach, City staff posted information about the Housing Element Update on the City website. Altogether, a multi-faceted approach was used to ensure the community's full participation.

Review by State HCD

State law requires every updated Housing Element be submitted to California's HCD to ensure compliance with the State's minimum requirements. This 'certification' process is unique among the General Plan elements.

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2 This data source replaces the information obtained in previous Censuses from the "long form" questionnaire. For more information on the ACS, see www.census.gov/acs/www/about_the_survey/american_community_survey/

Housing Elements are submitted twice to HCD for review and comment: once during development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction. The first review period requires 60 days and must take place prior to the adoption deadline. The second review requires 90 days and takes place after the adoption deadline. It is after the second review that written findings regarding compliance are submitted to the local government.

The City submitted an initial draft of this Housing Element Update to HCD for a 60-day review in August 2014. After an initial review of the document, HCD staff provided preliminary comments on the draft in September 2014. The City revised the Housing Element to address the comments and submitted the revised draft to HCD on October 1, 2014. On October 7, 2014, HCD issued a letter to the City stating that the revised Housing Element meets the statutory requirements of State Housing Element law. City staff will bring the revised Housing Element to Planning Commission for consideration in November 2014 and will bring the document to City Council in January 2015 to recommend adoption.

Pursuant to the California Environmental Quality Act, an initial study was prepared for the Housing Element Update and the City circulated a Notice of Intent to adopt a negative declaration on the Draft Housing Element dated August 1, 2014. The environmental document will be considered concurrently with the review and adoption of the Housing Element Update.

2. HOUSING NEEDS ANALYSIS

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Concord, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment is intended to assist Concord in developing housing goals and formulating policies and programs that address existing and anticipated local housing needs. To provide context for the data presented on Concord, similar data are provided for Contra Costa County and, where appropriate, for the Bay Area.

Population and Demographics

The type and amount of housing needed in a community is largely determined by population growth and various demographic variables. Factors such as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives. The following section provides background on demographic trends in Concord and Contra Costa County, followed by an analysis of housing trends.

Population

Concord's population has grown at an average rate of one percent annually for several decades. In 1980, Concord had a population of just 101,800, but its population reached 121,800 in 2000. Growth between 1980 and 2000 was primarily driven by immigration due to the City's proximity to job centers and the availability of housing. In 2012, the population was estimated at 124,717, a two percent increase since 2000. In contrast, both the County as a whole and the nine-county Bay Area have experienced significantly faster growth of 14 percent and 8 percent, respectively, over the same time period. However, growth projections suggest an anticipated reversal of this trend, with Concord growing at a considerably faster rate than the County and region over the next 30 years. Projections are discussed in greater detail below.

Table 1: Population Trends, 2000-2012

Population	2000	2010	2012	Total Change 2000-2012	% Change 2000-2012
Concord	121,780	122,067	124,717	2,937	2.4%
Contra Costa County	948,816	1,049,025	1,079,597	130,781	13.8%
Bay Area (a)	6,783,760	7,150,739	7,344,695	560,935	8.3%

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
Sources: US Census, 2000 & 2010; ACS, 2012; BAE, 2013.

Race and Ethnicity

Data on the racial and ethnic backgrounds of Concord residents indicate that the City is becoming increasingly diverse. According to the US Census, in 2000 the majority of Concord residents (61

percent) were White, 22 percent were of Latino or Hispanic origin, and nine percent were Asian. By 2012, the White proportion of the population decreased to 45 percent, while the Hispanic population increased to 30 percent of the population and the Asian population increased to 13 percent of the population. Trends were similar Countywide, where a decrease in the White population (from 58 percent of the population in 2000 to 47 percent of the population in 2012) was met by increases in the populations of Hispanic/Latino and Asian origin. Like many other cities in California, Concord is likely to become more diverse over the course of the Housing Element period and in coming decades.

Table 2: Race and Ethnicity, 2000 and 2012

	Concord		Contra Costa County	
Ethnicity	**2000**	**2012**	**2000**	**2012**
Non-Hispanic	**78.2%**	**69.6%**	**82.3%**	**75.2%**
White	60.9%	45.3%	57.9%	46.7%
Black/African American	2.9%	6.2%	9.2%	8.7%
American Indian/Alaskan Native	0.5%	0.2%	0.4%	0.4%
Asian	9.2%	13.0%	10.8%	14.6%
Native Hawaiian/Pacific Islander	0.5%	1.1%	0.3%	0.4%
Some Other Race	0.3%	0.1%	0.2%	0.1%
2+ Races	4.0%	3.7%	3.4%	4.3%
Hispanic	**21.8%**	**30.4%**	**17.7%**	**24.8%**
Total (a)	100.0%	100.0%	100.0%	100.0%

(a) Total may not sum to 100 percent due to independent rounding by the US Census Bureau.
Sources: US Census, 2000; ACS, 2012; BAE, 2013.

Age

Concord's population is aging over time, though at a relatively slow rate. Between 2000 and 2012, the median age increased from 35 to 36 in Concord, while the median age in the County increased from 36 to 39. The comparatively small increase in median age in Concord was due largely to an increase in the City's population between the age of 21 and 34, which increased from 21 percent of the population in 2000 to 23 percent in 2012. Countywide, the population between the age of 21 and 34 decreased from 23 percent in 2000 and to 17 percent in 2012. The City's population over the age of 65 also increased slightly during this time period, from 11 percent in 2000 to 12 percent in 2012, but at a much slower rate than in the County overall, where the population over the age of 65 increased from 10 percent in 2000 to 13 percent in 2012. Meanwhile, there was a decline in the population under the age of 21. This cohort represented 29 percent of the population in 2000 and 25 percent in 2012. Table 3 shows the age distribution in 2000 and 2012 for both the City and the County.

Table 3: Age Distribution, 2000-2012

	Concord		Contra Costa County	
Age Cohort	**2000**	**2012**	**2000**	**2012**
Under 15	21.2%	18.7%	20.9%	19.8%
15 to 17	4.1%	3.4%	3.9%	4.3%
18 to 20	3.8%	3.3%	3.9%	3.7%
21 to 24	5.2%	5.6%	5.4%	4.7%
25 to 34	15.5%	17.3%	17.8%	12.3%
35 to 44	17.3%	13.2%	17.6%	13.8%
45 to 54	13.9%	14.3%	13.0%	15.2%
55 to 64	8.3%	12.0%	8.0%	12.7%
65 to 74	5.7%	6.6%	5.2%	7.5%
75 to 84	3.8%	4.3%	3.3%	4.0%
85 +	1.3%	1.3%	1.1%	1.8%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Median Age	**35.1**	**35.9**	**36.4**	**38.7**

Sources: US Census, 2000; ACS, 2012; BAE, 2013.

These data demonstrate that Concord has attracted a large share of young adults in recent years, many of whom are likely to have slightly lower incomes than their older counterparts. During the Housing Element planning period, many of Concord's young residents may seek to purchase a first home in Concord and be in need of affordable homeownership options or down payment assistance.

Educational Attainment

Concord residents tend to have slightly lower levels of educational attainment than residents of the County. In 2012, 87 percent of Concord residents age 25 and older had graduated from high school, compared to 89 percent of residents 25 and older in Contra Costa County overall. Furthermore, 31 percent of Concord residents 25 and older had a bachelor degree, compared to 39 percent of Contra Costa County residents 25 and older. The comparatively low proportion of Concord residents with a bachelor degree could be due in part to the relatively young age of the City's residents. These educational attainment statistics are shown in Table 4.

Table 4: Educational Attainment, Population Aged 25+ Years, 2012

	Concord		Contra Costa County	
Educational Attainment	**#**	**%**	**#**	**%**
Less than 9th Grade	5,182	6.0%	43,317	5.9%
9th to 12th Grade, No Diploma	5,759	6.7%	40,235	5.5%
High School Graduate (incl. Equivalency)	18,835	21.9%	134,169	18.4%
Some College, No Degree	22,421	26.1%	160,319	22.0%
Associate Degree	7,480	8.7%	63,435	8.7%
Bachelor's Degree	19,124	22.2%	180,147	24.7%
Graduate/Professional Degree	7,170	8.3%	106,443	14.6%
Total	**85,971**	**100.00%**	**728,065**	**100.0%**
Population 25+ with Bachelor's Degree or Higher	**26,294**	**30.6%**	**286,590**	**39.4%**

Sources: ACS, 2012; BAE, 2013.

Employment Characteristics

Employment types, income levels, and other factors determine the type of housing residents can afford, while the unemployment rate is an indicator of the level of housing assistance needed. Employment and income levels are generally the function of regional growth or decline, which depends on factors beyond City control. However, an understanding of how Concord is fairing among peer cities is helpful in allocating resources and formulating housing policies.

Employment Trends

Table 5 shows the number of jobs and employed residents in Concord and Contra Costa County in 2007 and 2012. "Jobs" are defined as employment for which the workplace location is within the City, while "Employed Residents" includes all employed residents, whether or not they work within the City.

Similar to many other areas, Concord experienced job losses during the recent recession. As shown in Table 5, there was a 22 percent decrease in the number of jobs located in Concord between 2007 and 2012. Countywide, the decrease in employment was less substantial, totaling six percent between 2007 and 2012. Despite decreases in the number of jobs in Concord and Contra Costa County, the decline in the number of employed residents was minimal, totaling less than one percent in the City and County.

Both Concord and Contra Costa County have a net outflow of workers, with more employed residents than jobs, which is consistent with Concord's history as a primarily residential city with larger-scale employment added over the past few decades. The recent decline in the number of jobs and relative stability in the number of employed residents have resulted in a lower ratio of jobs to employed residents in 2012 than in 2007. In Concord, the ratio of jobs to employed residents decreased from 0.80 in 2007 to 0.63 in 2012. In Contra Costa County, the ratio of jobs to employed residents decreased from 0.70 in 2007 to 0.66 in 2012.

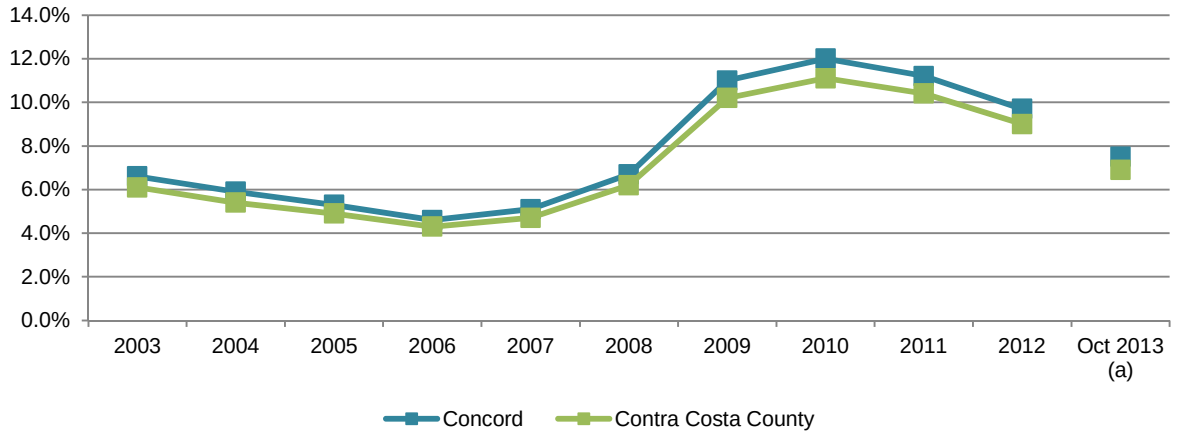
Table 5: Employment Trends

Total Jobs	2007	2012	% Change
Concord	51,709	40,525	-21.6%
Contra Costa County	344,952	323,484	-6.2%
Employed Residents			
Concord	65,000	64,500	-0.8%
Contra Costa County	490,900	487,600	-0.7%
Jobs/Employed Residents			
Concord	0.80	0.63	-21.0%
Contra Costa County	0.70	0.66	-5.6%

Sources: California EDD, 2007 & 2012; BAE, 2013.

Figure 1 shows the unemployment rate in Concord and Contra Costa County between 2003 and October 2013. Throughout this period, the unemployment rate in Concord was slightly higher than the unemployment rate in Contra Costa County overall, by a difference of less than one percentage point. In both areas, the unemployment rate peaked in 2010, reaching 12 percent in Concord and 11 percent in Contra Costa County. The unemployment rate has decreased in each subsequent year, falling to eight percent in Concord and seven percent in Contra Costa County by October 2013. However, the unemployment rate has not yet returned to pre-recession levels, indicating that there is a continuing need for housing assistance and emergency support services to help unemployed and otherwise economically disadvantaged residents.

Figure 1: Unemployment Rate



Note:
(a) Employment figures for October 2013 are for a single month and are therefore not directly comparable to annual averages.
Sources: California EDD, 2003-2013; BAE, 2013.

Employment Projections

According to ABAG projections, Concord is expected to experience significant growth in employment between 2010 and 2040. As shown in Table 6, ABAG estimates that there will be a 46 percent increase in the number of jobs in Concord between 2010 and 2040. During the same

period, employment is expected to increase by 36 percent in Contra Costa County and 33 percent in the Bay Area overall.

Employment growth is expected to occur at a faster rate during the first ten years of the projection period (2010-2020) than in the subsequent twenty years. Concord is expected to gain over 11,000 jobs between 2010 and 2020, at an average rate of over 1,100 jobs per year, and slightly less than 11,000 jobs between 2020 and 2040, at an average rate of approximately 500 jobs per year. Contra Costa County and the Bay Area are expected to have a similar growth pattern, with large employment increases between 2010 and 2020, and more moderate employment increases between 2020 and 2040.

Table 6: Employment Projections, 2010-2040

Location	2010	2015	2020	2025	2030	2035	2040	Total Change 2010-2040	% Change 2010-2040	Annual % Change 2010-2040
Concord	47,640	52,900	58,880	61,050	63,320	66,290	69,450	**21,810**	**45.8%**	**1.26%**
Contra Costa Co.	344,920	374,610	407,810	420,060	432,730	449,640	467,390	**122,470**	**35.5%**	**1.02%**
Bay Area (a)	2,571,920	2,788,160	3,027,840	3,105,650	3,187,040	3,301,510	3,421,890	**1,119,920**	**33.0%**	**0.96%**

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
Sources: ABAG, 2013; BAE, 2013.

Household Characteristics

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details various household characteristics affecting housing needs.

Household Types and Sizes

The US Census defines a household as any group of people who occupy a housing unit, including families, single people, or unrelated persons sharing living quarters. Persons living in licensed facilities, retirement homes, or dormitories are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community. Between 2000 and 2012, Concord experienced a minor increase in the total number of households from 44,020 to 44,634. The percentage of households consisting of families remained nearly constant at 68 percent. Most of the non-family households in Concord are comprised of households with people living alone, as discussed in more detail below.
From 2000 to 2012, the average household size increased slightly from 2.74 to 2.77 persons per household. The average household size increased more significantly in Contra Costa County overall, growing from 2.72 persons per household in 2000 to 2.81 persons per households in 2012.

Larger household sizes in 2012 may be due in part to lingering effect of the recession, as unemployment and underemployment caused some individuals and families to live with friends, relatives, or roommates rather than form new households. As a result, Concord household sizes may begin to contract a bit as the economy continues to improve. However, some growth in household size may be due to the increasing diversity of the City's population and the higher prevalence of multi-generational households among many cultures, particularly some Asian and Hispanic cultures. Table 7 shows the number of households and household size from 2000 to 2012 for the City of Concord, the County, and the Bay Area.

Table 7: Household Trends, 2000-2012

Area	2000	2012	Change 2000-2012	% Change 2000-2012
Concord				
Total Households	44,020	44,634	614	1.4%
Family Households	30,322	30,419	97	0.3%
Average Household Size	2.74	2.77		
Contra Costa County				
Total Households	344,129	380,397	36,268	10.5%
Family Households	242,233	265,285	23,052	9.5%
Average Household Size	2.72	2.81		
Bay Area				
Total Households	2,466,019	2,624,349	158,330	6.4%
Family Households	1,594,470	1,704,259	109,789	6.9%
Average Household Size	2.69	2.68		

Sources: ACS 2012; US Census 2000 and 2010; BAE, 2013.

Despite the increase in average household size, single-person households became increasingly common between 2000 and 2012 in both Concord and Contra Costa County. The percentage of non-family households composed of single individuals increased from 75 percent of the total number of non-family households in 2000 to 80 percent in 2012. Countywide, the number of single-person households increased from 77 percent of non-family households in 2000 to 81 percent of non-family households in 2012.

Table 8: Household Composition, 2000-2012

Household Type	Concord 2000	Concord 2012	Contra Costa County 2000	Contra Costa County 2012
Non-Family Households	**13,698**	**14,215**	**101,896**	**115,112**
Single Person	74.7%	80.4%	77.3%	80.8%
2+ Persons	25.3%	19.6%	22.7%	19.2%
Family Households	**30,322**	**30,419**	**242,233**	**265,285**
Married Couple	74.6%	74.1%	77.5%	76.0%
Other Family	25.4%	25.9%	22.5%	24.0%
Households with Children Under 18	37.7%	32.6%	38.8%	36.2%

Notes:
The American Community Survey (ACS) publishes demographic estimates based on statistical sampling conducted continuously between 2007 and 2011.
Sources: US Census, 2000; ACS, 2012; BAE, 2013.

Household Income

Median household income represents the mid-point in income for all households in the City, with half earning more and half earning less. According to the American Community Survey, Concord households tend to have lower annual incomes than the County and region. In 2012, the median annual household income for Concord was approximately $64,000, compared to $74,000 in Contra Costa County and $76,000 in the Bay Area overall.

Table 9: Household Income Distribution, 2012

Household Income	Concord Number	Concord Percent	Contra Costa County Number	Contra Costa County Percent	Bay Area (a) Number	Bay Area (a) Percent
Less than $15,000	3,172	7.1%	30,684	8.1%	244,616	9.3%
$15,000 to $24,999	4,778	10.7%	27,515	7.2%	201,541	7.7%
$25,000 to $34,999	2,718	6.1%	26,655	7.0%	179,881	6.9%
$35,000 to $49,999	6,014	13.5%	41,170	10.8%	270,554	10.3%
$50,000 to $74,999	8,574	19.2%	66,017	17.4%	400,600	15.3%
$75,000 to $99,999	5,891	13.2%	43,288	11.4%	309,768	11.8%
$100,000 to $149,999	7,993	17.9%	68,124	17.9%	460,967	17.6%
$150,000 to $199,999	3,674	8.2%	34,758	9.1%	235,315	9.0%
$200,000 and above	1,820	4.1%	42,186	11.1%	321,107	12.2%
Total (b)	**44,634**	**100.0%**	**380,397**	**100.0%**	**2,624,349**	**100.0%**
Median Household Income	**$64,164**		**$74,177**		**$76,209**	

Notes:
(a) Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
(b) Total number of households may differ from estimates provided by CA Department of Finance.
Sources: ACS 2012; BAE, 2013.

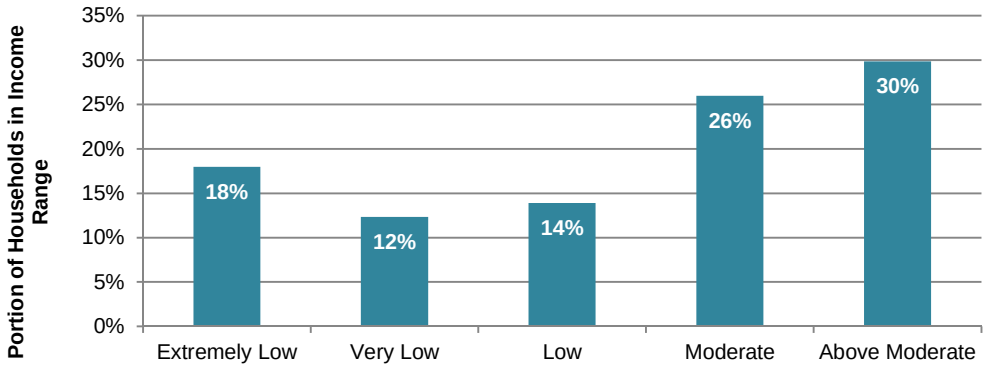
To determine eligibility for housing programs, both federal and State governments categorize households according to their income in comparison to the area median income (AMI). The AMI is the median household income for a defined geographic area, as determined by the United States Department of Housing and Urban Development (HUD). The following income groups are the standard categories used:

- Extremely low-income= 30 percent of AMI or less;
- Very low-income = 31 to 50 percent of AMI;
- Low-income = 51 to 80 percent of AMI;
- Moderate-income = 81 to 120 percent of AMI; and
- Above moderate-income = above 120 percent of AMI.

California began requesting analysis of households defined as extremely low-income beginning in the third revision of the Housing Element. While a city is not obligated to include a separate category for extremely low-income households in its Housing Element, the Housing Element as a whole must analyze the obstacles and needs for this category and include proposed actions and programs to meet those needs.

Figure 2 shows the 2012 Concord household income distribution by AMI level for a three-person household in Contra Costa County. As shown, more than half of all Concord households have an income that is moderate or higher, and 30 percent of Concord households have above-moderate incomes. The remaining 44 percent of Concord households have low, very low, or extremely low incomes, and many of these households may have difficulty affording housing, as discussed in greater detail in a subsequent section of this Needs Assessment.

Figure 2: Household Income Distribution by AMI Level for a Three-Person Household, Concord, 2012



Note:
ACS does not provide income data by County AMI level. Distribution is estimated based on income intervals provided by ACS data.
Sources: ACS 2012; BAE, 2013.

Table 10 presents median household income data for Concord and selected Contra Costa County jurisdictions in 2000 and 2013. The data show that Concord has a lower household income than all of the selected peer cities. Moreover, Concord households experienced a smaller amount of income growth than most of the peer cities between 2000 and 2013. While the median household income grew by 10 percent in Concord, the median household income grew by 14 percent in Martinez, 25 percent in Walnut Creek, and 16 percent in Contra Costa County overall. The exception among the peer cities was Pleasant Hill, where the median household income increased by only 7 percent between 2000 and 2013.

Table 10: Peer Cities Median Household Income, 2000-2013

	Median Household Income		%
Jurisdiction	**2000**	**2013**	**Change**
Concord	$57,300	$62,789	9.6%
Martinez	$64,265	$73,393	14.2%
Pleasant Hill	$67,108	$71,482	6.5%
Walnut Creek	$64,549	$80,575	24.8%
Contra Costa County	$64,605	$74,815	15.8%

Sources: Nielsen, 2013; BAE, 2013

Household Projections

Similar to the employment projections shown in Table 6, household projections suggest significant growth in Concord between 2010 and 2040. Based on the ABAG projections shown in Table 11, the number of households in Concord is expected to increase by 43 percent between 2010 and 2040, at an annual rate of 1.2 percent. This projected household growth rate exceeds the projected growth rate between 2010 and 2040 in Contra Costa County (24 percent) and the Bay Area overall (27 percent), as well as the growth rate in Concord between 2000 and 2012 (0.1 percent annually).

In contrast to the projected employment trends, household projections for Concord suggest that growth will be moderate during the first ten years of the projection period (2010-2020) and will increase during the next 20 years (2020-2040). Concord is expected to gain slightly more than 200 households per year on average between 2010 and 2020 and more than 800 households per year on average between 2020 and 2040. This projected increase in household growth after 2020 may coincide with development of the Concord Community Reuse Area.

Table 11: Household Projections, 2010-2040

Location	2010	2015	2020	2025	2030	2035	2040	Total Change 2010-2040	% Change 2010-2040	Annual % Change 2010-2040
Concord	44,278	45,380	46,500	50,630	54,840	59,000	63,190	**18,912**	**42.7%**	**1.2%**
Contra Costa Co.	375,364	387,870	400,800	416,220	432,430	448,090	464,150	**88,786**	**23.7%**	**0.7%**
Bay Area (a)	2,608,023	2,720,410	2,837,680	2,952,910	3,072,920	3,188,330	3,308,090	**700,067**	**26.8%**	**0.8%**

Notes:
(a) The Bay Area consists of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma Counties.
Sources: ABAG, 2013; BAE, 2013.

Housing Stock

Housing types, age, vacancy rates, conditions, and other factors affecting housing stock determine if the current supply of housing is in good condition or in adequate supply for residents. This section will examine various housing stock characteristics that affect the living environment of Concord residents.

Housing Types

According to the California Department of Finance, detached single-family homes make up the majority of residential units in Concord, comprising about 58 percent of the total housing stock in 2013 (Table 12). Multifamily apartments with more than five units are the next most common type, comprising about 24 percent of the housing stock. The composition of the housing stock in Concord changed between 2000 and 2013, with significant increases in the number of units in buildings with two to four units, as well as mobile homes. Overall, there was a five percent increase in housing units in Concord during this period. In Contra Costa County overall, the number of units increased by 14 percent.

Table 12: Housing Units by Type, 2000-2013

	2000		2013		% Change
Concord	**Units**	**%**	**Units**	**%**	**2000-2013**
Single Family Detached	26,882	59.8%	27,326	58.0%	1.7%
Single Family Attached	2,844	6.3%	3,201	6.8%	12.6%
Multifamily 2 to 4 Units	2,864	6.4%	3,425	7.3%	19.6%
Multifamily 5+Units	11,004	24.5%	11,443	24.3%	4.0%
Mobile Home	1,373	3.1%	1,759	3.7%	28.1%
Total	**44,967**	**100.0%**	**47,154**	**100.0%**	**4.9%**
Contra Costa County	**Units**	**%**	**Units**	**%**	**% Change 2000-2013**
Single Family Detached	232,050	65.4%	268,864	66.5%	15.9%
Single Family Attached	29,976	8.5%	31,652	7.8%	5.6%
Multifamily 2 to 4 Units	24,930	7.0%	28,565	7.1%	14.6%
Multifamily 5+Units	60,064	16.9%	67,704	16.8%	12.7%
Mobile Home	7,557	2.1%	7,269	1.8%	-3.8%
Total	**354,577**	**100.0%**	**404,054**	**100.0%**	**14.0%**

Sources: US Census Bureau, 2000; CA Department of Finance, E-5 2013; BAE, 2013.

Residential Building Permit Trends

Building permit data for Concord demonstrate that building permit activity decreased substantially during the recession and has not yet returned to pre-recession levels. Between 2000 and 2007, the City issued permits for 226 units per year on average. In 2008 and 2009, building permit activity was less robust, and Concord issued permits for 57 units and 69 units, respectively. There was almost no building permit activity between 2010 and 2012, during which the City issued permits for a total of six units. Building permit activity increased slightly in 2013, with a total of 20 units permitted. On average, 140 units per year were permitted in Concord between 2000 and 2013.

A sizable share of the units recently permitted in Concord has consisted of multifamily units. Among units permitted in Concord between 2000 and 2013, 39 percent were in multifamily properties. In contrast, only 21 percent of units permitted in Contra Costa County between 2000 and 2013 were in multifamily properties.

Table 13: Number of Units Issued Building Permits, 2000-2012

City of Concord																
Type (#)	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**Total**	**Avg.**
Single-Family	143	120	201	183	131	110	66	101	54	69	0	2	4	20	1,204	86
Multi-Family	178	265	16	150	0	0	144	0	3	0	0	0	0	0	756	54
Total	**321**	**385**	**217**	**333**	**131**	**110**	**210**	**101**	**57**	**69**	**0**	**2**	**4**	**20**	**1,960**	**140**
Type (%)																
Single-Family	45%	31%	93%	55%	100%	100%	31%	100%	95%	100%	N/A	100%	100%	100%	61%	
Multi-Family	55%	69%	7%	45%	0%	0%	69%	0%	5%	0%	N/A	0%	0%	0%	39%	
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**N/A**	**100%**	**100%**	**100%**	**100%**	
% Change																
Single-Family		**-16.1%**	**67.5%**	**-9.0%**	**-28.4%**	**-16.0%**	**-40.0%**	**53.0%**	**-46.5%**	**27.8%**	**-100.0%**	**N/A**	**100.0%**	**400.0%**		
Multi-Family		**48.9%**	**-94.0%**	**837.5%**	**-100.0%**	**N/A**	**N/A**	**-100.0%**	**N/A**	**-100.0%**	**N/A**	**N/A**	**N/A**	**N/A**		
Contra Costa County																
Type (#)	**2000**	**2001**	**2002**	**2003**	**2004**	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**2013**	**Total**	**Avg.**
Single-Family	4,184	4,144	5,068	5,033	3,942	5,272	3,189	2,638	963	1,033	839	700	1267	1681	39,953	2,854
Multi-Family	1,294	776	693	1,850	1,064	769	655	780	897	103	704	61	883	218	10,747	768
Total	**5,478**	**4,920**	**5,761**	**6,883**	**5,006**	**6,041**	**3,844**	**3,418**	**1,860**	**1,136**	**1,543**	**761**	**2,150**	**1,899**	**50,700**	**3,621**
Type (%)																
Single-Family	76%	84%	88%	73%	79%	87%	83%	77%	52%	91%	54%	92%	59%	89%	79%	
Multi-Family	24%	16%	12%	27%	21%	13%	17%	23%	48%	9%	46%	8%	41%	11%	21%	
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	
% Change																
Single-Family		**-1%**	**22%**	**-1%**	**-22%**	**34%**	**-40%**	**-17%**	**-63%**	**7%**	**-19%**	**-17%**	**81%**	**33%**		
Multi-Family		**-40%**	**-11%**	**167%**	**-42%**	**-28%**	**-15%**	**19%**	**15%**	**-89%**	**583%**	**-91%**	**1348%**	**-75%**		

Sources: U.S. Census Bureau, Building Permit Trends, 2000-2013; BAE, 2014.

Housing Age and Condition

Housing age is an important indicator of the condition of Concord's housing stock. Homes and structures weather with use and deteriorate with time. If they are not properly maintained, units can deteriorate quickly and become eyesores or potential sources of danger. This directly affects

property prices and the quality of life of city residents. A city with an older housing stock will have to budget more for preservation assistance, home repair costs, and energy requirements. Thus, improving and maintaining housing quality is an important goal for the City.

Concord's housing stock is aging. As shown in Table 14, in the year 2011, more than half of the existing homes in Concord had been built before 1970, and 26 percent had been built before 1960. However, although one in four units in Concord is more than 43 years old, the majority are owner-occupied units, which tend to be better maintained than renter-occupied units.

Table 14: Housing Units by Year Structure Built

	Concord		Contra Costa County	
Year Built	**Number**	**Percent**	**Number**	**Percent**
2010 or later	39	0.1%	3,041	0.8%
2000 to 2010	1,655	3.5%	50,800	12.7%
1990 to 1999	2,584	5.4%	50,954	12.7%
1980 to 1989	8,267	17.3%	62,895	15.7%
1970 to 1979	11,304	23.6%	77,042	19.2%
1960 to 1969	11,762	24.6%	53,917	13.4%
1950 to 1959	8,681	18.1%	56,216	14.0%
1940 to 1949	3,165	6.6%	29,627	7.4%
1939 or earlier	427	0.9%	16,905	4.2%
Total	**47,884**	**100.0%**	**401,397**	**100.0%**
Median Year Built	**1970**		**1976**	

Sources: ACS, 2011; BAE, 2013.

City staff occasionally conducts windshield surveys in the City to assess the age and condition of Concord's housing stock. Based on the most recent survey conducted by the Community Development Department, the City estimates that approximately 37 percent of the housing units in the City are in need of minor rehabilitation, 2 percent are in need of major rehabilitation, and 1 percent are in need of replacement. Table 15 summarizes these estimates. The Monument Corridor area is of particular concern with respect to housing units in need of rehabilitation or replacement.

Table 15: Estimated Units in Need of Rehabilitation or Replacement, 2009

	Renter Occupied		Owner Occupied		All Units	
Type	**#**	**%**	**#**	**%**	**#**	**%**
In Need of Minor Rehabilitation	8,929	55.9%	8,121	30.4%	17,190	37.2%
In Need of Major Rehabilitation	235	1.5%	580	2.2%	905	2.0%
In Need of Replacement	162	1.0%	290	1.1%	452	1.0%
Total Housing Units, 2009 (a)	15,966	100.0%	26,682	100.0%	46,160	100.0%

Note:
(a) Total housing units figures shown in this table are based on 2009 ACS data.
Source: City of Concord, 2009; ACS, 2009; BAE, 2014.

In addition to identifying housing in need of rehabilitation through inspections and windshield surveys, the City provides loans as well as information on housing maintenance. Efforts in recent years include the City's Neighborhood Code Enforcement and Multifamily Housing Inspection Program (MFHIP) and loans and grants through the Housing Rehabilitation Loan and Grant Program (for single family homes and mobile homes) and Multifamily Rehabilitation Loan Program. In 2004, Concord added a self-certification option to the MFHIP, which provides an incentive for property owners to conduct a self-inspection of their property prior to the City performing a 20 percent random unit inspection. As a result of this program, many property owners have become more accountable and have taken proactive measures to monitor and maintain older properties. The program requires property owners to inspect their buildings on an annual basis and that the property meets or exceeds the standards identified on the City's self-certification inspection list.

Many homes built before 1978 are at risk of containing lead-based paint, and as seen in Table 14, more than half of all homes in Concord were built prior to 1978. Lead can cause brain and nervous system damage in young children who can ingest deteriorated interior or exterior lead-based paint either intentionally or inadvertently through normal play activities. To address this issue, the City recently implemented a three-year Lead-based Hazard Program (ending in the 2010-2011 fiscal year) funded by a 1.4 million HUD grant to provide grants to home owners with lead-based paint. The program provided training to 55 private construction contractors as well as building inspectors and other government staff members on technical and lead construction skills and resulted in the remediation of lead-based paint hazards in 45 homes. In addition, the program included over 30 workshop presentations that provided educational outreach to over 200 residents, distributed over 2,500 pieces of educational literature to hundreds of additional individuals at the workshops and 25 other public events. Parents with young children, community healthcare and social service providers, real estate professionals, and landlord groups learned about general lead poisoning awareness, treatment, and prevention, such as lead paint hazard control (remediation) activities.

Additionally, the City provides a Housing Rehabilitation Loan and Grant program for qualified low income households, including single-family repair loans, mobile home repair loans, multifamily housing repair loans, emergency repair and accessibility grants and weatherization and home security grants for seniors. The program has been significantly reduced due to the loss of Redevelopment funds and is currently limited to the use of Community Development Block Grant (CDBG) funds. Typically grants are provided for emergency repairs for amounts of between $500 and $2,000, and loan amounts of up to $55,000 for eligible homeowners. During the prior cycle, the City provided 162 loans and grants based on Redevelopment and CDBG funds and an additional 65 lead-based paint repair grants through a grant the City received from HUD. The City currently coordinates with a non-profit organization, Hello Housing, to administer loans and grants with the City's funding.

Housing Tenure and Vacancy

Although the majority of housing units in Concord are owner-occupied, the City has a sizable and growing renter-occupied housing stock. In 2000, 63 percent of occupied units in Concord were owner-occupied and 37 percent were renter-occupied. By 2012, the share of owner-occupied units had decreased to 57 percent of occupied units. The share of owner-occupied units also decreased Countywide, from 69 percent in 2000 to 64 percent in 2012. However, the County had a lower share of renter-occupied units relative to the City. Tenure data for Concord and Contra Costa County are shown in Table 16.

Table 16: Housing Tenure, 2000-2012

	Concord		Contra Costa County	
Tenure (#)	**2000**	**2012**	**2000**	**2012**
Owners	27,542	25,235	238,449	244,208
Renters	16,478	19,399	105,680	136,189
Total	**44,020**	**44,634**	**344,129**	**380,397**
Tenure (%)				
Owners	62.6%	56.5%	69.3%	64.2%
Renters	37.4%	43.5%	30.7%	35.8%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**
% Change, 2000-2012				
Owners		**-8.4%**		**2.4%**
Renters		**17.7%**		**28.9%**

Sources: US Census, 2000; ACS, 2012; BAE, 2013.

Residential vacancy in Concord has increased somewhat since the 2000 US Census. While 98 percent of residential units in Concord were occupied in 2000, ACS data collected between 2010 and 2012 indicate that the occupancy rate had fallen to 93 percent. Trends were similar in the County overall, where the occupancy rate decreased from 97 percent in 2000 to 93 percent according to 2010-2012 ACS data. However, gross occupancy figures overstate the number of units available for occupancy, because a portion of vacant units are held for seasonal or recreational use, are rented or sold but not occupied, or are otherwise not available for rent or sale. According to 2010-2012 ACS data, the for-sale vacancy rate was one percent in Concord and two percent in Contra Costa County and the rental vacancy rate was six percent in the City and County. A five percent vacancy is typically considered necessary to assure adequate choice and temper the rise in housing costs.

Table 17: Housing and Occupancy Status, 2000-2011

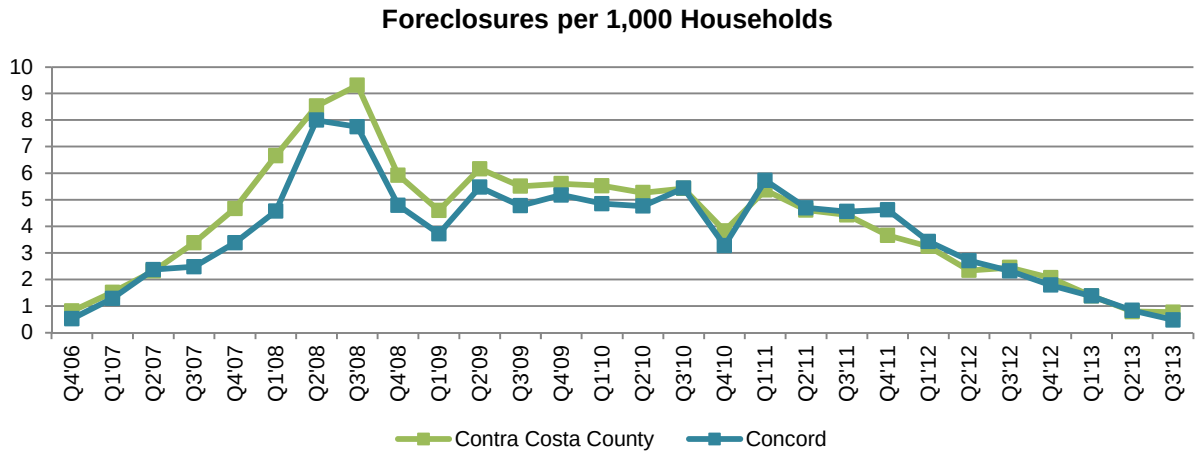
	2000		2010-2012 (a)		%
Concord	**#**	**%**	**#**	**%**	**Change**
Occupied Housing Units	**44,020**	**97.6%**	**44,634**	**92.7%**	**1.4%**
Owner Occupied	27,542	62.6%	25,235	52.4%	-8.4%
Renter Occupied	16,478	37.4%	19,399	40.3%	17.7%
Vacant Housing Units	**1,063**	**2.4%**	**3,533**	**7.3%**	**232.4%**
For Rent	396	0.9%	1,234	2.6%	211.6%
For Sale Only	138	0.3%	355	0.7%	157.2%
Rented or Sold, Not Occupied	110	0.2%	231	0.5%	110.0%
For Seasonal, Recreational, or Occasional Use	118	0.3%	157	0.3%	33.1%
For Migrant Workers	0	0.0%	0	0.0%	0.0%
Other	301	0.7%	1,556	3.2%	416.9%
Total Housing Units	**45,083**	**100.0%**	**48,167**	**100.0%**	**6.8%**
For-Sale Vacancy		**0.5%**		**1.4%**	
Rental Vacancy		**2.3%**		**6.0%**	
Contra Costa County					
Occupied Housing Units	**344,129**	**97.1%**	**380,397**	**93.5%**	**10.5%**
Owner Occupied	238,449	69.3%	244,208	60.0%	2.4%
Renter Occupied	105,680	30.7%	136,189	33.5%	28.9%
Vacant Housing Units	**10,448**	**2.9%**	**26,506**	**6.5%**	**153.7%**
For Rent	2,950	0.8%	8,029	2.0%	172.2%
For Sale Only	1,846	0.5%	3,870	1.0%	109.6%
Rented or Sold, Not Occupied	1,313	0.4%	3,405	0.8%	159.3%
For Seasonal, Recreational, or Occasional Use	1,849	0.5%	1,777	0.4%	-3.9%
For Migrant Workers	7	0.0%	24	0.0%	242.9%
Other	2,483	0.7%	9,401	2.3%	278.6%
Total Housing Units	**354,577**	**100.0%**	**406,903**	**100.0%**	**14.8%**
For-Sale Vacancy		**0.8%**		**1.6%**	
Rental Vacancy		**2.7%**		**5.6%**	

Note:
(a) The ACS data used in this table are based on statistical sampling conducted between 2010 and 2012.
Sources: US Census, 2000; ACS, 2010-2012; BAE, 2013.

Foreclosure Trends

Despite a spike in foreclosures at the start of the recent recession, Concord's foreclosure rate has steadily declined over the past five years, and has now returned to low pre-recession levels. Figure 3 shows the number of foreclosures per 1,000 households per quarter in Concord and Contra Costa County between the fourth quarter of 2004 and the third quarter of 2013. As shown, the peak in foreclosures in Concord during this period occurred in the second quarter of 2008, when there were approximately eight foreclosures for every 1,000 households in the City (355 total foreclosures in the quarter). The foreclosure rate dropped significantly in the fourth quarter of 2008, but remained at approximately five foreclosures per 1,000 households per quarter through most of 2009, 2010, and 2011. However, the foreclosure rate has steadily decreased since the first quarter of 2012. In the third quarter of 2013, there were just 0.5 foreclosures per 1,000 households in Concord, the same foreclosure rate as in the fourth quarter of 2006. Together with decreasing unemployment rates, these figures suggest an ongoing recovery from the recent recession among Concord households.

Figure 3: Foreclosures per 1,000 Households, Concord and Contra Costa County



Source: ForeclosureRadar.com, 2013; BAE, 2013.

Housing Cost and Affordability

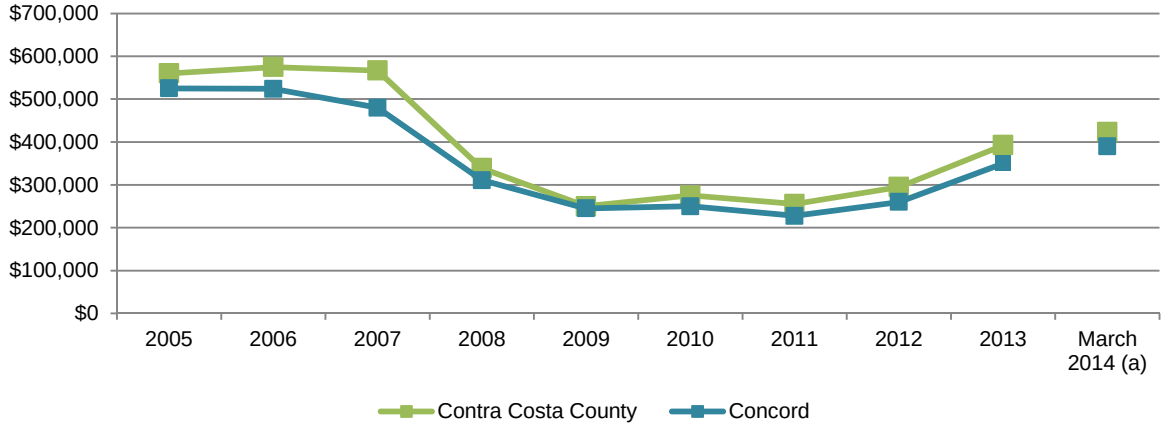
The Department of Housing and Urban Development defines affordable housing as housing for which the owner or tenant pays less than 30 percent of the household income. The cost of housing vis-à-vis income directly impacts the degree of affordability. If housing costs are high relative to income, there will be a correspondingly higher prevalence of borrowing in the case of home owners, and overpayment in the case of renters. Overcrowding also increases as people turn to sharing homes and apartments to reduce housing costs. Furthermore, households with unaffordable housing costs will have less income available to spend elsewhere, and may have difficulty affording food, healthcare, transportation, or other goods and services. This section summarizes the cost and affordability of Concord's housing stock.

As in the rest of the Bay Area, home prices and rents increased substantially in Concord from the late 1990s to early 2000s until the start of the recession in 2008. Median sales price trends from recent years are summarized in Figure 4 and comparative median price data from Concord and surrounding communities is shown in Table 18.

Ownership Housing

Concord home sale prices decreased significantly during the recession and have not yet returned to pre-recession levels, though prices have demonstrated a recent increase. According to data from DataQuick, the median home sale price in Concord decreased substantially from $525,000 in 2005 to $227,500 in 2011, a 57 percent decrease over six years. The median sale price increased slightly in 2012 to $260,000, and increased more substantially to $350,000 in 2013. More recent data suggest a continuation of this trend, with a median sale price of $390,000 in March 2014. The median home sale price in Contra Costa County mirrored this trend, but remained slightly higher than the Concord median throughout this period. The median home sale price in Concord and Contra Costa County between 2005 and March 2014 is shown in Figure 4.

Figure 4: Median Home Sale Price, 2005-2013



(a) March 2014 figures represent data from a single month only and therefore are not directly comparable to annual figures.
Sources: DataQuick News, 2005-2014; BAE, 2014.

Median sale price data for Concord and other nearby communities suggest that Concord is among the more affordable cities in the area with respect to housing costs. Table 18 shows the median home sale price in Concord and the neighboring cities of Martinez, Pleasant Hill, and Walnut Creek, as well as in Contra Costa County, in September 2012 and September 2013. In September 2013, the median sale price in Concord ($385,000) was lower than the median in almost all of the comparison jurisdictions. The exception was Martinez, where the median was three percent lower than the Concord median. The relative affordability of Concord in relation to many neighboring cities is likely one factor that has attracted young adults to the City in recent years, as discussed above.

However, the median sale price in Concord has demonstrated substantial recent growth, increasing by 43 percent between September 2012 and September 2013. Meanwhile, the increase in median sale price increased by 14 to 27 percent in the comparison jurisdictions, lagging the Concord growth rate. These data indicate that Concord could be entering a strong housing market recovery period.

While a recovery in the housing market has a positive impact on existing homeowners and the City's property tax base, an increase in housing costs also results in a decrease in housing affordability for potential new home buyers, particularly potential first-time homeowners. Despite relatively low recent home sale prices, the cost of homeownership continues to exceed the affordability threshold for many lower-income households. Housing affordability is analyzed in further detail below.

Table 18: Median Home Sale Price in Concord and Surrounding Communities, September 2012 and September 2013

City	Current Affordability Rank	Median Home Sale Price September 2013	Median Home Sale Price September 2012	% Change Sept 2012 to Sept 2013	2013 Median Household Income
Martinez	1	$375,000	$328,500	14.2%	$71,482
Pleasant Hill	3	$535,000	$435,000	23.0%	$80,575
Concord	**2**	**$385,000**	**$270,000**	**42.6%**	**$62,789**
Walnut Creek	4	$620,000	$487,000	27.3%	$73,393
Contra Costa County	-	$406,500	$320,000	27.0%	$74,815

Note:
Price statistics are derived from resale single family residences and condos as well as new homes.
Source: DataQuick News, 2013; Nielsen, 2013; BAE, 2013

Data on recent home sales in Concord demonstrate a substantial difference between the price of condominiums relative to the price of single family homes, with condominiums providing a significantly more affordable homeownership opportunity. Table 19 shows data on single family homes and condominiums sold between July and October 2013. The median sale price for a condominium sold during this period was $182,000, 43 percent of the median single-family home sale price ($422,500). Moreover, only 15 percent of single family homes sold for less than $300,000, compared to 86 percent of condominiums.

Table 19: Sale Price Distribution of Single Family Residences and Condominiums by Number of Bedrooms, July 2013-October 2013 (a)

	Number of Units Sold					
Sale Price Range	**1 BRs**	**2 BRs**	**3 BRs**	**4+ BRs**	**Total**	**% Total**
Single-Family Residences						
Less than $300,000	0	9	34	12	55	**15.3%**
$300,000-$399,999	0	15	60	25	100	**27.8%**
$400,000-$499,999	0	3	61	44	108	**30.0%**
$500,000-$599,999	0	0	21	39	60	**16.7%**
$600,000-$699,999	0	0	4	20	24	**6.7%**
$700,000 or more	0	0	5	8	13	**3.6%**
Total (a)	**0**	**27**	**185**	**148**	**360**	**100.0%**
% Total	**0.0%**	**7.5%**	**51.4%**	**41.1%**	**100.0%**	
Median Sale Price	**N/A**	**$335,000**	**$395,000**	**$480,000**	**$422,500**	
Average Sale Price	**N/A**	**$321,325**	**$398,812**	**$490,639**	**$430,751**	
Average Size (sf)	**N/A**	**1,067**	**1,381**	**1,899**	**1,570**	
Average Price/sf	**N/A**	**$301**	**$289**	**$258**	**$274**	
Condominiums						
Less than $100,000	6	3	3	0	12	10.8%
$100,000-$199,998	14	38	5	0	57	51.4%
$200,000-$299,999	0	17	10	0	27	24.3%
$300,000-$399,999	0	2	6	1	9	8.1%
$400,000 or more	0	0	5	1	6	5.4%
Total (a)	**20**	**60**	**29**	**2**	**111**	**100.0%**
% Total	**18.0%**	**54.1%**	**26.1%**	**1.8%**	**100.0%**	
Median Sale Price	**$113,750**	**$182,250**	**$260,000**	**$400,000**	**$182,000**	
Average Sale Price	**$116,325**	**$180,323**	**$260,109**	**$400,000**	**$193,595**	
Average Size (sf)	**666**	**959**	**1,339**	**1,834**	**1,021**	
Average Price/sf	**$175**	**$188**	**$194**	**$218**	**$190**	

(a) Consists of all full and verified sales of single-family residences and condominiums in the 94518, 94519, 94520 and 94521 ZIP codes between 7/16/2013 and 10/16/2013.
Sources: DataQuick 2013; BAE 2013

Rental Housing

Housing costs for renters in Concord are among the lowest in the County, similar to the City's ranking in the for-sale market. As of the third quarter of 2013, the average asking rent in Concord was $1,350 per month, according to data provided by RealFacts, which tracks rental properties with 50 units or more. Average monthly asking rents were four to 34 percent higher in Martinez ($1,409), Pleasant Hill ($1,615), Walnut Creek ($1,805), and Contra Costa County overall ($1,525).

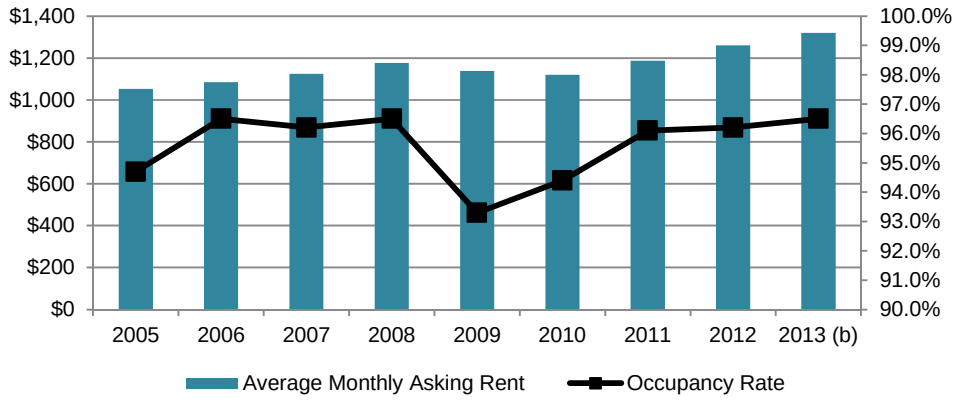
Table 20: Average Asking Rents in Concord and Surrounding Communities, Third Quarter 2013

Jurisdiction	Affordability Rank	Average Rent (a)	Median Household Income
Concord	**1**	**$1,350**	**$62,789**
Martinez	2	$1,409	$73,393
Pleasant Hill	3	$1,615	$71,482
Walnut Creek	4	$1,805	$80,575
Contra Costa County	-	$1,525	$74,815

Note:
(a) Data are for apartment complexes with 50 units or more.
Source: RealFacts, 2013; Nielsen, 2013; BAE, 2013

Despite a slight decrease during the recent recession, rent and occupancy rates in Concord have increased progressively over time. Data from RealFacts indicate that rental rates decreased in 2009 following steady increases between 2005 and 2008. However, rents increased significantly in 2011, surpassing pre-recession levels, and further increased through the third quarter of 2013. As of the third quarter of 2013, the average asking rent in Concord was $1,320 per month. Occupancy trends followed a similar pattern, remaining high (95 to 97 percent) between 2005 and 2008, dropping in 2009 to 93 percent, and returning to pre-recession levels by 2011. As of the third quarter of 2013, the rental occupancy rate in Concord was 96.5 percent, according to RealFacts, potentially indicating a tight rental market with limited opportunities for households seeking rental housing in the City.

Figure 5: Average Asking Rents and Occupancy Rates, Concord, 2005-2013



Note:
(a) Data captures rental complexes in Concord with 50 units or more.
(b) Data for 2013 are through the third quarter of 2013. Data for all other years are for a full year.
Sources: RealFacts, 2013; BAE, 2013.

Although the data provided above demonstrate that housing costs in Concord are lower than most surrounding cities, housing costs exceed the affordability threshold for many of Concord's households. Using the standard that no more than approximately 30% of a household's income

should be devoted to housing costs, a household earning the Concord median household income ($64,000 per year) can afford a home purchase price of up to $287,000, which is approximately 75 percent of the September 2013 median home sale price in Concord. Rental housing is somewhat more affordable; the average rental rate in Concord ($1,350 per month) is affordable to households earning $54,000 per year, which is less than the Concord median income. However, there is a limited supply of rental units affordable to lower-income households in Concord, particularly households with extremely low or very low incomes.

Affordability

Housing is typically considered affordable if total housing costs do not exceed 30 percent of household income. Accordingly, the affordability of a housing unit is typically defined based on the AMI level needed to afford rent or mortgage payments along with any other housing costs, including taxes, insurance, utilities, or homeowners' association fees.

Table 21 lists the 2013 income limits for households in Contra Costa County, as determined by the California Department of Housing and Community Development based on HUD data. These calculations establish the maximum affordable housing payments for households of different sizes, which are also shown in the table, and their eligibility for various kinds of housing assistance. Because household income and size vary, the price which is considered "affordable" for each household size also varies. For example, a large family with one wage-earner can afford a different type of housing than a double-income household with no children.

Table 21: Income Limits and Associated Affordable Rents for Contra Costa County, 2013

Income Limits	**Number of Persons per Households**							
Income Category	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Extremely Low	$19,650	$22,450	$25,250	$28,050	$30,300	$32,550	$34,800	$37,050
Very Low	$32,750	$37,400	$42,100	$46,750	$50,500	$54,250	$58,000	$61,750
Low	$46,350	$53,000	$59,600	$66,250	$71,550	$76,850	$82,150	$87,450
Median	$65,450	$74,800	$84,150	$93,500	$101,000	$108,450	$115,950	$123,400
Moderate	$78,550	$89,750	$101,000	$112,200	$121,200	$130,150	$139,150	$148,100

Affordable Housing Costs	**Number of Persons per Households**							
Income Category	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**
Extremely Low	$491	$561	$631	$701	$758	$814	$870	$926
Very Low	$819	$935	$1,053	$1,169	$1,263	$1,356	$1,450	$1,544
Low	$1,159	$1,325	$1,490	$1,656	$1,789	$1,921	$2,054	$2,186
Median	$1,636	$1,870	$2,104	$2,338	$2,525	$2,711	$2,899	$3,085
Moderate	$1,964	$2,244	$2,525	$2,805	$3,030	$3,254	$3,479	$3,703

Source: California Department of Housing and Community Development, 2013; BAE, 2013

Extremely Low-Income Households: Extremely low-income households earn 30 percent or less of the County median income. As shown in the table above, a three-person household with an annual income of $25,250 is considered extremely low-income, and can afford to pay $631 per month for housing costs. Based on the average rental costs in Concord shown in Table 20, extremely low-income households are not able to afford market rate rental units in Concord.

Affordable housing for this group is limited to rental housing or housing offered by the City, Contra Costa County Consortium,[3] or nonprofit housing developers.

Very Low-Income Households: Very low-income households earn 30-50 percent of the County median income. A three-person household with an annual income totaling $42,100 is considered very low-income, and can afford to pay $1,053 per month for housing costs. Similar to extremely low-income households, very low-income households are unlikely to find affordable market rate housing in Concord, and are likely to need considerable housing assistance from the City, Contra Costa County Consortium, or nonprofit housing developers.

Low-Income Households: Low-income households earn 50-80 percent of the County median income. A three-person household earning $59,600 per year is considered low-income, and can afford to pay $1,490 per month for housing costs. Unlike extremely low- and very low-income households, low-income households are able to afford the average rent for market rate units in Concord shown in Table 20, and some may be able to afford mortgage costs on some of the lower-cost homes in the City. Nonetheless, many may have difficulty finding a suitable unit that is affordable, and many more are likely to have difficultly affording the down payment needed to purchase a home.

Moderate-Income Households: Moderate-income households earn between 80-120 percent of the County median income. A three-person household with an annual income totaling $101,000 per year is considered moderate-income, and can afford to pay $2,525 per month for housing costs. Unlike households in the lower income groups, moderate-income households are likely able to afford many of the market-rate rental units in the City along with some market-rate condominiums and single family homes. Many may rent homes while they save up for a down payment for a home or may rent out of choice.

The following chart shows households of various sizes and AMI levels, and includes occupations that would typically support each household type.

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3 The Contra Costa County Consortium is the primary planning agency charged with providing affordable housing and supporting the homeless in Concord. It is formed by a partnership of four cities Concord, Antioch, Pittsburg, and Walnut Creek.

Table 22: Representative Households for Contra Costa County, 2013

Moderate Income Household (80% - 120% of AMI)

Estimated Annual Income: $103,000
One parent is an accountant, the other is a bank teller.
They have one preschooler and one infant.

Low Income Household (50% - 80% AMI)

Estimated Annual Income: $56,500
One parent is a building maintenance worker, the other is a part-time teacher's aide.
They have a preschooler and an elementary-school child.

Very Low Income Household (50% - 80% AMI)

Estimated Annual Income: $33,800
Single parent is a receptionist and has two schoolage children.

Extremely Low Income Household (Up to 30% AMI)

Estimated Annual Income: $19,300
Parent works in a coffee shop at the counter; has one preschooler.

Sources: California Department of Housing and Community Development, 2013; California EDD, Labor Market Info, 2013; BAE, 2013

Overpayment

In general, households that pay over 30 percent of their income on housing are considered "overpaying" and may experience difficulty in paying for other basic necessities; households paying more than 50 percent of their income are considered severely cost-burdened. To truly evaluate housing affordability, individual circumstances and factors must be taken into account. These include long-term debt, mortgage interest rates, the number of children in a household, and other large, ongoing expenses (such as medical bills). Also, some households choose to pay over 30 percent of their income for various reasons, such as location, aesthetics, or other features. Since it is impossible to take each household's individual circumstances into account, the 30 percent rule-of-thumb provides a general measure of housing affordability for the average household.

Table 23 shows the prevalence of housing cost burden among renter and owner households according to ACS data collected between 2006 and 2010. In general, lower-income households are more likely than moderate- and above moderate-income households to have a housing cost burden. Among extremely low- and very low-income households, households living in owner-occupied units are less likely to experience housing cost burden than households living in renter-occupied units, while low-, moderate-, and above moderate-income households are more likely to experience housing cost burden among owner households than renter households. Lower-income

owner households that do not experience cost burden typically own their homes outright and are therefore not responsible for mortgage payments, and are often senior households that have been living in the same home for many years. Overall, about 21,400 households in all income categories in Concord experience housing cost burden.

Table 23: Housing Cost Burden by Tenure and AMI Level

	Renters				
Income Group	**Total Renters**	**Cost Burdened** (a)	**Severely Cost Burdened** (b)	**Not computed (Income<=$0)**	**% who Overpay**
Extremely Low	3,430	435	2,465	105	84.5%
Very Low	3,220	1,735	1,225	-	91.9%
Low	3,770	1,750	275	-	53.7%
Moderate	2,210	675	55	-	33.0%
Above Moderate	4,065	160	-	-	3.9%
Total	16,695	4,755	4,020	105	52.6%

	Owners				
Income Group	**Total Owners**	**Cost Burdened** (a)	**Severely Cost Burdened** (b)	**Not computed (Income<=$0)**	**% who Overpay**
Extremely Low	1,855	320	1,135	205	78.4%
Very Low	2,315	320	1,030	-	58.3%
Low	3,705	990	1,390	-	64.2%
Moderate	3,105	1,265	605	-	60.2%
Above Moderate	17,250	4,695	900	-	32.4%
Total	28,230	7,590	5,060	205	44.8%

Notes:
(a) Cost-burdened numbers represent households who spend 30-50% of income on housing costs
(b) Severely Cost Burdened Households represent those who spend more than 50% of income on housing costs.
Sources: HUD, Comprehensive Housing Affordability Strategy (CHAS) special tabulations from the American Community Survey, 2006-2010; BAE, 2013.

"At Risk" Housing

California Government Code Section 65583 requires that housing elements include an inventory of all assisted rental housing units within the local jurisdiction that are at risk of converting to market rate or being converted to other uses within ten years of the beginning of the Housing Element Planning period (i.e. between 2014 and 2024 for the 2014-2022 Housing Element Update cycle). Units are generally considered to be at risk of conversion if the subsidies that allow units to be rented at a designated affordability level or the restrictions requiring affordability are set to expire. In all, there are a total of 1,093 units at risk of conversion in Concord.

Information on affordable units at risk of conversion to market rate was provided by the California Housing Partnership Corporation (CHPC), which provided information on units funded through federal housing programs and Low-Income Housing Tax Credits (LIHTC), and the City of Concord, which provided information on units funded through the City's RDA. CHPC is a private, nonprofit organization created by the California Legislature in 1987 to assist nonprofit and government

housing agencies to create, acquire, and preserve housing affordable to lower income households. Many affordable housing projects on these lists received funding from multiple sources, often with different expiration dates. Many of the projects that received funding from the Concord Redevelopment Agency have expiration dates tied to the RDA funding that significantly exceed the expiration dates tied to other funding sources, thereby extending the affordability restrictions for these units beyond the expiration dates set by other funding sources. In total, there are 12 housing developments in Concord with a total of 1,093 units with affordability restrictions that are set to expire by 2024. These projects are shown in Table 24.

Of the developments shown in Table 24, two are currently in the process of potential conversions to market rate. The owner of the California Apartments has sent notices to the nine households that occupy affordable units in the development, and conversion of those units to market rates is anticipated to occur prior to adoption of this Housing Element Update. The Phoenix Apartments is currently on the market, and the City has been engaged in ongoing discussions with a potential buyer to encourage an extension of affordability for the 11 affordable senior units in the project. The City has attempted to contact the owners of the remaining properties shown in Table 24 as part of this Housing Element Update process, and will continue these outreach efforts. Owners of two of these properties (Sunridge Apartments and Jordon Court II) have indicated that they are willing to discuss a potential extension of affordability with City staff, but have not decided whether affordability will be maintained. Although the affordability restrictions for Sunridge Apartments expired in May 2014, the owner currently continues to operate the project as an affordable development.

Table 24: Affordable Housing Developments at Risk of Conversion to Market Rate

Project Name	Address	Housing Type	Put In Service Date	Total Units	Affordable Units	Program Type	Expiration of Affordability	Conversion Risk
Sunridge Apartments	1265 & 1271 Monument Blvd	Non Targeted	5/6/1999	198	198	LIHTC	5/6/2014	Unknown
California Apartments	1621 Detroit Avenue	Family	10/17/1997	35	9	RDA	7/4/2014	High
Clayton Villa	4455 Melody Dr	Senior	12/31/2014	80	79	Sec 8 NC	12/31/2014	Unknown
Clayton Crossing	2751 Monument Blvd.	Large Family	3/1/2000	296	296	LIHTC	3/1/2015	Unknown
The Heritage	2222 Pacheco Blvd	Senior	N/A	196	121	LMSA	4/1/2016	Unknown
Plaza Tower Apartments	2020 Grant Street	Family	2/28/2017	96	96	RDA	2/28/2017	Unknown
Hidden Creek Townhomes & Apts	1032 Mohr Ln	Non Targeted	12/31/1999	130	128	LMSA/LIHTC	4/30/2017	Unknown
Jordan Court II Apartments	2248 & 2250 Almond Ave	Non Targeted	6/1/1999	5	4	RDA	6/1/2019	Unknown
El Sol Apartments	1890 Farm Bureau Road	Family	10/27/1999	25	10	RDA	12/31/2019	Unknown
Windsor Park Apartments	1531 & 1611 Adalaide;1601-21 Pine St	Non Targeted	11/5/2007	139	137	LIHTC/RDA	11/5/2022	Unknown
Phoenix Apartments	3720 Clayton Rd	Senior	N/A	11	11	202/8 NC	2/1/2023	High
Diane Court Apartments	1750 Diane Court	Multifamily	3/29/2001	10	4	RDA	3/28/2023	Unknown
TOTAL				**1,221**	**1,093**			

Source: California Housing Partnership Corporation, 2013; City of Concord, 2013; BAE, 2013

Cost of Replacement vs. Preservation

In addition to quantifying the number of assisted units at risk of conversion, jurisdictions must evaluate the relative cost-effectiveness of preserving the affordability of the existing at-risk units versus replacing the at-risk units with new affordable units. Although costs vary considerably between projects, Table 25 provides an estimated range of the costs for replacing or preserving at-risk housing units. Per-unit preservation costs were estimated based on multifamily properties in Concord that have recently sold or are currently on the market, and rehabilitation costs were estimated as a percentage of acquisition costs. Construction costs for replacement units were estimated based on per-square-foot construction costs for recently-constructed multifamily projects in the Bay Area. Land acquisition costs were assumed to range from zero (assuming a land donation or use of City-owned land) to $45 per square foot. The high end of this range was based on recent residential land sales and residential land currently offered for sale in Concord and the surrounding area. Per-unit land costs are estimated using an assumed project density, with lower-density projects having a higher per-unit land cost.

Based on these estimates, acquisition and rehabilitation costs are likely to range between approximately $207,000 and $345,000 per unit, while replacement costs are likely to vary between $242,000 and $403,000 per unit. As shown in Table 25, the costs associated with preservation or replacement of all 1,093 at-risk units in Concord are substantial, estimated at $226 million to $377 million to acquire and rehabilitate all units or $265 million to $440 million to replace all units. While it is unlikely that Concord will have the resources to preserve or replace all of these units in the event of possible conversions to market rate, the City can work with nonprofit agencies and other groups with an interest in preserving or developing affordable housing to maintain the City's affordable housing inventory.

Table 25: Comparison of Replacement vs. Preservation Costs

	Cost per Unit	
Preservation (a)	**Low Estimate**	**High Estimate**
Total Cost per Unit	**$207,000**	**$345,000**
Acquisition	$120,000	$200,000
Rehabilitation	$60,000	$100,000
Financing/Other	$27,000	$45,000
Total Cost - All Units	**$226,251,000**	**$377,085,000**
Replacement (b)		
Total Cost per Unit	**$242,000**	**$403,000**
Land Acquisition	$0	$98,000
Construction	$210,000	$252,000
Financing/Other	$32,000	$53,000
Total Cost - All Units	**$264,506,000**	**$440,479,000**
New Construction Assumptions		
Land Acuisition Costs (per sq. ft.) (b)	$0	$45
Residential Construction Costs (per sq. ft.) (c)	$175	$210
Units per Acre	60	20
Average Sq. Ft/Unit (incl. common areas)	1,200	1,200

Notes:
(a) Cost of acquisition is based on current multifamily properties for sale in Concord and listed on LoopNet on January 8, 2014 along with recent mulifamily property sales in Concord. Cost of rehabilitation is assumed to be 50 percent of the cost of acquisition. Financing and other costs are assumed to be 15 percent of acquisition plus rehab costs.
(b) Low estimate of land acquisition cost assumes no land cost due to land donation or use of City-owned property. High cost of land acquisition is based on current residential land listings in Concord and Martinez as listed on LoopNet on January 9, 2014.
(c) Residential construction costs are based on RS Means and information on recent multifamily projects in the Bay Area.
Sources: LoopNet, 2014; RS Means, 2013, BAE, 2014.

As can be seen from the estimates, there is considerable potential variation in the cost to preserve or replace units at risk of conversion, and the extent of rehabilitation needs, land costs, construction costs, financing costs, density, and other factors should be expected to significantly impact project costs. Although acquisition and rehabilitation tend to be more cost-effective than new construction, replacement could be the more economical option in some cases, particularly if existing at-risk projects have substantial rehabilitation needs. A multifaceted approach will be needed to address the potential loss of affordability from at-risk units in Concord, including continuing to provide rental subsidies, helping property owners keep assisted housing affordable for lower income households, acquiring and rehabilitating units when necessary and possible, and supporting the development of new affordable units in the City.

Qualified Entities

A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of housing projects. A list of qualified entities for Contra Costa County is shown in Table 26, based on information from HCD. As information becomes available on projects that are at risk of conversion to market rate, the City will contact potential qualified entities to assess their interest in acquiring and managing at-risk properties to replace any converted units.

Table 26: Selected Qualified Entities for Contra Costa County, 2013

Qualified Entity	City	Contact
Resources for Community Development	Berkeley	(510). 841.4410
Goldrich & Kest Industries, LLC	Culver City	(310) 204-2050
Related Companies of California	Irvine	(949)660-7272
Community Development & Preservation, LLC	Los Angeles	(310) 208-1888
A. F. Evans Development, Inc.	Oakland	(510) 891-9400
Affordable Community Housing Trust	Sacramento	(916) 381-2001
California Housing Finance Agency	Sacramento	(916) 326-8801
Bank of America, N.A.	San Francisco	(415) 953-2631
BRIDGE Housing Corporation	San Francisco	(415) 989-1111
California Housing Partnership Corporation	San Francisco	(415) 433-6804
Mercy Housing California	San Francisco	415-355-7160
The John Stewart Company	San Francisco	(415) 345-4400
EAH, Inc.	San Rafael	(415) 258-1800
ACLC, Inc	Stockton	(209) 466-6811
Affordable Housing Associates	Berkeley	(510) 649-8500
Alameda County Allied Housing Program	Hayward	(510) 670-5404
Anka Behavioral Health	Concord	(925) 825-4700
C. Sandidge and Associates	Pinole	(510) 964-0916
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6714
City of Walnut Creek	Walnut Creek	(925) 943-5899 x236
Community Housing Developers, Inc.	San Jose	408) 279-7677
Community Housing Development Corp.	Richmond	(510) 412-9290
Community Housing Opportunities Corporation	Davis	530)757-4444
Contra Costa Department of Conservation & Development	Martinez	(925) 335-1290
East Bay Asian Local Development Corporation	Oakland	(510) 287-5353
East Bay NHS	Richmond	(510) 237-6459
Eden Housing, Inc.	Hayward	(510) 582-1460
Eskaton Properties Inc.	Carmichael	916) 331-8513
Northern California Land Trust, Inc.	Berkeley	(510) 548-7878
Pacific Community Services, Inc.	Pittsburg	(925) 439-1056
Resources for Community Development	Berkeley	(510) 841-4410
ROEM Development Corporation	Santa Clara	(408) 984-5600
Rubicon Programs, Inc.	Richmond	(510) 235-1516
Rural California Housing Corp	West Sacramento	(916) 447-2854
Sacramento-Yolo Mutual Housing Association	Sacramento	(916) 453-8400 x219
Satellite Housing Inc.	Berkeley	(510) 647-0700
Vallejo Neighborhood Housing Services, Inc	Vallejo	(707) 552-4663

Source: California Department of Housing and Community Development, 2013; BAE, 2013

3. REGIONAL HOUSING NEEDS ALLOCATION AND SPECIAL NEEDS

Regional Housing Needs Allocation, 2014-2022

Every city and county in the State of California has a legal obligation to ensure it has the capacity to accommodate its 'fair share' of the projected future housing need in the region in which it is located. For Concord and other Bay Area jurisdictions, the regional housing need is determined by ABAG, based upon an overall regional housing need number established by the State. In accordance with State law, ABAG has determined the fair share of the regional housing need that must be planned for by each jurisdiction during the 2014 to 2022 planning period. That need is divided into four primary income categories of housing affordability (in accordance with State law).

Methodology

On July 19, 2013, the ABAG Executive Board adopted the final Regional Housing Need Allocation (RHNA) methodology for the period between 2014 and 2022. The RHNA methodology for the 2014-2022 Housing Element Update Cycle differs in a number of ways from the methodology used for previous cycles. In particular, the new RHNA methodology is meant to align RHNA allocations with the Bay Area Jobs-Housing Connection Strategy, which was adopted as a key element of Plan Bay Area in 2012. The following provides a brief overview of the RHNA methodology for the 2014-2022 RHNA cycle. A more detailed explanation is available in the RHNA Methodology Technical Documentation.

1. **Input from the Jobs-Housing Connection Strategy Housing Distribution.** The Jobs-Housing Connection Strategy provides household growth projections for Bay Area cities and counties in five-year increments between 2010 and 2040, which form the basis for each jurisdiction's RHNA. The Jobs-Housing Connection Strategy input for the RHNA distinguishes between growth in PDAs and growth outside of PDAs.
2. **Sustainability Component.** Based on the land use distribution specified in Plan Bay Area, 70 percent of the RHNA for the Bay Area as a whole (131,593 units) is attributed to future growth in PDAs and the remaining 30 percent (56,397 units) is attributed to future growth outside of PDAs, which is referred to as the sustainability split. These regionwide totals are distributed between jurisdictions based on the share of each growth type in each jurisdiction as shown in Plan Bay Area. For example, Plan Bay Area shows that PDAs in Concord will account for 1.87 percent of PDA housing unit growth in the region. As a result, Concord's projected PDA growth is equal to 2,461 units (131,593 x 1.87% = 2460.8).
3. **RHNA Fair Share Component.** The fair share component is intended to ensure that jurisdictions with PDAs are not required to assume an unreasonable share of the region's housing need. It is based on three factors:

- **Upper Housing Threshold:** In some cases, the calculations for the Sustainability Component result in PDA growth equal to 110 percent or more of the jurisdiction's expected household formation growth. These jurisdictions are not assigned additional housing units in excess to the projected PDA growth, and the non-PDA growth that would otherwise be allocated to these jurisdictions is distributed among other jurisdictions in the region. In addition, the total allocation to a jurisdiction (PDA growth and non-PDA growth) cannot exceed 150 percent of its 2007-2014 RHNA.
- **Fair Share Factors applied to Non-PDA Areas:** Each jurisdiction in the region is ranked and scored based on the following three fair share factors, which are given equal weight in determining growth in non-PDA areas:
    - *Past RHNA Performance:* Jurisdictions that permitted a smaller share of their RHNA for very low- and low-income units during the 1999-2006 RHNA cycle receive a higher allocation.
    - *2010 Employment:* Jurisdictions with a higher number of existing jobs outside of PDAs (based on 2010 data) receive a higher allocation.
    - *Transit:* Jurisdictions with higher transit frequency and coverage receive a higher allocation.
- **Minimum Housing Floor.** Each jurisdiction is assigned a minimum of 40 percent of household formation growth.

4. **RHNA Income Allocation Adjustment to Jurisdiction's Total RHNA.** The income allocation is meant to ensure that each jurisdiction considers the housing needs of households at all income levels. To this end, each jurisdiction's RHNA allocation is divided into the four income categories defined by HCD (very low-, low-, moderate-, and above moderate-income).

The income allocation methodology assigns a lower allocation of units in each income category to jurisdictions with a relatively high proportion of existing households in that category. Meanwhile, jurisdictions with a relatively low proportion of existing households at a given income level receive a higher allocation of units in that category. For example, 28 percent of existing households in Concord are very low-income households, while the regionwide RHNA allocations call for 25 percent of units to be affordable to very low-income households. Because Concord's existing share of very low-income households exceeds the projected share of growth in very low-income households regionwide, Concord's share of RHNA allocations in the very low-income category is lower than the regionwide share of units in the very low-income category.

Concord's "Fair Share" of the Regional Housing Need

Table 27 summarizes the housing need determinations for all of the jurisdictions in Contra Costa County during the 2014-2022 update cycle. Concord's 'fair share' of the regional housing need has been determined to be a total of 3,478 units, distributed among AMI categories as follows:

- 798 units affordable to very-low-income households (households earning less than 50 percent of the median household income);
- 444 units affordable to low-income households (households earning between 50 and 80 percent of the median household income);

- 559 units affordable to moderate-income households (households earning between 80 and 120 percent of the median household income); and
- 1,677 units affordable to above-moderate-income households (households earning more than 120 percent of the median household income).

Concord's allocation represents approximately 17 percent of the total Countywide need for new units, and between 14 and 19 percent of units serving each income category. This represents an increase in the City's share of the County's housing need over the last Housing Element Update cycle, during which Concord was responsible for 10 to 13 percent of the total Countywide need in each category.

Table 27: Regional Housing Needs Allocation, 2014-2022 Planning Period, Contra Costa County

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	TOTAL
Antioch	349	205	214	680	1,448
Brentwood	234	124	123	279	760
Clayton	51	25	31	34	141
Concord	**798**	**444**	**559**	**1,677**	**3,478**
Danville	196	111	124	126	557
El Cerrito	100	63	69	166	398
Hercules	220	118	100	244	682
Lafayette	138	78	85	99	400
Martinez	124	72	78	195	469
Moraga	75	44	50	60	229
Oakley	317	174	175	502	1,168
Orinda	84	47	54	42	227
Pinole	80	48	43	126	297
Pittsburg	392	254	316	1,063	2,025
Pleasant Hill	118	69	84	177	448
Richmond	438	305	410	1,282	2,435
San Pablo	56	53	75	265	449
San Ramon	516	279	282	340	1,417
Walnut Creek	604	355	381	895	2,235
Contra Costa County Unincorporated	374	218	243	532	1,367
TOTAL	**5,264**	**3,086**	**3,496**	**8,784**	**20,630**

Source: Association of Bay Area Governments, 2013

The income distribution of Concord's 2014-2022 RHNA is slightly skewed toward the higher end of the income scale. As shown in Table 28, almost half (48 percent) of Concord's 2014-2022 RHNA consists of units for households with above moderate incomes. Countywide, 43 percent of the RHNA is targeted to above moderate-income households.

Although the RHNA does not include allocations for extremely low-income households (households earning 30 percent of AMI or less), Housing Element Law requires that jurisdictions estimate the need for housing units affordable to extremely-low income households and plan to accommodate this need. Table 28 shows the projected 2014-2022 housing need for Concord, assuming that extremely low-income households account for half of the need among very low-income households.

As shown, this suggests that there is a need for approximately 399 housing units for extremely low-income households and 399 housing units for low-income households in Concord between 2014 and 2022.

Table 28: Regional Housing Needs Allocation, Concord, 2014-2022

Income Category	Projected Need	Percent of Total
Extremely Low (0-30% AMI)	399	11.5%
Very Low (31-50% AMI)	399	11.5%
Low (51-80% AMI)	444	12.8%
Moderate (81-120% of AMI)	559	16.1%
Above Moderate (over 120% of AMI)	1,677	48.2%
Total Units	**3,478**	**100.0%**

Sources: ABAG, 2013; BAE, 2013.

What the Numbers Mean

The RHNA numbers represent the number of units the City must plan to accommodate between 2014 and 2022. Local jurisdictions need to ensure there is enough land, zoned at the appropriate densities, for a variety of housing types, including housing units affordable to lower-income households. However, jurisdictions are not responsible for ensuring construction of housing units. Further, HCD does not penalize jurisdictions for not constructing all of the units in the RHNA allocation, as long as the jurisdictions have allocated enough land for the construction of units and have made a good faith effort through the implementation of housing policies and programs to help meet the RHNA targets.

Special Housing Needs

In addition to the general housing needs of the population, cities and counties must plan for the special housing needs of certain groups. For the Housing Element, Government Code (65583(a)(6)) requires that several populations with special housing needs be addressed: people who are homeless, persons with disabilities (including people with developmental disabilities), female-headed households, large households, seniors, and farmworker households. To meet the needs of these groups, Concord must be creative and look to new ways of increasing the supply, diversity, and affordability of this specialized housing stock.

Homeless Families and Individuals

Homeless individuals and families have perhaps the most immediate housing needs of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of housing that serves homeless clients.

According to Contra Costa County Homeless Program's 2004 plan "Ending Homelessness in Ten Years", the most common reasons for homelessness in the County are: the inability to find a job because of lack of education or skills, high housing costs in comparison to incomes, and family disputes. For some, homelessness may also be the result of chronic health problems, physical disabilities, or substance abuse. While the reasons that lead to homelessness are diverse, there are generally three categories of homelessness:

- Chronically Homeless: This category is estimated to comprise approximately 40 percent of the Contra Costa County population that is homeless on any given night, and more than 10 percent of those who experience homelessness over the course of a year. Most are either severely disabled with a mental health condition, physical illness, or substance abuse problem. Though a small percentage of the overall yearly homeless population, the chronically homeless use the majority of resources within the homeless service system and are costly to tax payers. Unfortunately, this high service cost does not translate into long-term gains in stability because most in the group are either unable to leave their homeless situation or content to stay in their current state.
- Discharged into Homelessness: This category consists of people who are released from public institutions such as jails, mental health programs, drug and alcohol programs, and hospitals directly to the streets or shelters. Too often these systems do not engage in pre-release permanent housing planning to facilitate the transition back into society. Individuals who have serious disabilities without receiving the appropriate assistance often become part of the chronic homeless population.
- Transitionally Homeless: Almost 90 percent of those who experience homelessness each year belong to the transitionally homeless group. These are first or second time homeless persons who lack permanent housing for less than a year. Typically a job loss, injury, or eviction causes these families and individuals to become homeless. Most are able to find new homes with minimal assistance from the County or non-profit organizations.

The population of unsheltered homeless individuals or families is difficult to quantify because a large portion of them are transitory in nature. According to the biennial Countywide homeless count conducted by the Contra Costa County Health Services Department in January 2013, there were 223 unsheltered homeless people in Concord and 1,350 in the County. This represents a decrease from the 2009 homeless count, which found that there were an estimated 294 unsheltered homeless people living in Concord and 1,872 unsheltered homeless people living in Contra Costa County. However, the decrease in the Countywide unsheltered homeless population was met with an increase of similar magnitude in the sheltered homeless population, resulting in very little change to the total number of homeless individuals Countywide. Approximately 55 percent of unsheltered homeless people in Contra Costa County were living in encampments in 2013, which is similar to the share of the population living in encampments in 2009. Table 29 provides data on the homeless population in Contra Costa County based on estimates provided in the 2009 and 2013 homeless counts.

Table 29: Homeless Count, Contra Costa County, 2009 and 2013

Homeless Persons	2009	2013	% Change 2009-2013
Unsheltered	**1,872**	**1,350**	**-27.9%**
In encampments	1,066	747	-29.9%
Sheltered	**1,952**	**2,448**	**25.4%**
Total	**3,824**	**3,798**	**-0.7%**

Sources: Contra Costa County Homeless Program, 2013; BAE, 2013.

The Homeless Program, Public Health Division of the Contra Costa County Health Services Department, is the coordinating and primary planning entity for the continuum of homeless services that are provided within the County. The Homeless Program provides staff support and coordination for the Contra Costa Interagency Council on Homelessness (CCICH). CCICH is charged with providing a forum for communication and coordination about the overall implementation of the County's Ten Year Plan to End Homelessness and providing advice and input on the operations of homeless services, program operations, and program development efforts. CCICH provides a forum for orchestrating a vision on ending homelessness in Contra Costa County, educating the community on homeless issues, and advocating on federal, State, County and City policy issues affecting people who are homeless or at-risk of homelessness.

The Contra Costa HOME Consortium is the primary planning entity charged with providing affordable housing in the County (excluding Richmond, which manages its own HOME fund allocation independently). Formed by a partnership of four cities (Concord, Antioch, Pittsburg, and Walnut Creek) and the County, the HOME Consortium pools the HOME funds allocated by the federal government for housing activities. These HOME funds are administered by the County and allocated to qualifying affordable housing projects as they are proposed in all jurisdictions. The availability of affordable housing, especially for households with incomes equal to 30 percent of AMI or less, is essential to quickly transition individuals and families from emergency shelter to permanent housing. The Consortium also brings together the County and all cities including Richmond to coordinate various processes surrounding the allocations and management of federal CDBG funds received by each of the entitlement jurisdictions.

Every five years, the Consortium produces a Countywide strategic planning document called the Consolidated Plan. This plan identifies local needs for housing and community development and services, and guides the investment of resources to provide affordable housing and services for homeless individuals. This Consolidated Plan is submitted to and approved by HUD.

According to the Contra Costa Consortium 2010-2015 Consolidated Plan, an estimated 15,000 people experience homelessness in Contra Costa County at some point during the year. Of the people living in shelters, one-third were members of homeless families, 5,200 were single adults, and 162 were youth under the age of 21. In addition, many others are at risk of becoming

homeless, especially low- and very low-income families paying more than 30 percent of their income for rent (see preceding section on housing cost burden). Based on the current best estimate of the homeless population, the County as a whole has an unmet need for emergency shelters for the homeless. The Contra Costa Consortium plans to address this need through increasing the inventory of homeless services as well as through homeless prevention policies.

Homeless services in Contra Costa County are provided by a number of public, private, and non-profit agencies. The Contra Costa County Health Services Division offers a variety of homeless programs, including youth and adult shelters, services and transitional housing for homeless youths, permanent supportive housing, and community homeless court. These services are available to all Contra Costa residents, including those in Concord.

Other providers of homeless services in Contra Costa County include, but are not limited to, Anka Behavioral Health, Bay Area Rescue Mission, the Greater Richmond Interfaith Program (GRIP), Lutheran Social Services, SHELTER, Inc., Shepherd's Gate, STAND! Against Domestic Violence, Winter Nights shelter, as well as numerous soup kitchens and food pantries throughout the County.

The North Concord Homeless Shelter (NCHS), a County facility located on Arnold Industrial Way, is the sole emergency shelter in Concord. The NCHS serves men and women with 75 beds and provides meals and lodging to homeless individuals. The facility is currently at maximum capacity. In June 2010, the Philip Dorn Respite Center opened immediately adjacent to NCHS, and is a 24-bed respite care program for homeless adults who are discharged from local hospitals and require medical stabilization services. Respite care refers to recuperative services for those homeless persons who may not meet medical criteria for hospitalization, but who are too sick or medically vulnerable to reside in an emergency shelter and cannot be returned to the streets. Clients are only admitted when discharged from a hospital; walk-ins are not accepted.

Following the adoption of Concord's previous Housing Element, the City updated its Development Code in accordance with State law to allow emergency shelters by right in certain zoning districts in the City. Although the zoning allows for emergency shelters by right in these areas, the City does retain the ability to apply development standards to emergency shelters provided that these standards are consistent with standards applied to other uses in the same zoning district, including design compatibility with the character of the surrounding neighborhood, site screening, and required site development standards. Suitable sites for emergency or transitional housing would likely be close to arterial roads with public transit services to offer convenient access to shopping, employment, and service centers.

While the current Housing Element supports the creation of emergency shelters and programs conducted by homeless service providers, it recognizes that the best strategy to deal with homelessness is to prevent it from happening in the first place. This involves keeping housing costs low, increasing the supply of affordable housing, growing the local economy, and creating job opportunities for residents.

Persons with Disabilities

Housing needs for persons with disabilities vary greatly depending on the type of disability, personal preference, and lifestyle. However, persons with disabilities often require special housing that provides additional accessibility and barrier-free design, health care options, and proximity to services. Some residents may also suffer from disabilities that require living in a group home or other supportive environment.

Concord is comparable to Contra Costa County with respect to the number of residents that report having a disability. The US Census Bureau defines six types of disability: hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to ACS data, there were 11,964 Concord residents with one or more disabilities in 2012, approximately 10 percent of the City's population. Concord was generally comparable to the County with respect to the share of the population that reported having one or more disabilities, with the exception of a slightly higher share of individuals between ages 5 and 17 with a disability that causes cognitive difficulty (six percent of people in the age cohort). Overall, the most common types of difficulties among Concord residents and Contra Costa County residents with disabilities were ambulatory difficulties, followed by cognitive difficulties and independent living difficulties.

Table 30: Persons with Disabilities by Disability Type, 2012

	Concord		Contra Costa County	
Age Cohort (a)	**Number**	**% of Age Cohort**	**Number**	**% of Age Cohort**
Under 5 years	**0**	**0.0%**	**809**	**1.2%**
Ages 5-17	**1,094**	**6.5%**	**9,584**	**5.0%**
Hearing difficulty	61	0.4%	861	0.4%
Vision difficulty	36	0.2%	1,279	0.7%
Cognitive difficulty	1,013	6.0%	7,170	3.7%
Ambulatory difficulty	81	0.5%	1,150	0.6%
Self-care difficulty	117	0.7%	1,165	0.6%
Ages 18-64	**6,461**	**7.9%**	**54,639**	**8.1%**
Hearing difficulty	1,404	1.7%	10,426	1.5%
Vision difficulty	945	1.2%	9,484	1.4%
Cognitive difficulty	2,705	3.3%	23,826	3.5%
Ambulatory difficulty	3,046	3.7%	27,530	4.1%
Self-care difficulty	964	1.2%	9,844	1.5%
Independent living difficulty	2,401	2.9%	20,601	3.1%
Age 65+	**4,409**	**30.1%**	**44,066**	**31.2%**
Hearing difficulty	1,358	9.3%	16,177	11.4%
Vision difficulty	795	5.4%	6,904	4.9%
Cognitive difficulty	922	6.3%	11,390	8.1%
Ambulatory difficulty	3,609	24.7%	28,083	19.9%
Self-care difficulty	986	6.7%	10,809	7.6%
Independent living difficulty	1,955	13.4%	21,266	15.0%
All Age Cohorts	**11,964**	**9.7%**	**109,098**	**10.2%**
Hearing difficulty	2,823	2.3%	27,464	2.6%
Vision difficulty	1,776	1.4%	17,667	1.6%
Cognitive difficulty	4,640	3.7%	42,386	3.9%
Ambulatory difficulty	6,736	5.4%	56,763	5.3%
Self-care difficulty	2,067	1.7%	21,818	2.0%
Independent living difficulty	4,356	3.5%	41,867	3.9%

Notes:
The American Community Survey (ACS) data used in this table are estimates based on statistical sampling conducted continuously in 2012.
(a) Total population includes all noninstitutionalized civilians. Subtotals may not add to total due to persons reporting more than one type of difficulty.
Sources: American Community Survey, 2012; BAE 2013.

As Concord's population gradually ages, there will be a greater need for disabled and senior housing. As shown in Table 30, approximately one third of City and County residents over the age of 65 reports some type of disability, the most common of which is ambulatory difficulty. As a result, housing options for this population should include accessible housing units with ramps and other accessibility devices, group home facilities with varying degrees of medical or nursing care, and special care homes in close proximity to public services and commercial centers. Additionally, non-seniors with disabilities will require special accommodations tailored to their specific needs. While some can count on their parents or other family members to care for them, there are also those who require public assistance, particularly those with long term impairments, for medical and financial help. Because many disabled people are unable to work as a result of their disability, the availability of housing affordable to very low, low and moderate income households is also an important factor in planning to accommodate housing needs for persons with disabilities.

In 2002, State law was amended to require localities to include in their Housing Element an analysis of potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities; as well as to demonstrate local efforts to remove government constraints that hinder the locality from meeting the need for housing for persons with disabilities. The current Housing Element has a number of policies and programs that seek to remove constraints or provide greater accessibility for persons with disabilities.

According to the State of California Community Care Licensing Division, as of June 2014 Concord had 292 licensed care facilities; these included 90 residential care facilities for the elderly, five adult day care centers, seven group homes for children, one social rehabilitation center, and one transitional housing development. However, these numbers fluctuate year to year as facilities open or close. Local housing policies promote barrier-free design in all new housing development, as well as accessibility in the street network and public buildings. As part of this effort, the City's Housing Rehabilitation Loan and Grant Program offers Emergency Repair and Accessibility Grants to low-income and disabled homeowners to make their homes and/or mobile homes more accessible. Accessibility improvements funded through the program include providing grab bars and railings in baths and hallways and building ramps for easier access, and modifying bathrooms for accessibility.

The City's Public Works Department and Parks and Facilities Maintenance Division updated its ADA Transition Plan in 2005 to ensure new buildings are designed to meet stringent accessibility standards.[4] Additionally, transportation services for seniors to the Senior Center's Nutrition Program are made available through the County Connection's LINK services.

The City also has supported a number of private or nonprofit projects designed to assist persons with disabilities. They include:

- Caldera Place, 12-units for very-low income persons with physical disabilities;
- Concord Residential Club, a 20-unit apartment complex for very-low and low-income people with developmental disabilities;
- Respite Inn, a facility that offers care to developmentally disabled teenagers and adults; and
- Las Trampas, a single-family home that provides supportive living for up to four individuals with developmental disabilities.

Information on housing resources for persons with disabilities is readily available from the City's Economic Development & Housing Division. The City also provides information through its website and at community centers.

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4 Building, Engineering and Neighborhood Services Memorandum, August 6, 2007.

Persons with Developmental Disabilities

Effective January 2011, California Housing Element law was amended to require that Housing Elements include an evaluation of special housing needs for persons with developmental disabilities. Portions of the text provided in this section are drawn from a memo issued by the California Department of Housing and Community Development in June 2012 that provides guidance regarding this portion of the Housing Element.

A "developmental disability" is defined as a disability that originates before an individual attains age 18 years, can be expected to continue indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism, as well as disabling conditions that are closely related to mental retardation or require treatment similar to that required for individuals with mental retardation, but do not include disabilities that are solely physical in nature.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 235,000 persons with developmental disabilities and their families. Services are delivered primarily through 21 regional centers, which are nonprofit agencies that contract with local businesses to provide services to individuals with developmental disabilities. The Regional Center of the East Bay provides these services in Contra Costa and Alameda Counties. According to information provided by the Regional Center of the East Bay, there are 971 individuals with developmental disabilities currently living in Concord, approximately 14 percent of the population with developmental disabilities Countywide.

Table 31: Residents with Developmental Disabilities, 2013

Age Cohort	Concord	Contra Costa County
Under 15	324	2,528
15 to 22	144	1,320
23 to 54	395	2,430
55 to 64	77	349
65 +	31	123
Total	**971**	**6,750**

Sources: Regional Center of the East Bay, 2013; BAE, 2013.

There are a number of different housing types that are appropriate for individuals with developmental disabilities, which reflect the range of housing needs among this group. Many individuals with developmental disabilities are able to live and work independently within a conventional housing environment and do not require housing that differs from the housing available to the population at large. Individuals with more severe developmental disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Additional considerations include housing accessibility modifications, proximity to services and transit, and the availability of group living opportunities. Incorporating 'barrier-free' design in all newly constructed multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Similar to individuals with other types of disabilities, individuals with developmental disabilities often have limited employment options, so special consideration should be given to the affordability of housing for individuals with developmental disabilities.

As noted above, there are four facilities in Concord that provide housing for individuals with developmental disabilities.

Female-Headed Households

Single-parent households often face difficulties affording suitable housing because households with a single income typically have lower incomes than two-earner households, and may have additional childcare expenses that further reduce disposable income. Female-headed households are more likely than other households to have incomes below the poverty line and struggle to find decent housing that is affordable.

Concord has a relatively small share of female-headed households with incomes below the poverty line, and the poverty rate among female-headed family households has decreased somewhat in recent years. As shown in Table 32, in 2000 there were 5,305 female-headed family households in the City, 735 of which (14 percent) were living below poverty level. By 2012, the number of female-headed family households in the City decreased slightly to 4,916, and the number of female-headed family households with incomes below the poverty line dropped to 498 (10 percent of female-headed family households). Overall, 12 percent of all female-headed households in Concord (family and non-family) had incomes below the poverty line in 2000 and 2012.

Meanwhile, poverty rates Countywide showed a more substantial and growing share of female-headed households with incomes below the poverty line. The poverty rate among female-headed households in Contra Costa County increased from 13 percent in 2000 to 18 percent in 2012, and the poverty rate among female-headed family households Countywide increased from 17 percent to 23 percent.

Table 32: Female-Headed Households and Poverty Status, 2000-2012

	2000			2012		
Concord	**Total**	**Below Poverty Level**	**% Below Poverty Level**	**Total**	**Below Poverty Level**	**% Below Poverty Level**
Female-Headed HH	**12,735**	**1,543**	**12.1%**	**12,988**	**1,534**	**11.8%**
Family	5,305	735	13.9%	4,916	498	10.1%
Non-Family	7,430	808	10.9%	8,072	1,036	12.8%
Other HH	**31,376**	**1,437**	**4.6%**	**31,646**	**2,639**	**8.3%**
Family	25,332	866	3.4%	25,503	1,839	7.2%
Non-Family	6,044	571	9.4%	6,143	800	13.0%
All Households	**44,111**	**2,980**	**6.8%**	**44,634**	**4,173**	**9.3%**
Contra Costa County						
Female-Headed HH	**94,755**	**12,109**	**12.8%**	**109,434**	**19,930**	**18.2%**
Family	37,740	6,333	16.8%	45,269	10,470	23.1%
Non-Family	57,015	5,776	10.1%	64,165	9,460	14.7%
Other HH	**249,667**	**10,629**	**4.3%**	**270,963**	**17,439**	**6.4%**
Family	206,231	6,735	3.3%	220,016	11,525	5.2%
Non-Family	43,436	3,894	9.0%	50,947	5,914	11.6%
All Households	**344,422**	**22,738**	**6.6%**	**380,397**	**37,369**	**9.8%**

Note:
Poverty level, based on OMB Directive 14, uses a set of dollar value thresholds that vary by family size and composition. The thresholds do not vary geographically and are updated annually to allow for changes in the cost of living using the Consumer Price Index (CPI). Poverty thresholds are determined by multiplying the base-year poverty thresholds (1982) by the monthly inflation factor, based on the 12 monthly CPIs and the base-year CPI.
Source: Census, 2000; ACS, 2012; BAE, 2013

The poverty rate is especially high for female-headed households with children under 18 years old. Among families with children under the age of 18, ACS data collected between 2010 and 2012 indicate that approximately one third (32 percent) of female-headed single-parent households had incomes below the poverty line, while only seven percent of married couple families and eight percent of male-headed single-parent households had incomes below the poverty line. As suggested by these data, a significant portion of single-parent female-headed households can greatly benefit from expanded affordable housing opportunities, and many may also need access to childcare services and youth services. Innovative shared living arrangements that might include congregate cooking and childcare facilities could be suitable for many lower-income single-parent households. Poverty rates by family type are shown in Table 33.

Table 33: Poverty Status of Households with Children Under 18 Years

		With Household Income Below the Poverty Line	
Family Type	**Total**	**Number**	**Percent**
Married-couple Family with Children under 18	22,681	1,559	6.9%
Male Householder, no wife present, with children under 18	2,826	238	8.4%
Female Householder, no husband present, with children under 18	2,480	794	32.0%
All Families	30,607	2,870	9.4%

Note:
The American Community Survey (ACS) data used in this table are based on statistical sampling conducted continuously between 2010 and 2012.
Sources: ACS, 2010-2012; BAE, 2013.

Concord responds to the needs of its female-headed households through its Fair Housing Program, administered through Echo Fair Housing. One of the goals of the program is to eliminate discrimination against female-headed households, as well as provide on-going support for childcare programs for lower income families. The City implements a fee on new construction and tenant improvements to help fund the development of childcare programs. According to City staff, approximately $217,000 in fees for childcare services was collected in Concord from 2008 to 2014.

Large Households

The US Department of Housing and Urban Development defines a large family as one having five or more members. Large families typically face greater difficulties in renting or purchasing housing as housing units with five or more rooms are more difficult to find, and when available, are rarely affordable. Information on large households is based on Comprehensive Housing Affordability Strategy (CHAS) data, which are detailed cross-tabulations of US Census and ACS data intended to provide insight on housing conditions. CHAS data express income as a percentage of HUD Area Median Family Income (HAMFI), which is slightly different than the AMI distribution used elsewhere in this chapter. The most recent CHAS data currently available are based on ACS data collected between 2006 and 2010.

According to 2006-2010 CHAS data, there were almost 4,000 large family households in Concord, accounting for approximately nine percent of all households Citywide. Approximately 60 percent of large family households lived in owner-occupied homes. Almost two thirds (65 percent) of large families living in owner-occupied homes had household incomes that are higher than the HAMFI (see Table 34).

In contrast to large owner families, many large families living in rental housing have fairly low incomes. As shown in Table 34, half of all large renter families have a household income equal to 50 percent of HAMFI or less, and fewer than one in four large renter households earn more than the HAMFI. This suggests that many large families that do not own a home have difficulty finding affordable rental housing. Difficulties faced by large households seeking rental housing are often exacerbated by a lack of rental units large enough to accommodate households with five or more people, regardless of cost. To maintain affordability, multifamily housing is generally developed with one or two bedrooms only, and rarely includes units with four or more bedrooms. In Concord, only eight percent of rental units had four or more bedrooms in 2012, according to ACS data.

Table 34: Large Households by Income Category and Tenure

Income as a % of HAMFI	Large Owner Households		Large Renter Households		All Large Households	
	Number	Percent	Number	Percent	Number	Percent
30% or less	40	1.7%	405	25.8%	445	11.5%
31% to 50%	90	3.9%	385	24.5%	475	12.2%
51% to 80%	315	13.6%	305	19.4%	620	16.0%
81% to 100%	375	16.2%	135	8.6%	510	13.1%
More than 100%	1,490	64.5%	340	21.7%	1,830	47.2%
Total	**2,310**	**100.0%**	**1,570**	**100.0%**	**3,880**	**100.0%**

Sources: HUD, Comprehensive Housing Affordability Strategy (CHAS) tabulations from the ACS, 2006-2010; BAE, 2013.

The City's Fair Housing Program, contracted through ECHO Housing, provides comprehensive counseling and referral services for large families that need assistance in finding housing. The topics they cover include rent increase issues, harassment and discrimination, and other tenant/landlord services.

Overcrowding

The Census defines a housing unit as overcrowded if there is more than one occupant per room, excluding kitchen and bathrooms. Overcrowding usually occurs as a result of high housing costs, such that families double-up or reside in smaller units to devote income to other basic necessities such as food and medical fees. Table 35 shows the incidence of overcrowding in Concord and Contra Costa County, according to ACS data collected in 2012. As shown, six percent of Concord households were overcrowded, a slightly higher rate of overcrowding than in the County overall, where four percent of households were overcrowded. Most cases of overcrowding were found in renter-occupied units, where lower-income families commonly reside. Twelve percent of renter-occupied units in Concord were overcrowded in 2012, compared to nine percent of renter-occupied units in Contra Costa County. Among owner-occupied units, the rate of overcrowding in Concord (two percent) was comparable to the rate Countywide.

Table 35: Overcrowded Households, 2012

	Owner Households		Renter Households		All Households	
Concord	Number	Percent	Number	Percent	Number	Percent
Overcrowded (a)	493	2.0%	2,239	11.5%	2,732	6.1%
Severely Overcrowded (b)	136	0.5%	354	1.8%	490	1.1%
Contra Costa County						
Overcrowded (a)	3,971	1.6%	12,147	8.9%	16,118	4.2%
Severely Overcrowded (b)	1,004	0.4%	3,443	2.5%	4,447	1.2%

Notes:
(a) The U.S. Census defines a housing unit as overcrowded if there is more than one occupant per room.
(b) The US Census defines a housing units as severely overcrowded if there are more than 1.5 occupants per room.
Sources: ACS, 2012; BAE, 2013.

Addressing overcrowding will require the construction of new units and rehabilitation of existing units to meet the needs of larger families, a correction in the local balance between supply and demand so the market provides a greater number of large units, and addressing the gap between local incomes and housing prices. Given the high rate of overcrowding in renter-occupied units in Concord, there is a particular need for additional large units in the rental market. The City must continue with policies that assist lower-income households to alleviate overcrowding.

Seniors

Special housing needs for senior households vary substantially between households. Senior households often have a limited amount of income to spend on housing or other needs, particularly if members of the household experience sickness, require medical attention, or have mobility issues.[5] In addition to affordability requirements, a number of factors impact the type of housing that is appropriate for a senior household. For example, while many seniors are able to stay in their homes as they age, particularly if the home is modified to provide accessibility features, many may need or want to move to a smaller home that requires little maintenance. Moreover, some seniors may need housing that includes additional services, such as on-site food preparation or medical care.

As shown in Table 36, Concord had over 9,000 households with a senior head of household in 2012, approximately one fifth of all households in the City. This is a slightly smaller share than in the County overall, which is consistent with the City's slightly smaller share of people over age 65. Approximately three quarters (74 percent) of senior households in Concord live in owner-occupied units. This is a slightly smaller share than the share of senior households living in owner-occupied housing Countywide (81 percent), but consistent with the Concord's higher share of rental housing. Many senior households that have owned their homes for many years have paid off all mortgage costs and therefore have low housing costs.

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5 The definition of senior households can vary by data source, two differing sources are used to present data on senior households in this Housing Element Update. The Census Bureau generally defines seniors as people age 65 and older, and their survey data are usually grouped in five-year increments, while CHAS tabulations define elderly households as households with no more than two people in which one or both members of the household are age 62 or older. HCD's Housing and Policy Development's Housing Element samples follow the Census Bureau in grouping seniors in the 65 and older age group. The US Department of Housing and Urban Development (HUD) and the State's Governor's Office of Planning and Research (OPR) General Plan Guidelines (2003), however, define seniors as 62 years and older. The Civil Code defines "senior citizen" as "a person 62 years or older, or 55 years or older in a senior citizen housing development".

Table 36: Households by Age of Householder, 2012

	Concord		Contra Costa County	
Age of Householder	**Number**	**Percent**	**Number**	**Percent**
Under 65	**35,290**	**100.0%**	**295,509**	**100.0%**
Owner	18,350	52.0%	175,824	59.5%
Renter	16,940	48.0%	119,685	40.5%
65 or Older	**9,344**	**100.0%**	**84,888**	**100.0%**
Owner	6,885	73.7%	68,384	80.6%
Renter	2,459	26.3%	16,504	19.4%
% of Households with Householder Age 65+	**20.9%**		**22.3%**	

Sources: ACS, 2012; BAE, 2013.

Table 37 shows elderly households by income and tenure, based on CHAS tabulations from 2006-2010 ACS data. CHAS tabulations define an elderly household as a household with no more than two people in which one or both members of the household are age 62 or older, which differs from the households highlighted in Table 36. As shown, there were almost 10,000 senior households in Concord, 53 percent of which had incomes below 80 percent of MFI. Among elderly renter households, 41 percent had incomes that were 30 percent of HAMFI or less, and 57 percent had incomes that were 50 percent of HAMFI or less. Elderly households living in owner-occupied units tended to have slightly higher incomes; more than half (53 percent) had incomes over 80 percent of HAMFI. Measured in absolute numbers, however, the number of extremely low- and very low-income owner households (2,175) was almost twice the number of extremely low- and very low-income renter households (1,185). Because people generally need more medical care as they age, very low- and low-income senior households may face greater financial difficulties than other households with similar incomes. While the City does not specifically assist lower income seniors with housing, it does help them through its many affordable housing programs aimed at very low- and low-income households.

Table 37: Elderly Households by Tenure and Income, 2012

	Renter Households		Owner Households		All Elderly Households	
Household Income	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
<=30% HAMFI	855	41.4%	1,105	14.7%	1,960	20.4%
>30% to <=50% HAMFI	330	16.0%	1,070	14.2%	1,400	14.6%
>50% to <=80% HAMFI	390	18.9%	1,370	18.2%	1,760	18.3%
>=80% HAMFI	490	23.7%	3,985	52.9%	4,475	46.6%
Total	**2,065**	**100.0%**	**7,530**	**100%**	**9,595**	**100.0%**

Sources: HUD, Comprehensive Housing Affordability Strategy (CHAS) special tabulations from ACS, 2006-2010; BAE, 2013.

A primary issue facing seniors is lack of availability of barrier-free housing. The City encourages barrier-free design in all developments and requires new multifamily housing developments to

include accessible units in accordance with State law.[6] All multifamily units on the lowest floor in buildings without elevators are required to be accessible to persons with disabilities. In multifamily units in buildings with elevators, all units are required to be located on an accessible route. The City also supports the development of senior housing near shopping and other services. Since 2002, the City has approved two senior housing developments that are located on transit routes, near shopping areas or in Downtown. They include Oakmont Senior Living and Vintage Brook Senior Apartments.

Because of the number of people having physical disabilities or other types of disabilities in Concord (see discussion above and Table 30), it is imperative that the City continue to promote barrier-free housing with close access to transit, community, and shopping facilities.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in fields, processing plants, or support activities and generally live in the vicinity. Temporary workers are hired during harvest periods and travel from one location to another. Thus, cities with strong farming traditions can expect a sudden influx of temporary workers during certain periods of the year. If housing is not provided by their employers, temporary workers will have to find temporary housing within a reasonable commute distance from their place of work. This can place a temporary strain on the housing supply, particularly multifamily rental units.

The provision of adequate housing for farmworkers is a rising concern because farmworkers tend to have difficulty securing safe, decent and affordable housing. Additionally, farmworker households tend to have high rates of poverty, often have high rates of overcrowding, and live disproportionately in housing which is in poor condition. In 1999, the State legislature amended housing element law to mandate that jurisdictions address housing for agricultural workers.

Agricultural employment has been gradually declining in Concord and is projected to continue to decline in the coming years. ABAG and MTC estimate that there were 49 jobs agricultural industry located in Concord in 2010, 0.1 percent of total employment in the City. This category includes workers in the mining industry and those working in nurseries and greenhouses, so the actual number of farmworkers is likely lower. ABAG and MTC estimate that by 2040, the number of agricultural jobs in Concord will drop to 42, while total employment in Concord is projected to increase by 46 percent.

The projected decrease in agricultural employment in Concord is consistent with recent trends throughout Contra Costa County. Table 38 shows farmworker employment in Contra Costa County in 2002 and 2007, according to the USDA Census of Agriculture. As shown, there was a 28 percent

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6 Certain exceptions apply to multistory units, or smaller buildings such as single or duplex units. This requirement is codified in California Building Standards Code (Title 24), which is used by Concord.

decrease in farmworker employment in the County between 2002 and 2007 and a 42 percent decrease in the total number of farms.

Table 38: Farmworker Employment, Contra Costa County, 2002-2007

	2002	2007	% Change 2002-2007
Total Farmworker Employment (a)	**2,604**	**1,873**	**-28.1%**
Permanent Workers (b)	730	578	-20.8%
Seasonal Workers (c)	1,874	1,295	-30.9%
Number of Farms	289	168	-41.9%

Notes:
(a) Workers consist of hired farm labor (workers on payroll).
(b) Permanent workers are defined as workers employed 150 days or more.
(c) Seasonal workers are defined as those employed less than 150 days.
Source: USDA Census of Agriculture, 2002 & 2007; BAE, 2013.

Under the 2030 General Plan, there are few opportunities for large-scale agricultural development in Concord. The City allows orchards, crop production, vineyards, livestock, and grazing in the rural residential district and farm housing is also permitted in some of these districts.

Given the small number of existing and projected agricultural jobs in Concord, trends toward a decrease in agricultural employment Countywide, and the limited availability of land for large-scale agricultural development in the City, it is not likely that farmworker housing will be a significant issue in Concord during the 2014-2022 Housing Element Update Cycle.

4. LAND INVENTORY

This section assesses housing development potential in Concord during the upcoming planning period. It summarizes the findings of a comprehensive inventory of local sites with the potential to accommodate housing during the planning period. The inventory builds off of a 2008 inventory compiled as part of the 2007-2014 Housing Element. Each site in the 2008 inventory was reviewed to determine if it is still available, and to provide updated information on zoning, existing conditions, and potential yield. Several new sites have been added based on zoning and General Plan changes, new opportunities, and emerging plans and programs. Conversely, a few sites have been removed from the 2008 inventory because they have been developed or are no longer considered viable.

Appendix A provides a detailed list of the housing sites. The text and tables in this chapter provide a summary of the list, using several categories to describe residential development potential. Most of these categories have been quantified in order to demonstrate that Concord has sufficient land available to provide its fair share of the region's housing needs. Other categories are described qualitatively, to demonstrate the breadth of opportunities that may be created during the planning period. This chapter also evaluates the adequacy of infrastructure to serve the City's housing sites, summarizes environmental constraints on the sites, and presents information on development trends in the various zoning districts where housing sites are located.

Programs to address the needs of Extremely Low Income Households are included in Chapter 7, in response to AB 2634 (2006 Statutes), but this income group is not addressed separately by the RHNA.

Overview of Housing Site Inventory

The State requires that a Housing Element identify a city's ability to meet its Regional Housing Needs Allocation (RHNA). This not only requires demonstrating the capacity to accommodate the total number of housing units, but also the capacity to accommodate the number of units assigned to each income category. Larger cities must plan for a variety of housing types, including multi-family housing at a range of densities as well as single family homes. Section 65583(a)(3) of the California Government Code states that the inventory must be site specific to help localities determine the appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction needed. In 2004, Assembly Bill 2348 further clarified the sites inventory requirements, stipulating that the inventory must include the size of each site, its address or assessor's parcel number, a description of the existing use, and information demonstrating the feasibility of development on sites that are not currently vacant.

The Government Code also requires that all sites identified must be available for residential use in the planning period. Sites that require rezoning may be included in the inventory provided that actions are taken to address the re-zoning early in the planning period. Many of the sites identified

in the 2007-2014 Housing Element were rezoned to incentivize residential use in 2012 when the City of Concord adopted a major revision of its Development Code. As a result, no additional rezoning is needed to meet the 2014-2022 RHNA.

The types of sites that are appropriate for residential development include:

- Sites that are committed to specific residential development projects expected to come on line in 2015 or later.
- Vacant and underutilized sites zoned for low and moderate density residential development. These are principally small infill sites in residential neighborhoods.
- Vacant and underutilized sites zoned for high density residential development (over 30 units/acre).
- Vacant and underutilized sites zoned for mixed use development (over 30 units/acre). Zoning of these sites also allows non-residential uses, but incentives are in place to support and encourage residential development. This includes land in Downtown Concord and along many of the City's major corridors.
- Industrially zoned sites with live-work housing potential.

Table 39 shows the housing development potential under the Housing Element, summarized by General Plan land use category. As seen from Table 39, a total of 4,523 residential units can be built on the identified sites within the Housing Element planning period. Figure 6 shows the location of these sites. The Figure identifies 12 numbered subareas, corresponding to census tracts or aggregations of census tracts in the city. Each subarea is highlighted on a full page map in Appendix A of this document, allowing the potential housing sites to be shown in greater detail. Each site is labeled in Appendix A, and detailed tables are provided to show relevant site characteristics.

Figure 6: Site Inventory

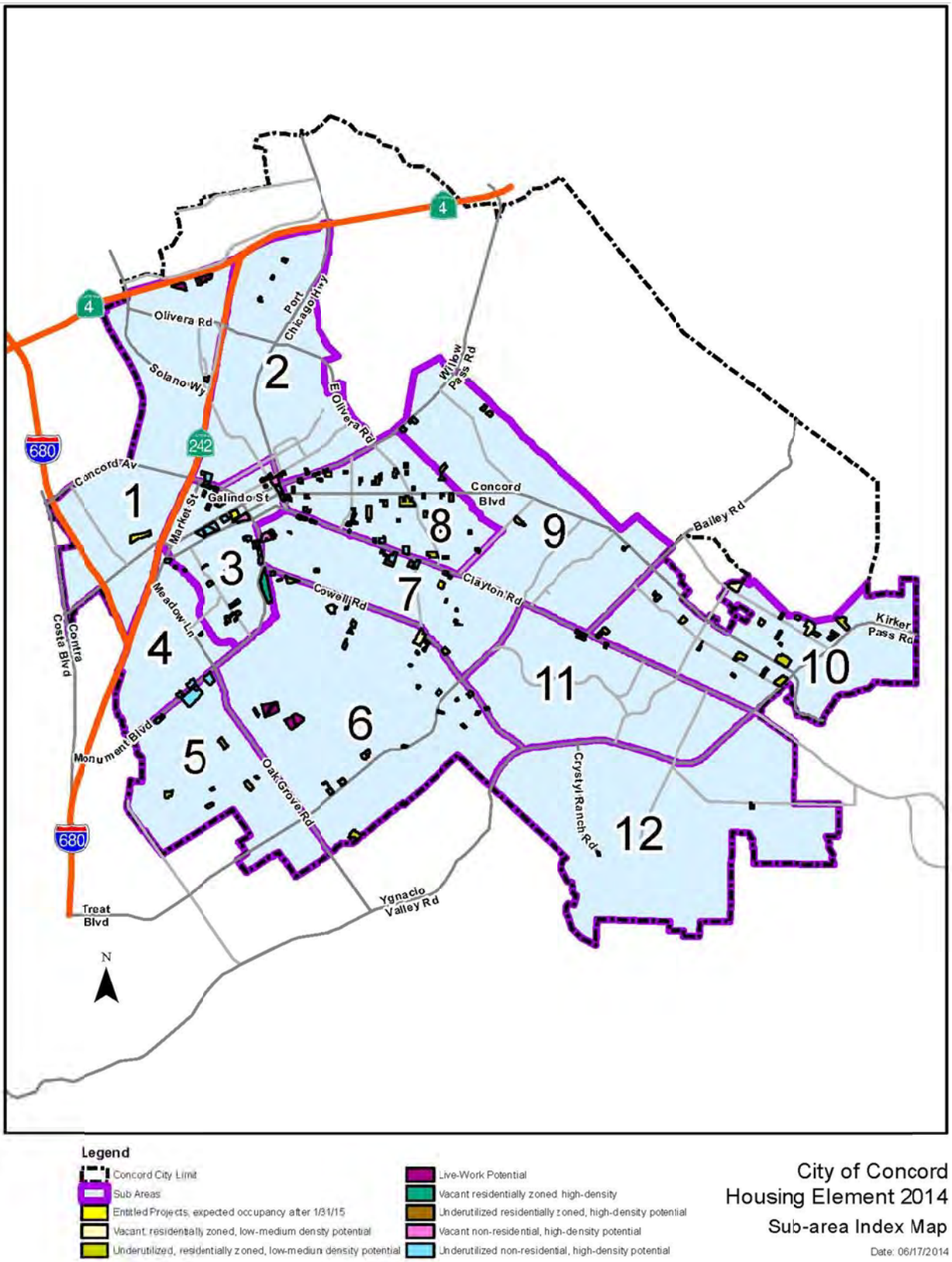

Table 39: Residential Potential for All Suitable Sites in Concord

General Plan Land Use Category	Density Range	Vacant Land		Developed Land		Committed Development		Total	
		Acres	Units	Acres	Units	Acres	Units	Acres	Units
Commercial Mixed Use	11 to 40	2.9	71	33.9	795	--	--	36.8	866
Downtown Mixed Use	33 to 100	10.7	619	21.9	1,281	6.9	403	39.5	2,303
Downtown Pedestrian	33 to 100	1.1	62	--	--	--	--	1.1	62
High Density Residential	33 to 100	8.5	273	5.2	291	--	--	13.7	564
Medium Density Residential	11 to 32	5.3	61	8.9	142	3.3	66	17.7	269
Low Density Residential	2.5 to 10	22.6	79	47.8	125	11.2	48	81.6	252
Industrial Mixed Use	N/A	--	--	18.4	173	--	--	18.4	173
Rural Residential	<2.5	25.5	34	--	--	--	---	25.5	34
Total (a)		**76.6**	**1,199**	**136.1**	**2,807**	**21.6**	**517**	**234.7**	**4,523**

Note:
(a) Totals may not add due to rounding.
Sources: Contra Costa County GIS Files, Barry Miller Consulting, 2014

Relationship of Density to Affordability

According to ABAG, the City is required to provide capacity for 3,462 residential units, including 1,236 low-and very low-income units, for the 2014-2022 planning period. Assembly Bill 2348 (AB 2348) established two alternatives for cities to demonstrate the suitability of their housing sites to accommodate the low and very low income share of the RHNA. Cities can either provide evidence that the sites are capable of supporting housing affordable to these groups based on market demand, financial feasibility, and recent trends—or they can zone the sites at a density which is more likely to accommodate an affordable product. Due to the high cost of land and construction in the Bay Area, most cities in the region have chosen the latter alternative. The so-called "default density" for cities with more than 25,000 residents in the Bay Area is 30 units per acre. Development above this density has the greatest potential to accommodate very low and low income housing because it offers the possibility for lower per unit construction costs.

Applying the default density to Concord's RHNA means that the City must demonstrate that it has at least 41.2 acres of developable land zoned at densities of 30 units per net acre or more (1,236 units divided by 30). The sites do not need to be vacant, for sale, or immediately available for development, but the City must be able to demonstrate their suitability for development at the zoned density. Likewise, if the sites are zoned for mixed use, the City is required to demonstrate that there is a reasonable probability that housing will be included in future development proposals.

In this Element, Concord has identified an excess supply of housing sites zoned at densities of 30 units per acre or more to recognize that not all of its mixed use sites will include residential uses. In fact, there are 109 acres of sites listed in the inventory zoned to allow at least 30 units per acre. These sites could realistically produce 4,064 units at these densities, based on the analysis prepared for this Element and its predecessor in 2010. This is 228 percent greater than the RHNA for low and very low income households. Of the capacity identified, 833 units are on sites zoned exclusively for medium and high residential use, and 3,231 units are on sites zoned for mixed use.

It should be emphasized that zoning a site at 30 units per acre alone does not guarantee that the site will contain affordable housing. The City has created incentives to encourage affordable housing on sites zoned in excess of this density, but these incentives are voluntary. The sites identified in this Element as suitable for very low and low income housing may also develop with market-rate housing.

Methodology for Identifying Sites and Calculating Development Capacity

The foundation for the sites inventory is a 2008 inventory of sites conducted by the City of Concord for use in the 2010 Housing Element. Aerial photos were initially used to identify prospective sites. Field surveys followed, to document existing land uses on each site.

Sites that were too small or deemed unsuitable for residential use were dropped from the inventory. Environmental constraints such as noise, slope, flooding, and earthquake hazards were described. Infrastructure constraints were also noted for each site. For non-vacant sites, building condition was noted. The existing General Plan and zoning designations were identified for each site, the acreage was noted, and an estimate was made of the housing unit potential. The distance from each site to transit, parks, schools, and the nearest grocery store also was noted.

The 2008 inventory identified 159 sites altogether, with a capacity of 4,189 units. Many of the sites consisted of multiple parcels, in some cases under common ownership and in other cases with multiple owners. Sites were rated based on their potential for redevelopment. The metric for making this determination was primarily the ratio of improvement value to land value, as defined by the Contra Costa County Assessor's Office. Sites where land values significantly exceeded building values received the highest rankings.

The 2008 Inventory assigned an alphanumeric identification number to each site. Sites were lettered with a suffix of "A" through "N" depending on where they were located. Within each lettered area, sites were numbered. Thus, site A1 was the first site on the list within subarea A.

As part of the 2014 Housing Element Update, a comprehensive review of the 2008 sites data base was completed. Each site was individually reviewed using aerial photos and Google "street view" images. Field visits to the larger sites (capacity greater than 16 units) were conducted to verify existing conditions and the continued suitability of each site. Current tax assessor records and acreage data were reviewed for each parcel, and an updated calculation of assessed improvement value to assessed land value ratio was prepared.

In 2014, the 2008 site ID numbers were updated so they nested within 2010 Census Tracts. There are 26 tracts that include residential land uses. Several of the tracts were grouped together, resulting in 12 subareas, or aggregations of tracts. The Subareas were numbered "1" through "12." The sites were also renumbered, with the "old" ID number retained as a column in the data tables for reference purposes.

Data on zoning and General Plan designation was updated for each site. This was a critical step since the City adopted a new Development Code (including a new zoning map) in 2012, along with

numerous amendments to its General Plan Map. Zoning on many of the sites had changed since 2008, and a new calculation of development yield was required in many cases. In a few cases, the "realistic capacity" of the site was adjusted downward due to a General Plan Amendment and downzoning to a less intense designation. However, in a larger number of cases, the realistic capacity was adjusted upward due to the adoption of zoning designations with minimum density standards in 2012, or due to General Plan Amendments and rezoning actions to more intense use categories. In all cases, sites that had existing dwelling units were reported to note the net gain in units, so as not to double count units that were already in place or that might be demolished in the future.

Sites which were developed between 2008 and 2014 were removed from the data base, and changes in the status of other sites were noted as appropriate. A separate category was created for "approved" development and other known projects expected to come on line after January 31, 2015.

In the course of moving the 2008 sites forward, the following changes were made:

- Five sites were removed because they are now developed
- In four instances, sites were "split" into two sites each (e.g., the four sites became eight sites). This is because they either contained different zoning designations, or because they included a mix of vacant and non-vacant parcels with differing levels of redevelopment potential.
- Two sites with "Neighborhood Commercial" zoning were removed from the data base, since that zoning category does not incentivize residential uses as the mixed use categories do.
- In one instance, two sites were merged into one site. This is because they were formerly adjacent properties under separate owners and they are now under one owner.
- Three sites were added because they contain approved development projects. These three sites were not counted as housing sites in the 2007-2014 Element.

The above changes resulted in a net loss of one site.

In addition, 29 new sites were added to the inventory. These include parcels identified as "opportunity sites" or "areas of interest" in the Downtown Concord Specific Plan, as well as sites identified through the 2014 review of the County Assessor Data files.

The Assessor data base includes land use (Use Code), acreage, ownership, and property value records for all 38,668 parcels in the City of Concord. This data base was sorted by Use Code to identify all vacant parcels. The vacant parcels were further sorted by size and several new vacant residentially zoned sites were identified. Assessor data was also sorted based on improvement/land value (I/L) ratios. Large parcels with I/L ratios less than 0.25 were flagged and reviewed on aerial photos to determine if they might be viable housing sites. Sites in the CMX, DP, and DMX zoning districts were visited to identify their housing potential. Of the 29 new sites added, 19 are zoned for low density residential uses and 10 are zoned for high density mixed use.

The updated sites data base includes 187 housing opportunity sites, with the capacity for 4,523 units. This is an increase of 334 units over the 2008 total. Appendix A includes a profile of each site, including its realistic capacity. Later sections of this chapter describe how realistic capacity was calculated. This chapter also demonstrates the suitability of small and non-vacant sites for housing, based on recent development trends and other factors.

For presentation and analysis purposes, the 187 housing sites have been organized into several categories. These categories allow a quick determination of which sites are vacant and which are "underutilized." The categories also differentiate sites above the "default" density standard of 30 units per acre from sites below this density standard. As noted earlier, sites above the default density standard are considered more viable locations for housing affordable to low and very low income households. For moderate and above moderate income households, sites may be either high or low density to be deemed suitable.

In addition to the housing capacity quantified in Appendix A, this Housing Element also includes a qualitative discussion of other housing opportunities in Concord. A new section has been added to this chapter to describe the potential for development on the former Concord Naval Weapons Station, the Coast Guard Housing site, and the BART station properties. Because these sites are not immediately available for development and because the City already has sufficient zoned capacity to meet its RHNA , the capacity of these properties has not been quantified. However, it is likely that at least some residential development will occur in these locations before the end of the planning period.

Description of Housing Sites

Table 4.2 provides a summary of housing sites using the categories described above. Twelve of the 187 sites are associated with committed development projects, expected to come on line after January 31, 2015. Approximately half of the 187 sites are vacant and underutilized sites zoned for exclusively residential uses at densities of less than 30 units per acre. These are primarily small infill sites in established residential neighborhoods, and they account for only about six percent of the City's housing unit capacity.

Approximately 40 percent of the sites are vacant and underutilized parcels zoned to allow higher density residential uses. Of this total, there are 21 sites zoned for residential uses and 54 sites zoned for mixed use. The mixed use sites have the greatest potential, with capacity for over 2,800 units. Live-work sites, which have a maximum density of 24 units per acre, round out the total with 7 sites and the potential for 173 units. The 187 housing sites are located in all parts of the City. Capacity for about 2,000 units has been identified in Downtown Concord. This is lower than the capacity identified in the Downtown Specific Plan, reflecting more conservative assumptions about density and the potential for non-residential uses on some of the housing sites. Areas located to the north of Downtown in the Broadway/Fremont/Harrison area and along Concord Avenue represent another 260 units of housing potential. Areas located to the southwest of Downtown (in the Detroit Avenue area) represent another 200 potential units.

About 1,300 units of higher density potential has been identified on sites along major corridors outside of Downtown Concord. This includes roughly 420 units on sites in the Clayton Road corridor, 650 units on sites in the Monument Boulevard corridor, 175 units on sites in the Willow Pass Road corridor east of downtown, and 40 units on the Concord Boulevard corridor.

Table 40: Characteristics of Concord's Housing Opportunity Sites

Type of Site	Number of Sites	Acres	Number of Units
Committed Development Projects	12	21.4	517
Low Density Sites (zoned at less than 30 units per acre) (a)	93	100.7	282
Vacant	*(59)*	*(45.7)*	*(109)*
Underutilized	*(34)*	*(55.0)*	*(173)*
High Density Sites (zoned at more than 30 units per acre)	75	94.2	3,551
Vacant, with housing required in new development (b)	*(5)*	*(9.5)*	*(290)*
*Underutilized, with housing **required** in new development*	*(16)*	*(14.1)*	*(433)*
Vacant, with housing permitted in new development (c)	*(14)*	*(14.7)*	*(752)*
*Underutilized with housing **permitted** in new development*	*(40)*	*(55.9)*	*(2,076)*
Sites with Live Work Potential (d)	7	18.4	173
GRAND TOTAL	**187**	**234.7**	**4,523**

Notes:
(a) Generally includes the RS and RR zoning districts. Includes a few sites that are zoned RM, which allows 32 units per acre. However, because these sites are located in low density neighborhoods their presumed density is significantly lower and they have been assigned to the low density category.
(b) Generally includes the RH and RM zoning districts. See note above about select projects in the RM zone.
(c) Generally includes the CMX, DMX, and DP zoning districts.
(d) Generally includes the IMX zoning district. Live work development is also permitted in commercial districts.

Committed or Entitled Development Projects

Committed projects were only counted if the units are expected to come on line after January 31, 2015. Thus, buildout of projects that are already under construction in early 2014 (such as Wisteria) were not included.

There are 12 sites in this category, with a total expected yield of 539 units. The largest projects are Renaissance Phase II in Downtown Concord (179 units) and the Palmera apartments on Enea Circle (224 units). Both are to be market rate rental developments, and both are to be built on sites with mixed use zoning. Based on prevailing market rate rents, these units have been assigned to the "moderate income" category. The average density of these two projects is 58 units per acre. This provides a useful benchmark for estimating the realistic capacity of other sites zoned for mixed use development.

Other committed projects include Enclave Townhomes (26 units) and Poetry Gardens Townhomes (28 units). These are both being developed on sites zoned RM. The average density of these two projects is 20.5 units per acre (the zoning range allows 11 to 32 units per acre). Most of the

remaining committed projects are small single family subdivisions of 12 lots or less.[7] Several of these projects were identified as pending in the 2010 Housing Element, but their construction was stalled by the economy.

Low and Moderate Density Residential Sites (less than 30 units/acre)

While this category constitutes the largest number of sites (93), it represents only 6.2 percent of the identified housing capacity (282 units). Included are 59 vacant sites and 34 underutilized sites. The vacant sites total 46 acres, while the underutilized sites total 55 acres. The average expected density is 2.8 units per acre. The relatively low average density is due to the fact that a few of the sites have rural residential zoning with a 40,000 square foot minimum lot size. Other sites have minimum lot size requirements ranging from 6,000 to 12,000 square feet, but may be constrained by steep slopes or other factors.

Most of the vacant sites are individual lots that have been bypassed by development. In fact, 38 of the 59 vacant sites in this category are capable of only supporting one home each. A few of the vacant sites are subdividable, with the largest (4.3 acres) capable of supporting 11 units.
The underutilized sites include parcels that are zoned to support much higher densities than currently exist on the lot. Many of these lots are remnants of Concord's rural past, and include former orchards, pasture land, or semi-agricultural uses, typically with a small, older single family home on the property. The lots are typically one to two acres in size, and are hemmed in on all sides by development at densities of 3 to 5 units per acre. Land values are often more than double the improvement values. Many of these sites are flat and could easily be subdivided. In a few cases, driveway easements would be required. In other cases, the sites are large enough to support a small street or court.

Two of the underutilized sites have RM zoning. Although these sites could theoretically develop at 32 units per acre, there are constraints (such as overhead transmission lines) which reduce their realistic capacity. These sites are subject to a minimum density standard of 11 units per acre, which is the presumed density for Housing Element purposes.

High Density Sites with Residential Zoning

Table 4.2 notes that 21 of the identified housing sites have zoning which allows densities of at least 30 units per acre. Of this number, five are vacant and 16 are underutilized. All of these sites meet the "default density" criteria and could be considered as opportunities for low and very low income housing, as well as moderate and above moderate income housing.

The vacant sites include three with RM zoning and two with RH zoning. The RM sites may develop at up to 32 units per acre. Less dense development is also allowed on these sites. The RH sites may develop at densities up to 100 units per acre, and are subject to a minimum density requirement of

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7 Other committed projects include LaVista Villas (8 units), Clayton and LaVista (12 units), Copperleaf (11 units), Chestnut Grove (10 units), Willows (7 units), 4985 Olive (6 units), and Farry Grove (5 units), plus individual homes.

33 units per acre. The largest vacant RH site is an 8.2 acre site owned by BART located about four blocks south of the Concord BART station. To be conservative in estimating its potential yield, the minimum density of 33 units has been applied here.

The underutilized sites include eight with RM zoning and eight with RH zoning. These sites have the capacity for 433 housing units. Most of the sites are currently developed with older single family homes and have very low assessed improvement values and high assessed land values. In at least one instance, the existing use is a non-conforming commercial warehouse. These sites offer excellent opportunities for infill development ranging from 20 to 60 total units. In a few cases, the sites consist of parcels in multiple ownership and would require lot consolidation prior to development (see discussion later in this chapter on the feasibility of consolidation).

Mixed Use Sites Where High Density Housing is Encouraged

More than half of Concord's housing potential is associated with sites in the Downtown Mixed Use (DMX), Downtown Pedestrian (DP), and Commercial Mixed Use (CMX) zoning districts. The 14 vacant sites in these three zones are estimated to have the capacity for 752 housing units. The 40 underutilized sites in these three zones are estimated to have the capacity for 2,076 units. Sites in the DMX and DP zones are subject to a minimum density requirement of 33 units per acre and a maximum density of 100 units per acre. CMX sites have a minimum density of 11 units per acre and a maximum of 40 units per acre. All three zoning districts have regulatory incentives for affordable housing production (through the City's Affordable Housing Incentive Program) and allow projects that are entirely residential, as well as mixed use and commercial projects.

The vacant sites in this category include two former Redevelopment Agency sites (the Masonic Temple site and the Oak Street parcels). Each of these sites is capable of accommodating over 200 units. Both are level sites, cleared of former structures, with available infrastructure and services. Both are within a few blocks of the Concord BART station, and immediately adjacent to shopping, employment, and other high density residential uses. Other large vacant sites include the city block bounded by East, Salvio, Willow Pass, and Port Chicago Highway, which was recently consolidated into single ownership. There are also smaller vacant sites in this vicinity.

The underutilized sites in this category are also concentrated in and around Downtown Concord. They include a series of older retail parcels on the south side of Willow Pass Road between the Gateway Office complex and the Renaissance development. These parcels are capable of supporting over 400 units, developed at densities similar to the already completed Renaissance Phase One and the approved Phase Two. There is also a concentration of underutilized sites on the east side of Downtown, along Galindo (opposite the police station) and along East Street. These sites are only a few blocks from the BART station and are characterized by older retail buildings with high vacancy rates, auto-oriented services, and parking lots. Another cluster of such uses exists along Concord Avenue between Highway 242 and Todos Santos Plaza.

Underutilized sites with housing potential are also located along the City's commercial corridors—particularly along Clayton Road, Monument Boulevard, and Willow Pass Road. Clayton Road includes

older shopping centers with high vacancy rates, large commercially zoned parcels with very low improvement values, and marginal commercial uses which date back to the city's early development. The Monument and Willow Pass corridors contain similar uses, including drive-through restaurants, motels, auto repair shops, single family homes, and vacant gas stations, most developed between 1945 and 1965. There are also several churches on the corridors with overflow parking lots and potential surplus property.

At the time of the 2010 Housing Element, these properties were commercially zoned. Adoption of the new Development Code in 2012 changed their zoning to "mixed use," with incentives provided for housing development. The 2012 Code also created specific incentives for affordable housing, improving the prospects (and increasing the capacity) for residential uses on these sites.

Live Work Potential

Table 4-2 identifies the potential for 173 live-work units on 18 acres of land. These properties have been designated by the Concord General Plan for "Industrial Mixed Use," explicitly acknowledging their potential for live-work based on their surrounding land uses, proximity to transit and services, and the condition of existing structures. Several parcels on Arnold Industrial Way are included, as are properties in the Whitman Road area. Densities in these areas fall below the 30 unit/acre "default" density standard, and thus the live-work sites are not counted in the tally of potential sites for low and very low income housing.

Sites Not Quantified

In addition to the 4,523 potential housing units quantified in Appendix A, there are other sites in Concord that are likely to come on line during the 2014-2022 planning period. The sites described below are either not yet zoned for housing or are still in the planning stages. They have not been quantified for RHNA purposes, but may provide supplemental opportunities to meet the RHNA and expand the range of housing choices available in the city.

Concord Reuse Project

The 5,046-acre former Concord Naval Weapons Station is one of the largest development opportunities in Northern California. In 2012, the City of Concord adopted an Area Plan for the reuse of the site (the "Concord Reuse Project" Area Plan), along with new General Plan land use designations and policies for the site. Approximately 69 percent of the site will be dedicated to open space, parks, and recreational facilities. The remaining 31 percent will be developed with transit-oriented mixed use neighborhoods and employment centers, along with ancillary public facilities and services.

Plans for the Reuse Project area include over 12,200 housing units, developed at densities up to 150 units per acre. An estimated 25 percent of the future housing units—more than 3,000 units in total—are slated to be affordable. Buildout of the project will depend on market demand, but is anticipated to occur over a period of several decades.

The Reuse Project Area is currently zoned "Study Area" and is not yet available for development. The site is still owned by the Navy and is undergoing environmental studies and clean-up. The City anticipates transfer of the site from military to civilian ownership during 2015. The City is in the process of considering proposals from master developers to conduct more detailed design and infrastructure planning studies. Once basic infrastructure is in place, it is expected that specialty developers will be selected for specific parts of the property. More specific plans for housing would be developed at that time.

Given the timeline for property clean-up, transfer, planning, and improvement, the first units are not likely to come on line until after 2017. However, at least some portion of the RHNA is likely to be met on the site during the 2014-2022 planning period. The City estimates that 10% of the site's potential (1,220 units) will be available by 2018-2022, but this potential has not been included in the quantified site inventory since the zoning is unlikely to be in place within 12 months after Housing Element adoption.

Coast Guard Housing

The US Coast Guard manages a 60-acre residential community located on the east side of Olivera Road adjacent to the Reuse Project Area. The property consists of two distinct neighborhoods: Victory Village, which includes 234 apartments, and Quinault Village, with 82 single level duplexes. Quinault Village, which is the northerly of the two neighborhoods, is approximately 30 acres. Most of the units are not occupied, and much of the site consists of open space and large common yard areas. The site is located adjacent to the parking lot for the North Concord/ Martinez BART station and is approximately 1/3 mile from the station platform. While there are no immediate plans for the property, it offers the potential for reuse with transit-oriented development.

It is possible that the Coast Guard will declare as excess all or part of its housing complex before the end of the planning period in 2022. The site is currently zoned for public/quasi-public uses and has a General Plan designation of "Military." A General Plan Amendment and rezoning action would be required before civilian housing development could be considered.

BART Parking Lots

Concord's two BART stations are both surrounded by expansive surface parking lots owned by BART. Development on these sites, accompanied by parking structures and other transit improvements, would be consistent with BART's transit oriented development policies.

The Downtown Concord BART station parking facilities contain 2,397 spaces and include a multi-story parking structure and approximately 10 acres of surface parking lots. Approximately 4.5 acres of BART-owned surface parking is located east of the tracks along Oakland Avenue. Approximately 5.5 acres of BART-owned surface parking is located west of the tracks along both sides of Oak Street and Grant Street, and south of Park Street.

The Downtown Concord Specific Plan has identified the potential for future development on the parking lots, potentially including high-density housing. The properties already have a General Plan

and zoning designation of Downtown Mixed Use, permitting densities of 100 units per acre. Even higher densities could be achieved using Transit Station overlay and affordable housing density bonuses. There are no specific BART-related plans for the parking lots at this time.

The North Concord BART parking lots contain 1,977 spaces on over 15 acres, generally located south of the station platform. The parking lots are included within the boundary of the Reuse Project Area, but are owned by BART rather than the US Navy. Collaborative planning between the City and BART could result in development during the time horizon of the Housing Element. The parking lots have a General Plan designation of "Concord Reuse Project – Transit Oriented Development" and are zoned "Study Area."

Considerations in Determining the Capacity of Housing Sites

The 187 housing sites listed in the City's opportunity site inventory include:

- 61 sites zoned to allow non-residential uses as well as residential uses;
- Several sites which have development constraints, such as high noise levels (e.g., BART tracks or highways), proximity to the Concord Fault, and steep slopes.
- 110 sites which are smaller than one acre in size
- 47 sites which consist of adjoining parcels in multiple ownership

This section of the Housing Element examines the extent to which these characteristics create potential impediments to housing development. It also documents development trends and market conditions to demonstrate the viability of these sites for future development. Finally, it discusses aspects of the new Development Code which mitigate potential constraints by creating incentives for residential development.

Feasibility of Residential Uses in Mixed Use Areas

As discussed earlier, the City's Downtown Mixed Use (DMX), Downtown Pedestrian (DP), and Commercial Mixed Use (CMX) zoned sites will accommodate a majority of the housing need for lower income units based on their minimum and average expected densities. This analysis is based upon two assumptions: Firstly, most sites identified in these districts will be developed as residential; and secondly, developers will build to the average expected densities for each of these districts.

The first of these assumptions is prudent in light of recent trends. As shown in Table 4.3, most proposed mixed use projects in Downtown Concord between 2006 and 2010 were residential projects rather than office, retail, or service uses. The total retail/commercial portion in each case did not exceed 10 percent, and commercial uses were only proposed on ground floors that faced a major street. The Enclave Townhomes project, for example, which was zoned for commercial use at the time the project was proposed, is 100 percent residential. The proposed Clayton Market project (a mixed use project that was not constructed) was 94 percent residential, while Mira Vista (expired) and Renaissance Square were 98 percent residential and 96 percent residential,

respectively. Projects proposed since 2010, including Renaissance Phase II, have had similar characteristics. Additionally, every project exceeded the midpoint of the density range for the zone it was located in.

Table 41: Selected Proposed or Built Projects Located in Mixed Use Zoning Districts

Project Name	Units	Zoning	Density (units/ acre)	Total Building Area	Retail/ Commercial Area	Percent of Retail/ Commercial
Renaissance Square (phases I and II)	309 multi-family units	DMX	60	115,684	4,500	3.90%
Mira Vista (a)	155 multi-family units	DMX	97	257,443	3,657	1.40%
Clayton Market (b)	41 multi-family units	CMX	34	97,800	5,500	5.60%
Legacy Park Central	Multi-family units	DMX	259	340,000	0	0%

Notes:
(a) Mira Vista was proposed on what is now the Grocery Outlet store on Willow Pass Road. Although the project was not built, it would have added 155 units on a 1.5 acre site with ground floor retail along the Willow Pass frontage.
(b) The Clayton Market project was proposed on a 1.2 acre site at 1810 Market Street. The project would have included ground floor retail facing Clayton Road, with residential above. It was not submitted for approval.
Source: City of Concord, 2009.

There are several other reasons why the majority of mixed-use sites are likely to develop as exclusively multi-family residential during the planning period:

1. Mixed use zones have no minimum commercial component requirement, so developers are able to develop 100 percent residential (i.e. there is no vertical mixed use requirement on mixed use sites).
2. The City has adopted minimum densities of 33 units per net acre on the DMX and DP sites, and 11 units per net acre on the CMX sites.
3. The General Plan supports residential development in mixed-use areas with incentives and programs for reduced parking and other cost-reducing measures.
4. The majority of mixed-use sites are not prime corner sites favored by commercial establishments.
5. The sites are located in close proximity to where other new residential development has been built or approved.
6. The City adopted a Downtown Concord Specific Plan in June 2014 which promotes transit-oriented development and identifies many of the sites identified in the Housing Element as locations where housing is the desired future land use.

Thus, it is reasonable to assume that while not all future mixed use sites will be developed as majority residential-use projects, the vast majority of them will be developed as such with densities at or above the density range mid-point.

The second assumption (developers will build to the midpoint of the range or higher) is supported by a review of recent projects in the city, as shown in Table 4.4. The results of this review revealed that developers typically build to about 60 to 65 percent of what is allowed. Even higher density

development may result in the future, with implementation of new housing policies and greater awareness by developers of the development incentives in the Development Code.

Table 42: Examples of Buildout Capacities

Name	Net Acres	General Plan	Max Allowed Dwelling Units	Approved (Constructed Units)	Actual Units as a % of Allowable Units
Poetry Gardens	1.44	RM	46	28	60.8%
Enclave Townhomes	1.17	RM	37	26	70.2%
Legacy Apartments	4.59	DMU	459	259	56.4%
Oakmont Senior Living	3.4	RM	109	146	133.9%
Renaissance Square	5.16	DMU	516	309	59.9%
Total			**768**	**1,167**	**65.8%**

Source: City of Concord, 2009

Calculated Unit Capacity

The calculation of dwelling unit capacity, as shown in Appendix A, is based on net acreage and zoning densities. The City has removed from the inventory those sites which did not have realistic development potential. The calculation of 'developable units' includes a 25 to 50 percent reduction in acreage to account for streets, sidewalks, and other improvements, as well as site constraints that may reduce the overall developable area.

As an example, on Site 3.3, City staff looked at the size (0.36 acres), multiplied it by an factor of 0.75 (assuming only 75 percent of the site is usable even though the entire lot has no constraints), and then by the average density of 24 units/acre to get 6.48, and finally rounding it down to get 6 units. The unit count for other sites was estimated in a similar fashion, with a factor of between 0.50 and 1.00 for each site. The upper range of 1.00 was typically used for Downtown sites where no setbacks are required and no site or infrastructure improvements are needed. The lower range of 0.50 was typically used for sites where setbacks, site, or infrastructure improvements are needed, or where there are constraints such as the Concord Fault Alquist Priolo Special Studies Zone, elevated BART tracks adjacent to the site, or overhead transmission lines. Additionally, if there are existing residential units located on underutilized sites, these units are subtracted from the total unit count.

Consolidation of Small, Adjoining Lots into One Larger Development Site

Some of the sites identified in the inventory consist of individual parcels of less than 0.5 acres that are located adjacent to one another. These parcels have been grouped together, recognizing that housing development would be more viable on a larger parcel. In some cases, the parcels are in common ownership and would not need to be consolidated. In other cases, the sites are under multiple ownerships and have different land uses. Site consolidation was determined to be viable in these locations based on field observations, the compatibility of uses, the condition of structures, and the location and configuration of the parcels.

As noted above, 47 of the sites are comprised of parcels with multiple owners. There are 157 separate owners associated with these sites. Of the 47 sites with multiple owners, 29 are zoned at densities of 30 units/ acre or more. These sites represent 1,041 units of the 4,529 unit capacity shown in the inventory (capacity for 3,488 units is associated with sites with just one owner, which is still greater than the RHNA). Of the sites with multiple owners, 20 have two owners, 12 have three owners, nine have four owners, and six have five owners. None of the sites have more than five owners.

A review of the sites after consolidation shows that they not only have the capacity to accommodate the RHNA requirements for lower income households, they also have the capacity to accommodate these requirements on larger sites where affordable housing is most viable. Of the 75 sites zoned to accommodate 30 units/acre or higher (e.g., the "default" density"), there are 25 large enough to accommodate at least 40 units. Collectively, these 25 sites can accommodate 2,717 units, which is roughly double the RHNA for low and very low income households.

The 40-unit threshold reflects the fact that most affordable housing in Concord and similar Central County communities that use local, state and federal financial resources include 40 to 80 units or more. The range may be a bit higher (50 to 80) statewide, but in urban infill situations a 40 to 50 unit size range for affordable housing project is viable. Sites capable of supporting at least 40 multi-family units are located in the following General Plan categories:[8]

- 1,876 units in Downtown Mixed Use (DMX)
- 402 units in High Density Residential (HDR)
- 60 units in Medium Density Residential (MDR)
- 50 units in Downtown Pedestrian (DP)
- 329 units in Commercial Mixed Use (CMU).

Under Government Code section 65583.2, all of these units can be counted as potentially affordable, as they are on sites where the density is greater than 30 dwelling units/acre.[9] In other words, these sites satisfy both the minimum density requirement (30 du/acre and above) and the minimum size requirement (must be large enough to develop 16 units and above) to be counted towards accommodating affordable units. The actual number of affordable units that can be accommodated could be higher than 2,717 since the unit count for sites here does not take into account density bonuses and other incentives.

Units affordable to lower-income households may also be developed on smaller sites (between 5 units and 39 units). There are 45 sites zoned for multi-family or mixed use in this category, with the capacity for 814 units. Assuming 10 percent of them are affordable, 81 units may be produced. An analysis of units produced by small development projects (between 5 units and 39 units) during the previous housing planning period shows that this assumption is reasonable.

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8 Excludes committed projects such as Renaissance Phase II and Palmera.

9 The calculated density for each site is shown in Appendix A.

From 1999 to 2006, 29 units or 8 percent of all residential projects with 5 to 39 units were affordable. Moreover, under the City's inclusionary housing requirements, for-sale projects are required to set aside at least 10 percent of the units as affordable (or contribute to affordable housing production through in-lieu fees).

Counting the 2,717 units that can be developed on sites that allow 40 or more units, and 81 units that might be developed on sites that allow 5 to 39 units, the City can accommodate a total of 2,798 units. This is more than double the RHNA requirement of 1,236 units for the very low and low-income groups. In sum, this Housing Element has made available an inventory of sites that is sufficient to accommodate the current RHNA.

Rehabilitation

During the 2014-2022 planning period, Concord will continue to assist in the rehabilitation of older units as it did during the prior planning period. Although the City does not intend to count these units toward its fulfillment of the RHNA since it has provided adequate sites, the implementation of such programs can further the City's achievement of its housing conservation, preservation, and rehabilitation objectives.

Market Trends and Incentives

The underlying assumption in the estimate of potential capacity of available land based on development size, is that individual sites can and will be consolidated into larger sites. Development trends in Concord in the past several years indicate that this is a very likely possibility. Many housing projects, either proposed or actually built, involved the consolidation of several smaller adjoining lots into a larger site, often with different land ownership at the time when it was proposed.

Table 4.5 shows some of the projects that required site consolidation. The developer for the Esplanade Condominiums project, for example, proposed to purchase and consolidate 10 adjoining sites totaling 3.1 acres. Other projects similarly consolidated several sites into a larger site. To be sure, there were also projects that were built on single lots. But as the City becomes more populated and large, single lots become more scarce, the market trend is towards site consolidation.

Table 43: Selected Proposed or Built Projects that Consolidated Adjoining Sites

Name	Type	Acres	Individual Sites Consolidated	Units	Status
Silverleaf Subdivision	Single Family	4	2	27	Built
Tapestry	Single Family	2.9	2	36	Built
Vintage Place Residential	Single Family	2.4	3	18	Built
Esplanade Condominiums	Multi-Family	3.1	10	250	Proposed
Legacy Apartments	Multi-Family	4.6	13	259	Built
Palmera (Enea Circle)	Multi-Family	4.2	3	224	Proposed

Source: City of Concord, 2009. Barry Miller Consulting, 2014

There is also a trend towards transit-oriented, mixed use development in Concord, as there is in many Bay Area cities. Much of the residential development activity in the city is taking place in and around the Downtown area and close to the BART station. This trend started with the construction of Legacy/ Park Central in 2001. It is a four-story project located just a few blocks from BART and a few blocks from Todos Santos Plaza. The units wrap around two multi-story garages and share common amenities and open spaces.

In the ensuing years, several other projects were either constructed or proposed that continued this trend. These projects are profiled below:

- The Renaissance Square project was a five story multifamily development with two levels of subterranean parking. The project is being built in two phases. Phase I, with 131 apartments is complete and Phase II, which will add another 179 units, is expected to complete construction in 2015. Phase I includes 4,500 square feet of retail floor area at the street level. When it was initially proposed, the project was in the Downtown Business (DB) zoning district with an "Office" use overlay that permitted office, restaurant, religious, nonprofit, and public uses, and residential use up to 43 units/acre. The site was subsequently rezoned to Downtown Mixed Use, allowing densities up to 100 units per acre. Leasing of ground floor retail space proved difficult and spaces were converted to residential units, after the project was completed.
- The Mira Vista Condominiums project was a 155 unit mixed use retail and condominium project proposed for a site immediately west of Renaissance Square. Like Renaissance Square, the applicant proposed a five story building with two levels of recessed parking and retail space at the podium level. The 3,657 square feet of retail space was intended to help sustain an economically viable downtown district, offering a broad range of goods and services. The proposed density was 97 units/acre. The project was withdrawn due to the recession and the existing retail building on the site is now being used as a Grocery Outlet store.
- Likewise, Clayton Market was another mixed use project proposed in Downtown Concord. The applicant proposed 41 units of one to three bedroom condominiums on a 1.2 acre lot, with 5,500 square feet of retail space at the ground floor level. It should be noted that the

project was a schematic proposal by a developer that requested a General Plan land use designation change during the General Plan Update. The City made the requested change and the site is now zoned Commercial Mixed Use. This project did not move forward due to the recession.

Since 2000, the City has taken several major steps to promote mixed use. In 2007, the City adopted the 2030 General Plan, whose goals included promoting transit-oriented development around BART and mixed uses in Downtown. Besides establishing a comprehensive set of policies to encourage mixed use, the Plan created new land use designations that allowed for mixed use. In 2013, the City adopted a new Development Code that established new zoning designations for Downtown and Concord's commercial corridors. Mixed uses were not only permitted, they were incentivized through higher allowable floor area ratios. Parking requirements were reduced around transit stations, and numerous incentives were created for developing affordable housing or including affordable units in new mixed income projects.

Zoning incentives for multi-family development on commercial sites are discussed in more detail in Chapter 5. These incentives include:

- Allowing densities of up to 100 units per acre in the DMX and DP zones, and densities of 40 units per acre in the CMX zone
- Requiring a minimum density of 33 units per acre in the DMX and DP zones, and a minimum of 11 units per acre in the CMX zone
- Allowing residential uses on the ground floor
- Allowing floor area ratios up to 6.0 and building heights of 200 feet in the DMX zone

Further incentives are offered for projects in which at least 40 percent of the units are affordable to low and very low income households. These include a waiver of the use permit requirement for ground floor residential, reduced parking requirements, guaranteed height bonuses in the CMX and DP zones, and reduced open space requirements.

In 2012, the City initiated a planning process for its Downtown area, with a focus on encouraging transit-oriented development and filling gaps in the urban fabric between the Plaza and the BART station. The Plan is expected to be adopted in 2014, providing additional policy and program guidance to encourage mixed use. Although no zoning changes are proposed, the Plan will identify capital improvements, design guidelines, and transportation improvements which will support private investment and create a positive environment for housing development.

Developer interest in mixed use developments is also driven by Concord's increasing lack of space for large tract single-family developments. As land becomes more scarce, many developers increasingly look to opportunities in Downtown infill sites. This trend is expected to continue as time passes.

Environmental and Infrastructure Constraints

Environmental factors, such as topography, soils, landslides and seismic hazards, and noise, as well as the lack of infrastructure, such as roads, water, and sewer lines, are potential constraints to housing development in the City. However, most of the housing sites identified by the City are not affected by such constraints. The 2030 General Plan has taken these factors into account in establishing policies and land use designations for residential and mixed use development. Where development is planned, any site constraints that remain can be mitigated through appropriate design and environmental planning.

Noise

A portion of the City is exposed to noise from vehicular traffic, specifically from SR-242, SR-4 and I-680. Other noise sources include overhead aircraft noise related to Buchanan Field Air- port and rail noise associated with the BART train tracks. All of these noise sources may have an impact on adjacent residential areas. The Concord General Plan has different noise exposure criteria for different residential land uses. For single-family homes, duplex, and mobile homes, the "normally acceptable" noise levels range from 50 to 60 dB. Noise levels from 60 to 70 dB are considered "conditionally acceptable", and noise levels between 70 to 75 dB are considered "normally unacceptable".

For multi-family residential areas, noise levels from 50 to 65 dB are "normally acceptable". Noise levels from 65 to 70 dB are considered "conditionally acceptable", and noise levels between 70 to 75 dB are considered "normally unacceptable". For mixed-use and high density residential areas, noise level from 50 to 65 dB are "normally acceptable". Noise levels from 65 to 75 dB are considered "conditionally acceptable", and noise levels between 75 to 80 dB are considered "normally unacceptable". Figure 7-8 of the General Plan shows acceptable noise levels for these three residential land use types.

In all, only 1.5 percent of the Concord planning area is exposed to noise above 65 dB. These areas are mainly situated within very close distance of busy roads, BART train tracks and the Buchanan Field Airport. Of the potential housing sites identified, about one-third are within areas subject to over 65 dB noise levels. These include sites along BART and sites fronting major thoroughfares such as Clayton Road, Monument Boulevard, and Willow Pass Road.

The 2030 General Plan has included a number of policies to reduce the impact of noise on housing development adjacent to noise sources. These include: requiring a noise study and mitigation measures for all projects that have a noise exposure greater than 70dB, requiring noise attenuation measures in new homes located on arterial streets, and requiring noise sources to use best available control technology (BACT) to minimize noise emissions. These policies may be found in the Safety and Noise Element.

Geologic and Seismic Hazards

Geologic hazards, including landslides, mudslides, and erosion, can be related to seismic activity but can also occur independently. The highest potential for future landslides exists in the upland areas along the flanks of Mt. Diablo, at the east and southern edges of the planning area. Pockets of high landslide potential also exist on sloping terrain, such as the intersection of Port Chicago Way and SR-4.

Like most Bay Area cities, Concord is susceptible to earthquakes. A number of regional and local faults are close-to or within the planning area. The Concord Fault runs in a northwesterly to southeasterly direction through the City, and the Hayward Fault is located approximately 15 miles to the west. In general, the western portion of Concord is more susceptible to earthquakes than the eastern portion due to underlying soils and seismicity. A "Special Studies Zone" (SSZ) has been designated along the Concord Fault, and there are limitations on construction within this area to protect life and property. As noted in Appendix A, several of the housing sites fall within the SSZ and could be subject to costlier construction codes or open space requirements along the fault line.

To mitigate potential impacts from an earthquake, General Plan policies require a thorough evaluation of geologic and soil conditions as part of the development review process. All development must meet applicable State and local building standards. The Safety and Noise Element may be consulted for geologic and seismic safety policies.

Slope Considerations

In general, areas with significant slope constrain housing development by reducing the potential number of units per acre and increasing the cost of construction. Not only do hillside areas hinder development of high density housing, they also discourage low-income housing as the cost of construction increases. Currently, most of the hillside areas are zoned as permanent open space. Of all the potential housing sites identified, only about 10 percent are in areas with greater than 15 percent slope. These are largely single family sites with low density residential zoning rather than multi-family or mixed use sites. To mitigate any potential impacts from hazards resulting from building on slopes, the General Plan sets specific requirements for development on hillsides and prohibits development on slopes over 30 percent.

Flood Hazards

Flood-prone areas in Concord are generally located in low-lying areas and in areas close to shorelines, streams and creeks. According to flood zone maps provided by the Federal Emergency Management Authority (FEMA), the areas north of Mallard Reservoir to Suisun Bay, along Pacheco Creek and near Buchanan Field Airport, lie on a 100-year flood plain. These areas are located north of SR-4 and are currently zoned for Business Park use. Hence, they pose no danger to housing, nor do they affect land where housing might be built in the future. However, there are many creeks in the City near residential areas that could flood after heavy storms. This is especially so if these storms occur during high tides which could reduce the ability of the storm

drains to conduct water. Of the potential housing sites identified, only about four percent are within a 100-year flood plain.

The City has adopted a Flood Management Ordinance and a Stormwater Management and Discharge Control Ordinance to manage storm water runoff. General Plan policies require adequate building setbacks for development adjacent to creek banks and engineering standards which protect against flooding. Other policies are also in place to reduce the potential impacts associated with stormwater runoff due to new or increased intensity of urban land uses. The Safety and Noise Element and the Public Facilities and Utilities Element of the General Plan provide details on flood risk reduction policies.

Utilities

Water. The Contra Costa Water District (CCWD) is the City's water supplier, providing water service to the City from the Sacramento/San Joaquin Delta. CCWD serves treated and raw (untreated) water to over 500,000 people in a service area that includes Concord as well as Clayton, Clyde, Pacheco, Port Costa and parts of Martinez, Pleasant Hill and Walnut Creek. In addition, the District sells wholesale treated water to Antioch, the California Cities Water Company in Bay Point and Brentwood.

CCWD has a water supply contract, recently renewed to 2045, with the U.S. Bureau of Reclamation, for water from the Central Valley Project that provides up to 195,000 acre feet per year. According to the Concord General Plan EIR, as supplemented through 2012, CCWD does not envision any constraints to providing water to infill developments in Concord between now and 2030. CCWD has considered the growth allowed by the Concord General Plan, including the Concord Reuse Project, in its Urban Water Management Plan.

Wastewater. The Central Contra Costa Sanitary District (CCCSD) is the wastewater treatment provider for the City as well as nine other municipalities in Contra Costa County. The CCCSD wastewater treatment plant, located northeast of the Interstate 680/SR 4 interchange in unincorporated Martinez, currently treats approximately 45 million gallons per day (mgd) of wastewater. The 2012 General Plan Supplemental EIR indicates plant capacity is 55 MGD, with 240 MGD of wet weather flow. The SEIR indicates no anticipated capacity constraints at the treatment plant, provided that growth occurs in the locations identified in the General Plan. As such, wastewater discharge and treatment capacity is expected to be sufficient for the housing planning period ending in 2023.

Electricity and Gas. Pacific Gas & Electric (PG&E) currently provides gas and electric services to Concord homes and businesses and is regulated by the California Public Utilities Commission (CPUC). PG&E obtains its energy supplies from power plants and natural gas fields in northern California and delivered through high voltage transmission lines. Electrical power is provided to the City of Concord from various distribution feeders located throughout the City.

The availability of electricity and gas services is not expected to become an issue during the housing planning period since almost all land inventory sites are located within urban infill areas close to existing development. If increased capacity is needed, PG&E can increase demand from regional power plants and natural gas fields or construct new electrical substations in Concord as necessary.

Utility Equipment On Site. Among the sites in the land inventory, two are partially located below high voltage power lines. Another two sites have PG&E pipes on the ground. All four sites are located in the southeastern part of the City. Neither the high voltage lines nor PG&E pipes presents safety hazards for residential uses, and the land area beneath the lines and over the pipes has been deducted from the calculation of developable area. These sites may be less attractive for developers due to the on-site constraints. They have not been included in the list of sites where zoned density exceeds 30 units per acre.

Roads

Almost all the potential housing sites are infill sites located in existing built-out areas of the City. Only a small fraction of sites are inaccessible or land-locked. In such cases, developers must obtain access to a public street by obtaining easements. Alternatively, land owners could consolidate sites to gain access to roads so this does not present an obstacle to housing development.

5. RESOURCES AND CONSTRAINTS

The availability of federal, State, and local financing resources, as well as financing from private lenders and non-profit organizations, is essential to the construction and rehabilitation of housing. The success of housing projects is also affected by governmental constraints (such as land use controls and development fees) and non-governmental constraints (such as the housing market and environmental constraints). These factors will be discussed in this chapter.

Financing and Subsidy Sources

Federal, State and local agencies provide a wide variety of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Concord. Some of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there are a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a considerable amount of competition for program funds that are available, and each development often needs to draw upon multiple resources to be financially feasible.

Federal Resources

The federal government offers a wide variety of housing resources. The mortgage interest deduction and the real estate tax deduction are two of the most common resources for homeowners and are provided through the income tax code. The deductions promote homeownership and reduce tax liabilities for home-owning taxpayers and apply to a large number of households nationwide.

In addition to tax deductions, the federal government provides housing assistance to California jurisdictions through a number of programs. Like State programs, federal programs often change in terms of program details, application procedures, and the amount of subsidy dollars available. For detailed descriptions, current subsidy levels, and up-to-date application procedures, refer to program literature available online from HUD at http://www.hud.gov.

Some of the largest programs, based on current funding levels, include:

Community Development Block Grant Program (CDBG). Through the Community Development Block Grant (CDBG), the Federal Department of Housing and Urban Development (HUD) funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. Cities with populations of over 50,000 receive CDBG funds directly from HUD while smaller cities apply to the County or State for a portion of the funding that is allocated and administered by those entities. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds can be

used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; activities relating to energy conservation and renewable energy resources; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide pre-development funding to initiate housing development.

The City's Community Grants Division of the Parks and Recreation Department administers the CDBG program for the City of Concord. CDBG funds in Concord have been used to support multifamily housing acquisition and both multifamily and single-family rehabilitation activities (including grants and low-interest loans), as well as lead-based paint abatement activities. CDBG funds also fund programs and services for homeless individuals and families, people at risk of homelessness, and other special needs groups, in collaboration with the other entitlement communities of Antioch, Pittsburg, Richmond, Walnut Creek, and the County. Program and service priorities are established and implemented through the five-year strategic plan of the Contra Costa Consolidated Plan. In fiscal year 2013-2014, Concord budgeted $229,351 of its allocated CDBG funds on housing.

Emergency Shelter Grant (ESG) Program. HUD's Emergency Shelter Grants (ESG) program provides funds for emergency shelters and transitional housing. The ESG Program strives to help homeless individuals and families, including victims of domestic violence, youth, people with mental illness, families with children, and veterans. Grantees use ESG funds to rehabilitate and operate these facilities, provide essential social services, and prevent homelessness. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. The Contra Costa County Department of Conservation and Development, Housing Division, receives ESG funds from HUD and makes them available to eligible recipients serving all areas of the County. Agencies and organizations which actually run the homeless assistance projects, apply for ESG funds to the County. Grantees must match ESG grant funds dollar for dollar with their own locally generated amounts.

Although the City does not apply for ESG funding, non-profit agencies that operate in the City regularly apply for and receive funding from the ESG program. In the 2012-13 fiscal year, for example, Echo Fair Housing received $14,000 to provide counseling on housing discrimination issues, Contra Costa Health Services received $12,150 to provide interim housing for adults, and Shelter Inc. received $12,000 to provide homeless prevention services.

HOME Investment Partnership Act. HOME is the largest federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Also a HUD program, HOME funds must be spent only on housing and are intended to provide incentives for the acquisition, construction and rehabilitation of affordable rental and owner-occupied residential units. HOME requires local governments to provide matching funds,

though the matching ratio depends on the use of the funds. The HOME program is administered in Contra Costa County through the County Department of Conservation and Development (DCD), which selects projects throughout the County to receive funding (excluding Richmond, which manages its own HOME funding).
The County uses HOME funds towards the following:

- Acquire, rehabilitate, and construct new multifamily rental housing.
- Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.
- Assist Community Housing Development Organizations (CHDO). CHDO's are funded by the HOME Program, which is obligated to reserve 15 percent of its annual funding to support housing construction, acquisition, or rehabilitation projects by certified CHDO's. According to the County and HUD, there are no certified CHDO's in Concord at the present.[10]

Housing for Persons with AIDS (HOPWA). The HOPWA program provides funds for the acquisition, conversion, lease and repair of facilities to provide housing and services for lower-income persons living with HIV/AIDS and their families. Funds are provided on an annual basis to the City of Oakland for the Alameda/Contra Costa eligible metropolitan area. Contra Costa County receives approximately $450,000 each year.[11] The HOPWA funds are primarily used for the development of permanent housing. Some funds are used for support services, which help people with HIV/AIDS obtain or maintain housing.

Low-Income Housing Tax Credits (LIHTC). The LIHTC program is a large federal and State housing subsidy program that provides substantial financing for the development of affordable housing. It provides tax credits to the private sector for the construction or acquisition and rehabilitation of affordable rental housing. These tax credits are crucial to the success of affordable housing developers, who sell credits directly to corporations and private investors or receive the equity from one of a number of investment entities now making tax credits available.

To be eligible for a tax credit, 20 percent of the units in a housing development must rent to very-low-income households earning less than 50 percent of area median incomes, or 40 percent of the units must rent for incomes under 60 percent of the median. California law also requires that developments retain these levels of affordability for at least 55 years. Several affordable apartment projects in Concord have been funded in part by LIHTC proceeds, including Lakeside Apartments (in 2004), La Vista Apartments (2007), and Windsor Apartments (2007).

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10 A list of certified Community Housing Development Organizations (CHDO) is available at: http://www.hcd.ca.gov/fa/home/CHDO_List.html

11 Kara Douglas, Affordable Housing Program Manager, Contra Costa County in March 2014.

Mortgage Credit Certificates. The Mortgage Credit Certificate Program (MCC), administered by the Contra Costa County Department of Conservation and Development, provides financial assistance to "First time homebuyers" for the purchase of new or existing single-family homes though a federal income tax credit. Under the MCC program, the maximum tax credit available is equal to 20 percent of the annual interest paid on the borrower's mortgage. This enables first-time buyers to qualify for a larger mortgage than otherwise possible, and can thus bring homeownership within reach of some lower-income households.

MCCs are available only to first-time homebuyers and have a number of application requirements, and are therefore available to a limited number of households. Authority for the issuance of MCCs must be obtained from the California Debt Limit Allocation Committee (CDLAC) and use of MCCs involves converting some mortgage revenue bond funding authority.

Mortgage Revenue Bond Program. The County has a Mortgage Revenue Bond (MRB) program to help support the development of affordable housing. Under the MRB program, the County issues tax-exempt bonds for affordable housing projects which meet program requirements. In particular, the Multifamily Residential Rental Housing Revenue Bond Program assists developers of multifamily 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, or rehabilitation of multifamily housing developments.

Loans under the multifamily bond program will generally be amortized for 30 years and will be due at the expiration of the credit enhancement. In recent years, the County has issued bonds as small as $425,000 for a ten unit development and up to $125 million for a larger project.

Section 8 Assistance. HUD's Section 8 housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD. Section 8 assistance in Concord is administered by the Contra Costa County Housing Authority. As of March 2014, there were 965 families receiving Section 8 assistance in Concord.[12]

State Resources

State agencies play an important role in providing housing assistance by allocating federal housing funds and making loans available to affordable housing developments. The three

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12 Bruce Smargiasso, Director of Housing Assistance Programs from the County Housing Authority, March 2014. .

principal agencies involved are the State Treasurer's Office, the California Housing Finance Agency (CHFA), and HCD.

Programs for housing assistance change frequently and detailed descriptions of programs, application procedures and amounts of subsidy available are provided by the concerned agencies. The major sources of State housing assistance include:

The California Debt Limit Allocation Committee (CDLAC). CDLAC, an agency within the Treasurer's Office, is responsible for overseeing private bond issuances.

The California Tax Credit Allocation Committee (CTCAC). CTCAC, also an agency within the Treasurer's Office, is responsible for allocating federal and State tax credits that are crucial to the construction and rehabilitation of affordable housing developments. See the discussion of Low-Income Housing Tax Credits above for additional information.

California Housing Finance Agency (CalHFA). CalHFA offers a variety of programs to fund new construction and resale of single-family housing for first-time homebuyers. CalHFA's 30-year Fixed Mortgage Program loan offers up to 95% financing with a 30-year term and a low, fixed interest rate. CalHFA also provides government insured and guaranteed loans and down-payment assistance loan programs, including the Affordable Housing Partnership Program (AHPP) whereby a deferred payment subordinate loan from a locality is utilized by a first-time homebuyer to assist with down payment or closing costs.

Department of California Housing and Community Development (HCD). HCD administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters, transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers. With rare exceptions, these loans and grants are not made to individuals, but to local public agencies, nonprofit and for-profit housing developers, and service providers. In many cases these agencies then provide funds to individual end users. The HCD Financial Assistance website (http://www.hcd.ca.gov/fa/) provides current information on the various grants and funding programs available.

City of Concord

Mobile-home Rent Stabilization. The City has a Mobile Home Rent Stabilization Ordinance in its Municipal Code (Chapter 58) to regulate mobile home rent increases. The ordinance controls the frequency of rent increases and ties any adjustments to the consumer price index. This policy covers all 11 mobile home parks in the City, which together offer approximately 1,800 mobile home spaces.

City of Concord Redevelopment Agency. In 2011, the California State legislature mandated the dissolution of all redevelopment agencies (RDAs) throughout the State. Prior to 2011, RDAs in

California jurisdictions, including Concord, generated significant revenue for affordable housing through affordable housing set-aside funds. RDAs also had the ability to acquire and assemble land for redevelopment purposes, including the construction of new housing, and were able to provide low-or no-cost land subsidies for affordable housing and other forms of assistance to aid in the preservation and upgrading of the redevelopment project area. Similar to many jurisdictions throughout the State, Concord will seek to identify new funding sources and develop new strategies to facilitate affordable housing production following the loss of the City's RDA.

Financing and Subsidy Sources

The following table shows the amount of funds that are available under each program which have not been legally obligated for other purposes and therefore could be used to preserve at-risk, assisted housing units. However, use of these funds to preserve at-risk units must be balanced with use of these funds to for other housing programs, such as construction of new affordable units.

Table 44: Financing Resources Expected, July 1, 2014 to June 30, 2022

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Total
Housing Fund (a)	$110,000	$110,000	$100,000	$100,000	$90,000	$90,000	$80,000	$80,000	**$760,000**
In-Lieu Funds (b)	$100,000	$100,000	$95,000	$95,000	$90,000	$90,000	$90,000	$90,000	**$750,000**
HOME Funds (c)	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
CDBG (d)	$312,720	$290,000	$275,000	$275,000	$275,000	$275,000	$275,000	$275,000	**$2,252,720**
Total	**$522,720**	**$500,000**	**$470,000**	**$470,000**	**$455,000**	**$455,000**	**$445,000**	**$445,000**	**$3,762,720**

Notes:
(a) Housing Fund is regenerated based on re-payments from prior loan activity, which vary year to year, dependent on sale of properties. Fund will diminish, unless a Statewide or local funding mechanism is established.
(b) In-lieu funds, based on City's Inclusionary Housing Ordinance. Current fee is $5,043 per market rate unit. Spending for 2014-2022 reflects half of current fund balance.
(c) The federal HOME funds are administered through the Contra Costa Consortium and the funds are not annually allocated to the City, but are allocated to projects as they come forward. For example, the Lakeside Apartments project received $2.8 million in HOME funds.
(d) CDBG funds shown are for housing-related activities only, which are currently used for the Housing Rehabilitation Loan and Grant Program.
Source: City of Concord, 2014; BAE, 2014.

Opportunities for Energy Conservation

Under State law, the Housing Element must include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583 (a)(7)). Curbing energy use in residential construction helps to meet environmental goals through a reduction in greenhouse gas (GHG) emissions and can help to make housing more affordable by lowering utility costs.
GHG emissions consist of a number of gasses, including carbon dioxide, nitrous oxide, and methane, that are produced as by-products in the combustion of fossil fuels in power stations as well as cars. GHGs are widely considered to be harmful to the environment, and, in large quantities, may also be detrimental to human health.

In 2006, the Governor of California signed into law the California Climate Solutions Act, which requires the reduction of statewide GHG emissions to 1990 levels by the year 2020. In September 2008, California passed SB 375, the nation's first law to control greenhouse gas emissions by better coordinating land use and transportation planning and providing incentives for local governments and developers to focus new development in infill areas near transit, as discussed in Chapter 1.
In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn reduces housing costs. Depending on the age and condition of the home and the number and type of appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As a result, the incorporation of energy saving features, energy saving materials, and efficient systems in new and existing homes can have a significant impact on housing affordability.

This section of the Housing Element will provide information on public and private efforts to reduce residential energy use.

Market Factors to Facilitate Energy Conservation

Concurrent with governmental efforts to reduce energy consumption in new and existing structures, the development industry is becoming increasingly aware of opportunities for energy conservation in both residential and commercial development. Many new developments are being planned with energy-efficient features, such as solar panels, insulation, energy-efficient appliances, and building orientations that provide passive solar energy benefits. Many of these strategies can be utilized to increase energy efficiency in existing homes in addition to new developments. Developers are also responding to increased market demand for mixed-use land use patterns that allow residents to walk, bicycle, or use transit to access places of work, shopping, or other services, thereby reducing car trips and the associated GHG emissions.

Public Utility Programs

Gas and Electricity. Pacific Gas and Electric (PG&E) is the gas and electricity provider for much of Northern California, including Concord. PG&E offers a range of programs designed to assist residential consumers with energy conservation.

- The Residential Rebates Program offers rebates on a first-come first-serve basis to residential customers that purchase and install specified energy-efficient appliances, including clothes washers, water heaters, refrigerators, and pool filtration pumps.
- The Energy Efficiency Rebates for Multifamily Properties (EERMP) Program offers multifamily property owners and managers of existing residential dwellings, that contain two or more units, rebates for appliances and general improvements. The program encourages the installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks and condominium complexes.
- The SmartAC program is a program that uses a device supplied by PG&E to switch air conditioning systems to a lower-capacity setting during energy supply emergencies to help

avoid power interruptions.

- The Winter Gas Savings Program provides residential and commercial gas customers with a gas bill rebate if they reduce their gas consumption as compared to their average consumption over the same monthly period during the past three years. The maximum rebate is 20 percent, which is earned by achieving a 10 percent or more reduction in natural gas usage. Customers who conserve less than 10 percent will receive a rebate equal to their gas consumption reduction.

In addition to offering these programs, PG&E participates in statewide programs to reduce energy consumption in California.

- Energy Upgrade California is a statewide program that offers up to $4,500 in incentives to homeowners who complete select energy-saving home improvements. The program is designed to address energy efficiency in the home as a whole rather than through small individual improvements.
- The California Solar Initiative (CSI) is a State program that offers rebates on fixed and tracking photovoltaic systems to PG&E customers and customers of other investor-owned utilities in California. However, the funds for PG&E customers that were offered through this program have been depleted, and it is not yet known whether additional funds will become available in the future.

Water. The Contra Costa Water District (CCWD), the water supply utility for Concord, offers programs to incentivize water conservation in the District:

- Rebates to customers who replace their front lawn with water-efficient landscaping, equal to one dollar per square foot, up to a total of $1,000.
- Free home water use surveys by CCWD staff to help consumers identify opportunities for water conservation in their homes.
- Rebates for high-efficiency appliances and fixtures, including clothes washers, toilets, and smart sprinkler timers.

City Programs and Strategies

Concord has instituted a number of plans, policies, and programs to aid in the reduction of GHG emissions. Policies in the 2030 General Plan aim to curb GHG emissions and reduce sprawl, in part by supporting land use decisions that reduce reliance on cars and promote compact development. In addition to implementing Plan policies, the City coordinates with regional agencies to ensure its transportation plans, programs, and projects conform to the most recent air quality and GHG reduction requirements. The City's Downtown Specific Plan, adopted in June 2014, supports State and regional GHG reduction goals by planning to accommodate a significant share of future growth in Concord on infill sites near transit. Furthermore, the citywide Climate Action Plan adopted in July 2013 provides a number of strategies for Concord to help the State meet its greenhouse gas reduction targets through land use and transportation strategies, energy and water conservation, and green construction practices.

With respect to energy efficiency in housing, energy conservation is addressed when new development is proposed, when old buildings are rehabilitated, and through continuous public education.

New Construction. City building codes and recycling requirements support energy efficient systems and the use of energy conserving materials. Concord's Building Division enforces Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings) through its permit process. These regulations were established in 1978 and most recently updated in 2013 (with changes going into effect July 1, 2014). All new construction must comply with the standards in effect on the date a building permit application is made.

Aside from the building permit process, energy conservation is also addressed through the environmental review process. Environmental review documents for new development projects identify energy impacts, and require mitigation measures when necessary.

The City's 2030 General Plan also contains a number of energy saving policies that affect new construction. These policies include, but are not limited to, the following:

- Support higher density and mixed use development in Downtown and near transit centers and corridors.
- Promote transit-oriented development and activities that take advantage of nearby transit services, such as BART, bus services, and the Buchanan Field Airport.
- Upgrade the quality of new and existing multifamily housing by requiring high-quality design.
- Encourage provisions for compatible live/work arrangements and telecommuting in residential areas.
- Encourage sustainable building practices for new development and the remodeling of existing homes.
- Promote pedestrian-oriented urban design.

In addition, the 2030 General Plan contains numerous transportation and land use-related policies that reduce energy use and greenhouse gas emissions. The Downtown Specific Plan further supports these goals by planning to accommodate a significant share of future growth in Concord in infill sites near BART. The City encourages new development to incorporate active and passive power and adopt housing designs that conserve energy.

Rehabilitation. Concord works to facilitate the rehabilitation of existing housing to incorporate energy-efficient features. Older homes often use significantly more energy than homes built more recently, due largely to changes in building codes within recent decades that require more energy-efficient features in new construction. Many older homes are also in need of repair or rehabilitation, which can present an opportunity to incorporate energy efficiency upgrades. The City offers a Single Family Housing Rehabilitation Loan and Grant Program to assist lower income households in rehabilitating their properties and a Multifamily Housing Rehabilitation Loan Program. For seniors age 60 and over or disabled persons, the City offers a Weatherization Program that can help defray

the costs of weatherization repair such as adding insulation for attic and walls and obtaining more energy-efficient windows. Through low interest loans or grants, these programs help to rehabilitate older properties and bring them into compliance with current Building Code requirements.

Public Outreach. The City of Concord promotes energy conservation through contact with residents, including public outreach through the City newsletter, its website, and personal contact during permit applications and City events. Efforts at public outreach include advising residents and developers on adopting energy efficient designs and features, choosing appliances that save energy, installing solar panels, recycling batteries and other e-wastes, and the use of fluorescent light bulbs. In recognition of the City's efforts to promote energy conservation, Concord was named one of 'America's 50 Greenest Cities' by the Popular Science Magazine in 2008.

The City has initiated a number of green initiatives in the last few years, including convening a 'Green Ribbon Task Force' to develop recommendations to improve the environment by decreasing the City's production of greenhouse gasses, lowering the City's energy usage, and reducing the City's overall environmental footprint. The City has implemented many of the Task Force suggestions, including replacing a gas-powered City vehicle with an all-electric utility vehicle, giving away energy-efficient LED holiday light strings to residents who trade in strings of traditional lights, and exchanging gas-powered golf carts at the City's Diablo Creek Golf Course for electric carts.

Government Constraints on Housing Production

Adoption of land use and building standards is essential to protect the general welfare of the community and the health and safety of residents. However, regulations, fees, and procedures can also become a barrier to housing production and can discourage private investment in the housing market. Because the cost of regulation may be passed on to consumers in the form of higher prices and rents, such requirements may also make housing less affordable. Accordingly, the Government Code requires the Housing Elements to include an evaluation of government constraints on housing production. Potential constraints include local plans and policies, the zoning ordinance, subdivision regulations, building codes and standards, permitting and processing procedures, and local fees. Because these constraints affect some times of housing more than others, this chapter also examines standards for specific housing types, such as emergency shelter and mobile homes.

County Policies and Programs

County policies and programs include voter-approved Measures J and L. These are discussed below.

Contra Costa County Measure J – 2004. Contra Costa County voters initially approved a half-cent transportation sales tax in 1988 (Measure C). In 2004, voters approved Measure J, which extended the sales tax for 25 more years. Measure J also included revisions to the County's Growth Management Program to encourage the provision of affordable housing. Communities are required to periodically document their progress toward achieving their housing objectives, including affordable housing production and conservation. Measure J also includes a requirement that future

Urban Limit Lines (ULLs) be established by mutual agreement by both the County and cities. It also includes a "Transportation for Livable Communities" component, to encourage more transit-oriented, pedestrian- and bicycle-friendly communities, and more affordable housing. Since one of the purposes of the Measure is to increase the availability of affordable housing, Measure J is not considered a constraint.

Contra Costa County Measure L – 2006. This initiative, approved by county voters in 2006, extends the term of the County's ULL to the year 2026 and requires voter approval to expand the line by more than 30 acres. In November 2007, the City of Concord adopted the County's ULL by resolution. The resolution includes a provision that allows the City to review the ULL every five years to determine if there is a need for a voter initiative to modify it. Adoption of the County's ULL will have a positive fiscal impact on the City as it ensures receipt of "Measure J" Return to Source monies of approximately $1.5 million per year to Concord. Measure L is not considered a constraint to housing since the City can review and change the ULL by voter initiative. A Measure L amendment is not needed to support development of the Concord Reuse Project, since the portion of the former military base planned for urban uses is within the existing ULL.

Concord 2030 General Plan Policies

The City of Concord adopted a new General Plan in 2007. The Plan was amended in January 2012 to incorporate the Concord Reuse Project, including new land use designations for over 5,000 acres. The amendment substantially increased the buildout capacity of the City, adding 12,200 potential new housing units on the former Naval Weapons Station site. A subsequent amendment to the General Plan was approved in July 2012. That included numerous small changes to the City's General Plan Map, along with policy amendments to ensure internal consistency with the new Development Code.

One of the major goals of the 2030 General Plan is to promote housing by increasing allowable densities and promoting mixed uses. The various land use categories in the 2030 General Plan provide for residential growth at different density levels and will not constrain housing development. Likewise, land use policies contained in the General Plan are supportive of housing development by encouraging infill residential development and mixed uses in Downtown. The General Plan established density ranges of up to 100 units per acre for three land use categories—Downtown Mixed Use, Downtown Pedestrian, and High Density Residential. It also called for minimum densities of 33 units per acre in these areas, ensuring that land near transit is efficiently used and developed with multi-family housing rather than single family homes.

Some of the Conservation and Open Space related policies understandably may limit the extent in which housing can be developed, but these policies are required to protect community resources and to ensure living standards do not deteriorate for current and future generations. No policy was found to impact the ability of the City to meet housing goals and objectives for this Housing Element, particularly housing for lower-income groups.

Other Local Plans

Concord Reuse Project (CRP) Area Plan

The decision to close the Concord Naval Weapons Station (CNWS) in 2005 created an unprecedented opportunity for the City of Concord. Reuse planning for the 5,000-acre "inland area" portion of the site was initiated in 2006, following 65 years of military use. Several alternative concept plans were evaluated and a preferred alternative was ultimately selected and evaluated through an Environmental Impact Report (EIS). In 2010, the City Council adopted a conceptual Reuse Plan for the site. A subsequent process was initiated to amend the Concord General Plan to incorporate the site, and to create an Area Plan with land use and development standards. This process concluded in January 2012. A Climate Action Plan for the CRP Area was included in the Area Plan.

The CRP includes land use designations which strongly support housing production at a variety of price points and densities. The Plan explicitly encourages affordable housing, including multi-family housing, transitional and supportive housing, second units, and housing for persons with special needs. It is envisioned that one-quarter of the 12,200 units to be accommodated on the site will be affordable to lower income households. The Area Plan includes implementation strategies for infrastructure financing, mitigation of environmental constraints and hazards, transportation, and sustainable development.

Thus, over the long term, this Plan creates an opportunity, rather than a constraint, for meeting Concord's future housing needs. However, it should be noted that this opportunity will likely not coincide with this 2014-2022 Housing Element update, due to extensive additional steps needed prior to actual housing production. For example, the site's environmental remediation will take several years, given the slow pace of federal appropriations to fund remediation at Base Closure and Realignment Commission (BRAC) sites. In addition, redevelopment of developable portions of the CNWS site will require significant upfront investment in new backbone infrastructure, including new roads, transit, utilities, and stormwater treatments. The funding and construction of this infrastructure will be conducted in partnership with a master developer, a process which was initiated with the recent release of a master developer Request for Proposals. Selection is expected in early 2015, with an additional unknown period to negotiate agreements.

Downtown Concord Specific Plan

The Downtown Concord Specific Plan (Downtown Plan) is a community planning effort intended to guide the long-term improvement of Downtown Concord. Preliminary work began in 2013 and the Plan was adopted in June 2014. A special focus of the Downtown Plan is to determine funding sources and strategies for future improvements, given the loss of Concord's Redevelopment Agency. Policy guidance is being provided by a steering committee, a Technical Advisory Committee, and the community at large. The Plan will be used as a tool to obtain additional funding for many of the implementation strategies.

Much of the Downtown Plan area is within a 15-minute walk of the BART station. Thus, the Plan explores ways to leverage proximity to BART to encourage walkable, higher density development. The existing land uses in the area include a mix of walkable urban districts, suburban shopping and residential areas, and underutilized gaps (parking lots, etc.) with the potential for new infill development. A strong emphasis is being placed on attracting higher density housing to the area, including affordable units. By locating such housing near transit, personal transportation costs can be lowered, further increasing housing affordability.

The Downtown Plan will positively increase housing production by establishing strategies to encourage infill construction and to further diversify Concord's housing choices. No zoning changes are proposed, but future public investment called for by the Plan can become a catalyst for additional downtown growth.

Concord Climate Action Plan

The City adopted a Climate Action Plan in July 2013. The Plan explores ways in which Concord can help the State of California meet its greenhouse gas reduction targets through land use and transportation strategies, energy and water conservation, and greener construction. The CAP combines previously adopted plans to reduce GHG emissions at the former Naval Weapons Station with new strategies applicable to the previously-developed portions of the City. These include strategies that make it easier for children to walk to school, reduce reliance on automobiles, and reduce home energy costs. The CAP supports affordable housing goals by reducing the amount of household income expended on transportation and heating/cooling, thereby providing more disposable income for housing. It proposes no actions that will increase the cost of housing or require more expensive construction methods.

Zoning Ordinance Requirements

The process of updating the Concord Development Code (e.g., the zoning ordinance) began in 2002. The ordinance had not been comprehensively updated since 1953 and had become as an obstacle to housing development in that it did not respond to current market trends, was difficult to use, and had been amended in piecemeal fashion for 50 years. Most new development in the city was occurring through the creation of Planned Development (PD) districts because the zoning standards were not responsive to contemporary housing products and the context of infill sites. This added cost and time to the permitting process.

In July 2012, the City adopted a new Development Code, the culmination of a 10-year update process to modernize the code and ensure that it supported local goals, including affordable housing production, higher densities, and mixed use development. The updated Code reorganized the City's zoning districts to match General Plan categories. It replaced long "lists" of permitted and conditionally permitted uses with a Use table "matrix" indicating permitting requirements for various uses. It consolidated development standards in a single part of the code, and it established a new section with standards for specific uses. The Code also includes standards for small lot subdivisions, a dedicated section for affordable housing provisions, and an updated definitions section that is consistent with state law.

Under the updated Development Code, multi-family housing is allowed in the Medium and High Density Residential Districts, and in three mixed use districts. The mixed use districts are Commercial Mixed Use (CMX), Downtown Pedestrian (DP), and Downtown Mixed Use (DMX). The zoning revisions also established a new Industrial Mixed Use (IMX) district where live-work uses are encouraged. The ordinance also includes provisions for limited multi-family uses in Neighborhood Commercial areas and in the North Todos Santos zone.

Since adoption of the Code in 2012, the City has completed two rounds of "clean-up" amendments. These amendments responded to unintended or erroneous provisions of the Code that were discovered during the first year of its application. A number of the revisions affect housing, including provisions to allow rear yard additions to encroach into the required setback, limits on new single family homes in the RM zone, provisions to allow reduced lot dimensions with a use permit in the CMX zone, and clarification of residential parking requirements. These revisions have helped remove constraints, both by adding clarity to the code and facilitating housing development.

Residential Zoning Districts. Zoning standards in Concord support the creation of housing of different densities, ranging from high density developments (33-100 units per acre) in the central portions of the City near Downtown; to medium density developments (11-32 units per acre) along major arterial roads; to low density developments (2.5-10 units per acre) in neighborhood areas; to very-low density developments (below 1 unit per acre) in the rural residential areas. These densities are consistent with the General Plan.

The single family "RS" and "RR" districts each include a suffix indicating the minimum lot size applicable. The Rural Residential zones include RR-15, RR-20, and RR-40, corresponding to minimum lot sizes of 15,000, 20,000 and 40,000. The Residential Single Family zones include RS-6, RS-7, RS-7.5, RS-8, RS-8, RS-9, RS-10, and RS-12, with minimum lot sizes ranging from 6,000 to 12,000 square feet. There is also an RL zone which permits single family lots as small as 1,920 square feet, but with densities not exceeding 10 units per acre. It is intended for small lot subdivisions with common open space areas and will be used in lieu of "PD" (Planned Development) districts for future small lot projects.

The multi-family "RM" and "RH" Districts are each subject to minimum densities as well as maximums. New development in RM must be at least 11 units/acre and new development in RH must be at least 33 units/acre. Development standards in RM have been structured to allow townhouse and attached housing products as well as garden apartments and similar medium density products. Lots as small as 1,440 square feet are permitted, and lot widths as narrow as 18 feet are allowed. The RM zone also allows 80 percent lot coverage and 40 foot building heights. Standards in the RH zone anticipate multi-story apartment and condominium development, with a 5,000 square foot minimum lot size established. In the RH, a 75 percent lot coverage allowance applies, along with a 6 story or 60 foot height limit. Additional height is allowed with a use permit.

A review of recent developments including affordable housing units show that they have been developed under a variety of zoning designations and at various densities. As such, existing and proposed land use controls in the Development Code do not represent a constraint to housing development.

Mixed Use and Commercial Districts. The new Development Code replaced Concord's former nomenclature of "commercial" districts with a series of mixed use districts that encourage residential uses as well as commercial uses. The three primary mixed use districts are Commercial Mixed Use (CMX), Downtown Pedestrian (DP), and Downtown Mixed Use (DMX), consistent with the General Plan. There is also an Industrial Mixed Use (IMX) district where live-work development is permitted, and a Neighborhood Commercial (NC) district where medium-density multi-family uses are permitted with a use permit, subject to standards described below.

Development standards for the DP and DMX zones strongly support housing development. DP has a minimum floor area ratio (FAR) requirement of 0.75, while DMX has a minimum FAR requirement of 1.0. DP has a maximum FAR of 4.0, while DMX has a maximum FAR of 6.0. Both zones have a minimum height requirement of 30 feet. DP has a maximum height of 70 feet while DMX allows up to 200 feet. Setback requirements are minimal and there are no daylight plane requirements unless the project abuts a lower density residential zone (which is not the case for any DP parcels, nor most DMX parcels). Open space requirements are 200 square feet per unit in DP and 175 square feet in DMX (see later discussion about how open space requirements are applied).

Use permit requirements apply for projects that are 100% residential and for mixed use projects. As is noted later in this chapter, this is not considered an affordable housing constraint because the requirement is waived for projects in which at least 40 percent of the units are affordable to low and very low income households (see later discussion under Affordable Housing Incentives).

Development standards in the CMX zone also support housing development, although density limits, floor area ratio requirements, and setback requirements for parcels abutting residential zones may make it more challenging to develop affordable housing. The maximum floor area ratio is 1.0 and the height limit is 30 feet. These standards tend to accommodate garden apartments, or three story construction with surface parking, rather than four story buildings with podium parking. In fact, most construction in the CMX zone has been closer to 20-25 units per acre rather than 40 units per acre. This is not considered an affordable housing constraint, because the City has adopted a higher FAR and height limit for projects in which at least 40 percent of the units are affordable to low and very low income households.

Section 122-311 of the Development Code establishes transitional requirements for buildings adjacent to residential zones. This includes a requirement that the parcel adhere to the setback requirements of the adjoining zone (along the adjoining property line). Thus, if a CMX parcel abuts an RS-7 parcel at the rear property line, it is subject to a 20 foot rear setback requirement. if it abuts an RS-10 parcel it is subject to a 25 foot rear setback. Since most CMX parcels are located on corridors they often abut single family parcels along the rear property line and are subject to this

requirement. This is not a constraint on deep parcels, but it could be a constraint on shallow parcels. The rear setback areas may be used for surface parking or required multi-family open space, which mitigates the constraint somewhat.

The Development Code allows residential uses on the upper floor of mixed use structures in the Neighborhood Commercial (NC) district. However, such development is limited to densities of 24 units per acre, and a maximum FAR of 0.35 applies. These standards make it difficult to build multi-family housing on these sites. The standards are generally oriented toward auto-oriented single story commercial buildings. However, a program to mitigate this constraint is not required, since the NC zone is not intended as a housing zone. Although housing is permitted, the City has ample capacity to accommodate multi-family demand in its mixed use zones. In mapping the NC and CMX zones, the City carefully distinguished parcels where housing was desired and feasible (e.g., CMX parcels) from those where commercial uses were preferred (e.g., NC parcels) in order to provide services within walking distance of residents, jobs, and economic and revenue opportunities for the city.

Affordable Housing Incentives. In its overhaul of the Development Code, the City consolidated provisions for affordable housing in a single section rather than having them dispersed throughout the Municipal Code as they were before. Article IV, Division 8 includes the City's Inclusionary Housing requirements and density bonus program. It also includes an Affordable Housing Incentive Program, which is intended to supplement and expand the State-mandated density bonus. Other sections of Division 8 establish provisions for affordable housing agreements, the duration of affordability, application requirements, and compliance monitoring.

Density Bonus Provisions. Concord's existing Density Bonus regulations are consistent with State law and grant the appropriate density bonuses in each of the following cases:

- **Lower Income Units.** A density bonus of 20 percent if 10 percent of the total units of a housing development are affordable to lower income households, as defined in Section 50079.5 of the Health and Safety Code. For each additional one percent increase above 10 percent units, the density bonus is increased by 1.5 percent up to a maximum density bonus of 35 percent of the maximum allowable residential density for the site.
- **Very Low Income Units.** A density bonus of 20 percent if five percent of the total units of a housing development are affordable to very low income households, as defined in Section 50105 of the Health and Safety Code. For each additional one percent increase above five percent in the proportion of units affordable to very low income households, the density bonus shall be increased by 2.5 percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.
- **Senior Citizen Housing Development**. A density bonus of 20 percent if 100 percent of the units are designated for senior citizens, as defined in Section 51.3 of the Civil Code.
- **Moderate Income Units in Condominium and Planned Developments**. A density bonus of five percent if 10 percent of the total dwelling units in a condominium project, as defined in Subdivision (f) of, or in a Planned Development, as defined in Subdivision (k) of Section 1351 of the Civil Code, are affordable to persons and families of moderate income. For each

additional one percent increase above the 10 percent units affordable to moderate income households, the density bonus shall be increased by one percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.

Consistent with State law, additional bonuses are granted to projects that include childcare facilities. The Code also provides for concessions and incentives to facilitate the achievement of the density bonus. The number of incentives varies based on the level of affordability, as defined by state law. Concessions could include reduced setbacks, increased height, reduced lot sizes, increased lot coverage, reduced street widths, expedited permitting, reduced fees, and similar provisions.

The Density Bonus provisions are not considered to be a constraint to housing development, but rather function as an incentive for the development of affordable housing.

Affordable Housing Incentive Program. The 2010 Housing Element included an action program to adopt an Affordable Housing Overlay District as part of the Development Code. In meeting with housing advocates, elected and appointed officials, and the community at large, it was determined that an Affordable Housing Incentive Program (AHIP) would be a more effective tool for producing affordable housing. Whereas the overlay zone would have mapped specific sites for affordable housing, the AHIP applies universally to all sites in zoning districts where high density housing is allowed. This provides significantly more flexibility for the non-profit development community, while also addressing public concerns about overconcentration of affordable housing on particular sites or in particular neighborhoods.

The AHIP is essentially a modified version of the state density bonus program, with two important additions: (a) the density bonuses are higher; and (b) rather than giving the city the discretion to identify which concessions are appropriate, the AHIP specifies different standards for height, setbacks, lot size, parking, and other provisions for projects which include 40 percent or more affordable units.

Provisions of the AHIP apply in the RM, RH, CO, NC, CMX, DMX, and DP zones. For rental projects, eligibility requires that 20 percent of the units are affordable to very low income households and another 20 percent are affordable to low or very low income households (40 percent total affordable units). For for-sale projects, at least 20 percent of the units must be affordable to low or very low income and another 20 percent must be affordable to households earning up to the area median income. A minimum parcel size of 10,000 square feet also is required.

Projects meeting the above criteria are eligible for density bonuses of 40-45 percent, FAR bonuses of 50 percent in the CMX zone (1.5 instead of 1.0), smaller minimum lot sizes, reduced lot widths and lengths, and higher lot coverage limits (in the RM and RH zones). Projects are also allowed to be 45 feet in height (instead of 40') in RM, 75 feet (instead of 60') in RH, 85 feet (instead of 70') in DP, and 45 feet (instead of 30') in CMX. The CMX bonus is particularly important, as it supports four story construction, and is coupled with a 50 percent FAR bonus as described above. Even higher bonuses are provided for projects within one-half mile of a BART station. The AHIP also includes

parking standards that are more lenient than those available through the State density bonus program, with additional reductions provided for projects near BART.

One of the most important incentives available through the AHIP program is the waiver of the use permit requirement. Projects that would otherwise require a use permit in the CMX, DMX, and DP zone can be approved with a zoning clearance only (e.g., ministerially) if they are AHIP eligible. Since most of Concord's housing opportunity sites are located in the CMX and DMX zones, this is likely to produce a substantial number of new affordable units during the planning period.

Planned District. Prior to 2012, the Planned District (PD) provisions in the Zoning Ordinance allowed development that did not meet predefined development standards. However, creating a PD was an expensive and time-consuming process, and record-keeping for PD development standards was poor. With the adoption of the 2012 Code, the City prohibited the creation of new PDs. Existing PDs have been retained. Where written records of development standards exist, they remain in effect. Where they do not exist, the zoning regulations applicable in the most comparable ("best fit") residential district apply.

Developers can still seek approval for development plans that vary from adopted standards without changing the zoning. The new Code includes provisions for Planned Unit Developments (PUDs) which include relaxed setbacks and lot size requirements. This enables projects to respond to General Plan goals and policies related to environmental protection, tree preservation, and avoidance of steep slopes. The PUD provisions allow considerable latitude to reduce developer costs and help encourage infill development.

Parking Standards. The City's residential parking requirements vary by housing type and parking needs. The City has held a number of study sessions on parking, and has addressed parking standards in the context of the Development Code, the Downtown Plan, the CRP Area Plan, the Climate Action Plan, and numerous transportation plans.

Under the 2012 Development Code, single family units are expected to have two spaces per dwelling. For existing homes, at least one of these spaces must be covered. For additions to existing homes which result in 5-6 bedroom homes, three spaces are required, two of which must be covered. If there are more than six bedrooms, four spaces are required. For brand new homes with four bedrooms or fewer, two covered spaces are required, and tandem spaces are allowed. An additional space is required for 5-6 bedrooms, and for 7+ bedrooms.

Requirements for multi-family housing are presented in Table 45 below. The Code requires 1 space for a studio, 1.5 spaces for a one-bedroom apartment, and 2 spaces for a 2-3 bedroom apartment. One guest space is required for every three units. Projects eligible for the Affordable Housing Incentive Program may provide fewer spaces. If these projects are near a BART station, the number of required spaces is even less.

Table 45: Parking Requirements for Multi-Family Development

Bedroom Count	Base Parking Standards	Qualifying Affordable Housing Developments	Affordable Housing within 0.5 mi. of BART
Studio	1	0.67	0.5
1 bedroom	1.5	1	0.75
2 bedroom	2	1.5	1
3+ bedroom	2.5, plus 0.5 for each bedroom above 3	1.75, plus 0.25 for each bedroom above 3	1.25, plus 0.25 for each bedroom above 3
Guest spaces	1 space per 3 units	None required	None required

Source: Concord Development Code, 2013.

Residential lots that contain second units are required to have one space for the second unit, in addition to the required parking for the primary residence. State law requires cities to allow parking for secondary units to be provided in tandem or within setback areas.

The Development Code provides opportunities to reduce required parking where shared parking facilities are available. These provisions are based on a review of travel characteristics and auto ownership around BART stations in studies of transit-oriented development. The conclusion from a number of studies is that even if transit ridership rates are higher near BART, residents still own – and need to park – the same number of cars. The allowable reduction (roughly 25 percent over comparable development elsewhere in the city) is intended to strike a balance which recognizes the benefits and opportunities of transit proximity as well as the rates of auto ownership expected in transit-oriented development.

The Development Code also includes provisions for reduced parking within one-half mile of the City's two BART stations. However, the Code indicates that only non-residential uses are eligible. Allowances for similar reductions for residential uses are included as an implementation program in this Housing Element.

In the two Downtown zoning districts (DP and DMX), two options are provided for meeting off-street parking requirements. First, parking may be provided on-site or on other sites within walking distance (1,000 feet for employees and 700 feet for others). Second, an in-lieu fee may be paid if the development site is within a vehicle parking district. Both Fees collected through the parking district may be used to develop shared off-street parking facilities, improve mass transit, or implement transportation systems management programs The opportunity to pay an in-lieu fee can reduce the costs of providing parking on-site and improve development feasibility.

The City also may approve individual requests for alterations to these standards for special circumstances subject to the appropriate discretionary approval and completion of a parking study. The City also may allow reduced parking standards under the Density Bonus program and the Affordable Housing Incentive Program. Density Bonus incentives may also include reduced parking space dimensions, driveway width, location and setback spaces, reduced landscaping for parking lots, reduced bicycle parking requirements and increased percentage of allowable compact spaces.

Separate parking standards for group homes and other assisted living facilities consistent with State law also are included in the Development Code.

While the City recognizes that off-street parking provisions add to the costs of housing development, it also recognizes that parking is a critical feature of residential development and a necessary element for livable neighborhoods and marketability. The current standards balance housing affordability and neighborhood livability concerns, while also providing incentives for smaller and more affordable units.

Secondary Living Unit Standards. Secondary living units – mostly one-bedroom attached apartments or detached cottages – are allowed in Concord in a manner that is consistent with the State Government Code. Units meeting specified criteria (discussed below) are allowed subject only to administrative approval in all residential zoning districts, including multi-family as well as single family zones

Requirements for secondary living units are specified in Section 122-631 of the City's Development Code. The unit may not be located within a designated setback (yard) area, and may be established through conversion of floor space in an existing dwelling, an addition to an existing dwelling, conversion of an accessory structure, or construction of a new structure located behind the principal dwelling. At least one unit on the property must be owner-occupied. Size allowances for secondary units vary with lot size. On lots less than 12,000 square feet, the total floor area may be no less than 275 square feet and no more than 640 square feet, with a maximum of one bedroom. On lots more than 12,000 square feet, the total floor area may increase up to 1,000 square feet, exclusive of the carport of garage. A maximum of two bedrooms is permitted on the larger lots.

In addition, secondary living units which have dedicated covered parking may not exceed 75 percent of the area of the primary dwelling (counting covered parking in both cases). Secondary living units created through conversion of an existing residence may not occupy more than 25 percent of the residence. The Code also provides basic guidelines for the design of secondary living units, addressing placement on the lot, location of the entrance, and the compatibility of exterior appearance with the primary home. For one bedroom units, one off-street parking space is required and it may be uncovered or tandem. For two bedroom units, two spaces are required and one must be covered.

A minor use permit is required for secondary living units larger than 640 square feet. Smaller units may be approved by the Planning Division, and are exempt from appeals.

In summary, the regulations support secondary living unit construction and create opportunities for secondary living units throughout the city. Given the relatively large size of Concord's lots and the characteristics of its housing stock, such units represent a substantial opportunity to meet the housing needs of smaller households, young adults, seniors, persons with special needs, and extended families.

Licensed Care Facilities. Licensed residential or community care facilities with six or fewer beds are allowed by right, consistent with State law. Larger residential care facilities are permitted administratively in the RR district and the RL district, require a minor use permit in the RM and RH districts, and require a use permit in the RS districts. According to the Contra Costa County Consortium, a total of 292 licensed community care facilities with a capacity of 1,175 persons were located in the City in 2009. Table 46 shows the breakdown of licensed care facilities and their capacity.

Table 46: Licensed Care Facilities in Concord

Type	Number	Capacity
Small Family Day Care Home	105	840
Large Family Day Care Home	51	714
Children's Group Home	7	42
Residential Care Facility	90	908
Adult Residential Facility	30	188
Adult Day Care	5	291
Social Rehabilitation	1	16
Transitional Housing	1	100
Adoption Agency	1	N/A
Residential Crisis Nursery	1	20
Total	292	3,119

Note: Number of facilities and total capacity can vary over time as applications are taken in, licenses expire, and facilities open or close.
Sources: State of California Community Care Licensing Division, June 2014; City of Concord, 2014.

Development Review Process

Processing and Permit Procedures. Costs associated with the development review process can become significant for developers due to overhead and financing, as well as start-up costs. Generally, the length of the process is proportional to the magnitude and complexity of the development proposal. Factors that can extend the length of time for development review include required General Plan Amendments or Rezoning, or the environmental review process, particularly if special studies or an Environmental Impact Report (EIR) are required.

Concord's Development Code provides for three distinct approval processes for new uses: Permitted Uses and Administrative Approvals; Conditional Uses, subject to Zoning Administrator approval; and Conditional Uses subject to a Use Permit approved by the Planning Commission.

Permitted Uses and Administrative Approvals. Permitted uses are allowed by right in most Zoning Districts, with no action or approval required from the Planning Division other than a Zoning Clearance. A Zoning Clearance is required before any structure is altered or constructed, and precedes issuance of a building permit.

In some districts, an Administrative Permit (AP) is required for certain permitted uses or occupancies, such as second units, home businesses, and sidewalk cafes. Administrative Permits are an approval letter with standard conditions, issued by the Planning Division. Conditions typically include applicable provisions of City codes or standards, such as Zoning requirements, Building permit or code requirements, business license requirements, or permit requirements of other agencies, such as the fire district or Contra Costa Water District.

Minor Use Permits and Use Permits. Minor Use Permits and Use Permits are discretionary approvals subject to a public hearing. The Zoning Administrator is a hearing officer designated by the City. The Zoning Administrator may refer any application to the Planning Commission for a decision. When the Planning Division expects that a project will be controversial, and therefore the Zoning Administrator decision is likely be appealed to the Planning Commission, the application will go directly to the Planning Commission to streamline the process.

Approval of either a Minor Use Permit or Use Permit requires findings by the review authority. The proposed use must be consistent with the Development Code and General Plan. The site must be physically suitable for the use, the use must be compatible with existing and future land uses in the vicinity, and the permit must not jeopardize public health, safety, or welfare. Conditions of approval may be placed on a project to ensure that these findings can be made.

Streamlining Procedures for Project Review. The City of Concord has taken significant steps to streamline the development review process. Approval of the new Development Code was an especially important achievement in this regard, as one of its major objectives was to expedite project review. Concord encourages neighborhood meetings early in the process and pre-application review to provide applicants with feedback on potential issues and conditions. The Planning Division has regularly scheduled meetings to review formal applications for completeness, to meet the 30-day requirement of the Permit Streamlining Act.

The following is an analysis of the planning permit procedures for new residential development.

Single Family Housing. Single-Family Zoning Districts include the RS-6 to RR-40 Districts. Any new single family home that complies with the requirements for setbacks, lot coverage, parking, height, and other zoning requirements, only requires review and approval of a building permit (preceded by an "over the counter" Zoning Clearance). Subdivisions of two lots or more are subject to discretionary review of the Tentative Map under the City's Subdivision Regulations and State Map Act.

Multi-family Housing. Zoning Districts that allow apartments, cluster developments, townhouses, row houses, and other attached single-family ownership projects include the RM and RH Districts, and the CMX, DMX, DP, CO, NC, and NTS districts. Attached single family housing is also permitted in the RL district and in various PD (Planned Districts) corresponding to previously approved subdivisions. Permit requirements vary by district and type of development. Multi-family housing is allowed by

right in the RM and RH districts. In addition, projects in which at least 40 percent of the units are affordable are permitted by right in the CMX and DMX districts.[13] Since market-rate housing requires a use permit in the CMX and DMX districts, the current requirements create a strong incentive for affordable housing.

Mixed-Use Development. The 2030 Concord General Plan included a number of land use classifications that promote a mix of residential and non-residential uses including the Downtown Pedestrian, Downtown Mixed Use, Industrial Mixed Use, Commercial Mixed Use, Neighborhood Commercial, and Community Office. The Development Code Update created zoning districts that are consistent with the General Plan classifications and include incentives for multi-family development in these areas.

Residential Care Facilities. The Development Code allows Small Residential Care Facilities (six or fewer persons) by right in all residential districts, in accordance with State law. Residential care is also allowed by right in the two Downtown districts (DP and DMX), in the North Todos Santos (NTS) district, and in the Commercial Mixed Use (CMX) district. General Plan Policy LU-1.1.11, states "Establish standards for residential care and group homes to ensure that the scale, operation, location and other characteristics of these facilities do not adversely affect the character and quality of neighborhoods." At the present time, there are no special standards for residential care facilities beyond those provided for under State and Federal laws.

Emergency Shelter. Emergency Shelters are permitted by right in the OBP, IBP, and IMX zoning districts. These three districts (Office Business Park, Industrial Business Park, and Industrial Mixed Use) cover 831 acres and include more than 300 parcels, ranging from small lots under 10,000 square feet to large tracts in business park settings. These areas are served by public transit (bus) and some are within one-half mile of the Concord and North Concord BART stations. Shelters are subject to a 75-bed size limit, although larger shelters may be approved with a Use Permit. The listed zones provide sufficient opportunity to meet Concord's need for emergency shelter space, as identified in the Housing Element Needs Assessment.

Transitional Housing. Transitional housing is not explicitly listed in the Development Code use tables. The Code indicates that "Group Housing" is defined as including transitional housing. "Group housing" is currently allowed with a use permit in the RM, RH, NTS, CO, CMX, and DMX districts. An action program in this Housing Element would amend the Code to add a separate definition (and use category) for transitional housing and specifically state that transitional housing is subject to the same standards as other residential uses of the same type in the same zone.

Design Review

Design Review is required for all new development in the City of Concord. Exceptions are provided for additions and alterations to existing single family homes, unless they result in a floor area ratio

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See earlier discussion in this chapter under "Affordable Housing Incentive Program" for definition of "affordable"

greater than 30 percent, or a second story addition that adds more than 40 percent to the floor area of the structure. For smaller projects, with no other discretionary action required, Design Review is an administrative approval, with or without review by the Design Review Board, as appropriate. Examples of smaller projects include additions to multi-family buildings and alterations to non-residential buildings. For larger projects, Design Review applications are submitted with and reviewed concurrently with plans for other required discretionary actions. Examples include new residential subdivisions and multi-family apartment and condominium buildings.

Design Review is incorporated into the development review process. Final recommendations are made by the Design Review Board to the appropriate review authority for the overall project (e.g., the Planning Commission, the Zoning Administrator, etc.). The Development Code establishes specific, objective criteria for evaluating design review applications. These are listed in Section 122-908 of the Code and relate to public safety and security, visual and historic compatibility, view impacts, lighting, screening of mechanical and utility equipment, environmental sensitivity, functionality, landscaping, and scale compatibility with uses on adjacent sites.

The Design Review process does not affect housing costs. The City has adopted Design Guidelines for specific areas in the downtown as well as Citywide Design Guidelines. The Citywide Design Guidelines were adopted in the 1980's. An action program in this Housing Element recommends that the Guidelines be updated during the 2015-2022 planning period to incorporate more contemporary graphics and current examples. The existing Guidelines express good design practices and create certainty in the approval process but they are dated.

Environmental Review

The City conducts environmental review for all development projects, consistent with the requirements of the California Environmental Quality Act (CEQA). CEQA requires an environmental analysis for all projects that are not exempt. Projects with potentially significant impacts typically require preparation of either a Mitigated Negative Declaration with special studies (addressing topics such as traffic or soil conditions), or an Environmental Impact Report (EIR). Preparation of these reports adds time and costs to the development review process and may require additional expenses if additional measures are required to mitigate potential environmental impacts.

Some projects are "categorically exempt" from CEQA because they comply with certain thresholds such as limited size or scope or because there is no reasonable possibility that they have the potential to significantly affect the environment. Article 19 of the CEQA Guidelines lists the types of projects that are normally exempt; including replacement or rehabilitation of existing facilities, construction, or conversion of small structures, and minor alterations to existing land. Certain projects providing affordable housing or infill housing that meet specified acreage, affordability, and unit criteria are also exempt from CEQA by statutory law. The requirements for environmental review apply statewide and are not particular to Concord alone, so they do not present a unique constraint to housing development in the City.

Applicable projects funded with HOME, CDBG or other sources of federal funding (depending on the administration of the funding source), are also subject to the requirements of the National Environmental Policy Act (NEPA).

Fees and Exactions

The City has established fees for building permits, planning, and engineering services for all residential developments. The most common fees charged to new residential developments are shown in Table 47. Other City fees for specific types of developments (e.g. hillside) may also apply. A full listing of the City's fees is available online from the City's website or from the City's Permit Center. Most planning fees have actually declined since 2010 (generally about 10 percent), while engineering fees have remained about the same. Impact fees, such as park fees, have generally gone up slightly or stayed the same since 2010.

Fees are collected by the City's Planning Division, Public Works Department, and Building Division through the Permit Center. The manner and amount of fees charged to new residential development depends on the number of units and size of the project. Of all the fees, the highest fee charged for a conventional single-family subdivision is the park in-lieu fee. However, this fee can be reduced or waived by providing on-site open space and recreational facilities. The City's current regulations require dedication of 697 square feet per unit for residential development in rural and low-density zones, 479 square feet per unit for medium density zones, and 414 square feet per unit for high density zones, or the payment of in-lieu fees equal to those established by the City. Lower requirements (305 sq. ft./unit) apply to senior housing and downtown housing. According to the City's Municipal Code, Section 78-94, the park in-lieu fee would not apply to units awarded as density bonuses as part of an affordable housing project, and all affordable housing projects are given a 50 percent credit for payment of in-lieu fees.

Table 47: Planning, Engineering, and Building Fees (effective July 1, 2013)

Permit Center Fees	Planning	Engineering	Building
Plan Review Fee (Express Review)	$146	$172	BPV
Major Project Review			
- Four units or less	$146	$172	BPV
- Five to 24 units	$146	$172	BPV
- All other	$2,321	$172	BPV
Building Permit		NA	BPV
Design Review			
- Four units or less	$730	$344	$172
- Five to 24 units	$1,460	$344	$258
- All other	$2,920	$344	$258
Initial Environmental Impact Analysis	$3,066	$1,032	NA
Negative Declaration	$1,460	$172	NA
General Plan/Redevelopment Plan Amendment	$5,076	$860	NA
Tentative Maps			
- Minor Subdivision Application	$4,380	$1,720	NA
- Minor Subdivision plus per lot	$292	$172	NA
- Minor Subdivision Amendments	$730	$516	NA
- Major Subdivision Application	$7,300	$2,752	NA
- Major Subdivision plus per lot	$292	$172	NA
- Major Subdivision Amendments	$2,044	$1,032	NA
Lot Line Adjustment	$876	$860	$172
Use Permit Applications			
- Four units or less	$3,212	$1,720	$172
- Five to 24 units	$5,110	$3,440	$258
- All other	$5,840	$3,440	$344
Zoning Administrator Permit			
- Four units or less	$1,314	$688	$172
- Five to 24 units	$2,044	$1,204	$258
- All other	$3,358	$1,720	$258
Variances			
- For a single-family home	$1,460	$344	$86
- All other	$2,920	$344	$172
Rezoning			
- Preliminary Dev. Plan (PD District)	$5,271	$2,580	$344
- Significant Amendment	$2,899	$1,720	$258
- Minor Amendment	$1,450	$860	$172
Rezoning Application	$6,588	NA	NA
Impact Fees			
-Sewer Connection (single family home)	NA	$5,043	
-Drainage		$2,178-$4,211/acre, depending on location	
Off-Site Street Improvement Program (OSIP)		$3,251 (SF home) or $2,624 (MF unit)	
-Parks			
Rural /Low Density Residential		$16,691	
Medium Density Residential		$11,470	
High Density Residential		$9,914	
Senior/Special Needs and Downtown Residential		$7,304	
-CC Water District	NA	$23,503	NA
-School	$2.97 per SqFt	NA	NA

Notes:
BPV=Based on Permit Valuation
Water District Fee charged by Water District, and School District Fee charged by Mt. Diablo Unified School District.
Sources: Fee and Charges for Various Municipal Services, Concord, 2014. Contra Costa Water District, 2014

Based on a relatively recent project approval, the typical permitting fees for a single-family attached home (e.g., townhome), assuming a 1,750 square foot living space with an attached 400 square foot garage on a 2,000 square foot lot, add up to about $15,280.[14] Impact fees (for a project that provides on-site parkland rather than paying the in-lieu fee) will add about $11,280 per unit.

The average per unit fees for multifamily housing costs about 30-50 percent less than a single family home. The Legacy Apartments project that constructed 259 units on 4.6 acres with a mix of single-, two-, and three-bedroom units, had permitting costs of about $3,700 per unit.[15] Similarly, the developer paid impact fees of about $4,000 per unit.[16] Although this project is now more than six years old, it is the most recent large multi-family project built in the City.

Larger single family homes typically have higher per unit fees. The third example below is for a 3,700 square foot house on a 20,400 square foot lot in the Kings Crest subdivision.

Table 48: City and Impact Fees by Residential Type

Project	Type	City and Impact Fees per Unit
Wisteria (a)	Townhome	$26,560
Legacy Apartments (b)	Multifamily Unit	$7,700
Kings Crest (c)	Single Family Home	$33,472

Notes:
(a) Based on estimate of one unit at 2622 Wisteria Way in Wisteria subdivision;
(b) Based on estimate of one unit in Legacy Apartments, 1555 Galindo Street. Fees have increased since this project was permitted, per Table 47. However, this is the most recent large multi-family project that has received building permits.
(c) Based on 1024 Peppermill Court in the Kings Crest subdivision.
Source: City of Concord, 2014.

These fees provide the City with a necessary source of income to fund basic services and are reviewed each year by the Finance Department to ensure they are compatible with the cost of doing business. The City is sensitive to comparable costs in other jurisdictions and endeavors to ensure its fee structure does not become a barrier to housing development.

To assist developers affected by the economic downturn, the City passed a resolution in March 2009 to approve the deferral of payment of development impact fees, including Parkland Dedication fees on a per unit basis, to the time a certificate of occupancy is issued. This would help improve the economic feasibility of residential development in Concord.

[14] Based on a recent townhome at 2622 Wisteria Way.

[15] Legacy Apartments have 140 one-bedroom, 107 two-bedroom, and 12 three-bedroom units.

[16] Impact fees for both single and multifamily developments are estimates, assuming developments are able to set aside parkland and do not pay park dedication fees.

While the impact fees in Concord do not represent a constraint to housing development, the water service hook-up fee charged by the Contra Costa Water District (CCWD) can be considerable depending on the size of development. Typically, developers are required to pay fees for service hook-ups and/or for their proportionate share of new water infrastructure. The present hook-up fee costs around $23,000 including water line, new meter, and other service charges. Sewer services are provided by the Central Contra Costa Sanitary District (CCCSD) which maintains a treatment plant located northeast of I-680 and Highway 4 in unincorporated Martinez. The CCCSD charges a one-time sewerage hook-up fee of just over $5,000 per unit and up, depending on size, location, and height of ground. Both the water and sewerage connection fees may be a disincentive and constraint for the construction of new housing units. Implementing program 1.9.4 has been incorporated in the Housing Element to address this issue.

The current fee structure requires payment of impact fees for secondary units, albeit at lower rates. For example, a secondary unit is subject to an $8,345 park impact fee, a $2,774 sewer connection fee, and a $1,626 off-street improvement fee. These fees could constitute a constraint to the construction of new secondary units (particularly those within the footprint of existing dwellings). Consideration could be given to reduced fees under certain circumstances.

On/Off-site Improvements

The provision of on- and off-site improvements has an impact on the cost of residential development.

In Concord, most of the on-site requirements established in the Municipal Code (Chapter 78) or in the Subdivision Ordinance (Municipal Code Chapter 94) are required as part of the conditions of approval. These include frontage improvements for residential lots including street structural section, curbs, sidewalks, driveway approaches and transitions; pedestrian ways within and between neighborhoods; bikeways and trails (if a route is shown passing through the subdivision or site on the City's Trail Master Plan); street trees; storm drainage; sanitary sewers; gas, telephone, electricity, cable, and other utility lines; water supply; fire hydrants; and walls and fences with appropriate setbacks. Besides these improvements, additional off-site improvements may be established on a case-by-case basis for new housing development. For large developments, specific improvements may be required to ensure that public health and safety are protected.

Generally, off-site improvements are only required when a nexus exists between the development and its impact on existing facilities and infrastructure. Concord's on- and off-site improvements do not appear to create a constraint to housing as most of the housing opportunity sites are located in infill and urban areas where infrastructure is already in place. No major fees are charged for improvements, except a fee in the form of an "Off-Site Street Improvement Program" to generate fees to fund new traffic improvement programs (at $3,251 for a single- family home, $1,626 for a secondary unit, and $2,624 for a multifamily unit). Additionally, the City allows the deferral of payment of development impact fees, including the Parkland Dedication Fee, to the time of Certificate of Occupancy. These savings are especially significant for small affordable housing projects which have minimal off-site impacts.

Inclusionary Housing Ordinance

The purpose of the City's Inclusionary Housing Program is to facilitate the development and availability of housing affordable to a broad range of households with varying income levels within the City. It is intended, in part, to implement State policy declaring that local governments have a responsibility to exercise their powers to facilitate the development of housing necessary to adequately provide for the housing needs of all economic segments of the community. It is also intended to implement the Housing Element, which calls for increased production of housing serving persons of very low, low and moderate income. The goal of the program is to have a minimum percentage of very low, low and/or moderate income housing units included within new residential developments or have in-lieu fees paid so such housing can be provided elsewhere in the City.

Requirement to Provide Inclusionary Units or Pay In-lieu Fee. As initially adopted, all residential development projects in Concord were required to either include the number of Inclusionary Units required under the Concord Municipal Code (CMC)), or, if eligible, pay an in-lieu fee. In 2009, the California Court of Appeals ruled that cities could not enforce inclusionary housing requirements for rental properties (Palmer/Sixth Street Properties vs City of Los Angeles). As a result, Concord's ordinance is only enforced on for-sale projects and on rental projects that receive financial assistance from the City or that are subject to a development agreement.

As required pursuant to Government Code Section 65589.8, the developer of an ownership project may satisfy all or a portion of the inclusionary housing requirement by constructing rental housing at the affordability levels set forth in the Development Code. Similarly, the developer of a rental project may satisfy all or a portion of this requirement by constructing for-sale housing at the affordability levels set forth in the Development Code. Except as permitted under CMC Section 122-579(i), Off-Site Alternatives, all required Inclusionary Units must be provided on the same site as the Market Rate Units included within the Residential Development Project. No application for a General Plan Amendment, rezoning, tentative subdivision map, parcel map, preliminary development plan, use permit, design review, hillside development plan, or building permit for a Residential Development Project can be approved, nor can any such Residential Development Project be constructed or occupied, without compliance with this division, unless specifically listed as an exemption under CMC 122-579(b).

The inclusionary requirements do not apply to a residential development project consisting solely of the construction of one to four single-family dwelling units; or to the reconstruction of any dwelling units that were destroyed by a fire, flood, earthquake, or other act of nature. As noted above, residential rental projects that are not subject to a development agreement and that are not receiving financial assistance from the City also are exempt.

The City Council may approve a reduction or waiver of the requirements of this program for projects which are the subject of a disposition and development agreement, owner participation agreement, acquisition agreement, or other contractual arrangement with the City of Concord; and are receiving assistance from the City of Concord, such as relocation of occupants, acquisition and disposition of

land for site assemblage, use of eminent domain, write-down of land costs, fee waivers, or other forms of direct Agency assistance.

Any applicant requesting such a reduction or waiver must submit a pro forma and such other financial analysis sufficient to support a determination that the reduction or waiver is necessary to ensure the economic feasibility of the residential development project. Consistent with its responsibilities under the Public Records Act, the City must take reasonable steps to protect the confidentiality of any proprietary financial information submitted by the developer.

Required Number of Inclusionary Units. The required number of Inclusionary Units to be provided for a residential development project varies, depending upon the total number of dwelling units in the project and the income category for the Inclusionary Units being provided. Within the parameters set forth in Table 49**Error! Reference source not found.** below, the developer may choose which income category of Inclusionary Units to provide.

Table 49: Required Percentage of Affordable Units

Project Size and Type	Inclusionary Requirement
Rental Projects (not otherwise exempt)	Either 10% at low income, or 6% at very low income
Ownership Projects	Either 10% at moderate income, or 6% at low income

Source: City of Concord, 2014

When the application of the percentages set forth above results in a number that includes a fractional unit, the fraction must be rounded up to the next whole number if the fraction is 0.5 or more. If the result includes a fraction below 0.5, the developer has the option of either rounding up to the next whole number and providing an additional Inclusionary Unit, or paying an in-lieu fee.

A developer may request that the development project include Inclusionary Units affordable to a mix of income levels (Very Low, Low and Moderate), instead of a single income level. Authority to approve a particular mix of income levels rests with the final City decision-making body for the underlying application. The developer of a residential development project containing from five to nine units, inclusive, has the option of either providing one Inclusionary Unit or paying an in-lieu fee.

In-lieu Fees. A fee may be paid in-lieu of providing Inclusionary Units either for a residential development project which contains less than 20 acres in gross land area or for fractional units. The fee is set by resolution of the City Council in an amount sufficient to pay the proportionate cost of providing Inclusionary Units elsewhere within the city. All fee revenues are deposited in a restricted fund earmarked for housing projects affordable to Very Low, Low and/or Moderate Income Households.

In-lieu fees must be paid prior to issuance of a certificate of occupancy or prior to building permit issuance for projects in which a certificate of occupancy is not issued, or as otherwise provided in the conditions of approval.

The downturn in housing prices during 2007-2010 prompted an adjustment to the in-lieu fee to reflect changes in market conditions. For for-sale projects, the in-lieu fee was reduced from $17,660 a unit to $5,043 a unit. The reduction reflects the relatively small gap between a market rate for-sale product and an "affordable" for-sale product in Concord as of 2010-2011. Future adjustments to the in-lieu fee should be considered to reflect the recent (2012-2014) increase in housing prices.

Duration of Restrictions. The sale price for ownership of Inclusionary Units is restricted for a period of 45 years pursuant to an Affordable Housing Agreement recorded against the property. The monthly rent for rental Inclusionary Units is restricted for a period of 55 years pursuant to an Affordable Housing Agreement recorded against the property.

Affordable Housing Agreements. The conditions of approval attached to discretionary approvals for all residential development projects subject to a requirement to provide Inclusionary Units pursuant to this program must require the developer to enter into an Affordable Housing Agreement to be recorded against the property in order to ensure implementation of the requirements of this program. The form and contents of the Affordable Housing Agreement are subject to approval by the City Attorney in consultation with the Housing Manager.

Development Incentives. The City may grant one or more of the following affordable housing development incentives in order to mitigate the financial impact of this program's requirements on a particular residential development project:

- A Density Bonus (or related concession) authorized by the Development Code;
- Provision of housing set-aside funds, tax exempt financing, or other financial assistance as approved by the City Council;
- Modification of zoning or development standards; or
- Expedited processing or deferral of fees

Authority to act on a request for these development incentives rests with the final City decision-making body regarding the underlying application.

Compliance Monitoring Fees. The City Council, by resolution, may establish compliance monitoring fees to recover the City's actual, reasonable costs incurred for ongoing implementation of this program. For Inclusionary Units in Ownership Projects, the fee is payable at the time of each sale or transfer during the term of the applicable Inclusionary Housing Agreement. For Inclusionary Units in Rental Projects, the property owner must pay an annual fee each year during the term of the applicable Inclusionary Housing Agreement. In 2014, the Compliance Monitoring Fee was $262 for ownership units and $38 for rental units.

Off-Site Alternatives. As a complete or partial alternative to the provision of on-site Inclusionary Units, the developer of a residential development project may propose a plan for providing affordable housing units at an off-site location within the City of Concord, as follows:

- Acquire existing unrestricted multifamily units located elsewhere within the City and rehabilitate those dwelling units. At least two rehabilitated dwelling units shall be provided for each Inclusionary Unit required pursuant to this division.
- Construct new residential dwelling units. At least two new dwelling units shall be provided for each Inclusionary Unit required pursuant to this program; or
- The developer may partner with a nonprofit affordable housing provider in order to meet its Inclusionary Housing obligations through one of the alternatives set forth in this section.

Any new or rehabilitated dwelling units provided off-site must be regulated pursuant to an Affordable Housing Agreement between the developer and the City. All Inclusionary Units must be rehabilitated or constructed and occupied prior to or concurrently with the Market Rate Units for the related residential development project. For phased residential development projects, the Inclusionary Units may be constructed and occupied in proportion to the number of dwelling units in each phase of the project. Authority to act on the off-site alternative proposal rests with the final City decision-making body regarding the underlying application.

Design Standards and Construction Timing. The following design standards apply to all Inclusionary Units constructed pursuant to this program:

- Inclusionary Units must be dispersed throughout the residential development project and have access to all on-site amenities that are available to Market Rate Units.
- The construction quality and exterior design of Inclusionary Units must be comparable to the Market Rate Units. However, Inclusionary Units may be smaller in size, developed on smaller lots, and/or have alternative interior finishes.
- The average number of bedrooms for all Inclusionary Units must be equivalent to the average number of bedrooms for Market Rate Units within the same project.
- All Inclusionary Units must be constructed and occupied prior to or concurrently with the Market Rate Units within the same project. For phased projects, the Inclusionary Units may be constructed and occupied in proportion to the number of dwelling units in each phase of the project.

Waivers or Adjustments. As noted earlier, the City may adjust or waive the requirements of the program if the project is the subject of a disposition and development agreement, owner participation agreement, acquisition agreement, or other arrangement with the City of Concord. The requirements also may be waived if the project is receiving assistance from the City. Adjustments or waivers also be granted if the applicant demonstrates that strict application of this program would effect a taking of private property without just compensation or otherwise constitute a violation of the United States Constitution, California Constitution or other applicable federal or State laws. Any person requesting a waiver or adjustment must submit a pro forma and other financial analysis to

support a determination that the reduction or waiver is needed to ensure the economic feasibility of the project.

Assessment of the Inclusionary Ordinance. Between the approval of the Inclusionary Ordinance in 2004 and 2010, the City approved five projects (Willow Walk, Concordia, Hidden Grove, Wisteria, and Silver Leaf) which together produced a total of 15 inclusionary housing units. One project (Sendera Hill) opted to pay an in-lieu fee which was subsequently deposited in the City's Low- and Moderate-Income Housing Fund. By 2012, the Program had resulted in a total of 29 homes constructed or rehabilitated (including 14 units at the Concord Corners condo conversion) and an additional 32 homes approved but not yet constructed.

The success of the Ordinance has been hampered by the inability to enforce it on rental projects as a result of the Palmer decision, and by the downturn in the housing market in 2007-2011. By 2012, potential buyers and private sector lenders viewed the ordinance as onerous, given the marginal difference between inclusionary units and market-rate units, and the resale limitations on for-sale units. In 2012, the City approved amendments to the Ordinance which allowed case by case review of the removal of a resale restriction based on hardship on existing for-sale units to help homebuyers facing foreclosure as a result of being unable to sell their units.

Resale restrictions were designed with an appreciating market in mind, and did not anticipate the drop in value that occurred after 2007. With the market now in recovery, the Ordinance may require another look to ensure that it is achieving its desired purpose. Changes to the income mix of units (e.g., 10 percent at moderate/low or 6 percent at low/very low) could also be explored to improve the effectiveness of the Ordinance and increase production. The City also could consider a nexus study (either on its own, or collaboratively with other cities) to determine the feasibility of linkage fees that would support affordable housing development, including rental units.

Building Codes and Enforcement Standards

The City has adopted the California Building Code, in addition to Fire, Mechanical, Plumbing, Electrical, and Uniform Codes as the basis for its building standards. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings. Permits are required for all electrical and plumbing work, and other major home improvements and modifications.

Concord has made several administrative changes to the standard California Codes, including setting its own fees and applicable penalties for violations. However, these codes represent basic standards and do not vary much from city to city. They do not place an undue burden on the construction or rehabilitation of housing. For older housing that was constructed under less stringent codes, the City has a rehabilitation loan program to assist developers who remodel or rehabilitate housing and bring it into compliance with the current codes. The City also has Multifamily Housing Inspection and Multifamily Housing Maintenance programs that provide regular, periodic inspections to apartment buildings with more than four units. The inspections are conducted on a tri-annual basis. Inspections are designed to identify and abate existing and potential health and safety code violations, and to promote overall maintenance of the properties. Where issues are

identified, the City works closely with building owners to address them. In 2005, Neighborhood Services commenced tracking the number of violations that have been identified and corrected during the course of these inspections. Between 2005 and 2010, more than 8,000 building code violations were identified and corrected.

Concord's building codes and enforcement procedures do not create an undue constraint on housing development.

Constraints to Housing for Special Needs Groups

Single-family homes, which comprise 60 percent of the housing stock in Concord, are often too expensive for low-income persons and others with special needs. Therefore, it is necessary for the City to establish policies and processes that facilitate other housing types. This section addresses policy constraints and opportunities that affect special needs groups, including seniors, people with disabilities, the homeless, large families, female-headed households and low-income individuals and families.

As described in the zoning section earlier in this chapter, the City has adopted several ordinances to encourage alternative housing types.

Constraints to Emergency Shelters, Transitional Housing, and Supportive Housing
In January 2008, Senate Bill 2 (SB 2) went into effect, requiring that every jurisdiction in the State identify one or more zoning districts that allow emergency shelters and transitional housing without discretionary review (such as a conditional use permit). The law requires that the identified zones contain sufficient capacity to provide shelter for homeless persons that have unmet housing needs. SB 2 further requires that transitional housing and supportive housing be subject to the same standards as other housing units in their respective zoning districts (e.g., supportive multi-family housing in the RH zone must be treated the same as market rate multifamily housing in the RH zone). As noted earlier, the City allows emergency shelter by right in the IBX, OBP, and IMX districts.

Constraints to Single-Room Occupancy (SRO) Units
SROs represent another affordable housing alternative. The Development Code defines "Group Housing" as including single-room occupancy (SRO) units under the 'Group Housing' use category. This use is allowed with a Use Permit in all zones where multi-family housing is allowed, including RM,RH, CO, CMX, and DMX. Other types of group housing, such as rooming and boarding houses, private residential clubs, and residential hotels intended for long-term (30 day or more) occupancy, are also allowed with a use permit in these zones. In general, the City views SROs as single-room apartments which may or may not have kitchen facilities. They may be subsidized by federal and City funds, as well as non-profit groups and are counted as part of the city's affordable housing stock.

Constraints to Housing for Mobile Homes
City policies regulate the location of mobile homes. Individual mobile and manufactured homes are considered single-family homes and therefore are permitted in all residential zones, as long as they

comply with the requirements within that zone, are placed on a permanent foundation, and are approved by the Zoning Administrator. Mobile Home Parks are permitted with a conditional use permit in Medium Density Residential Districts. The City believes that mobile homes are an important source of affordable housing and implements a number of policies to keep them viable. It has a Mobile Home Conversion Ordinance to discourage the conversion of existing mobile home parks to other uses and a mobile home repair loan program to help mobile home owners maintain their homes in good condition. Recently, the City approved amendments to the rent stabilization division of the Mobile Home Ordinance to allow park owners to pass on some of the park-related expenses to tenants. The intent of these changes are to promote reinvestment in capital improvements and park maintenance, discourage the flight of capital and the conversion of existing parks to other uses.

Constraints to Housing for Large Families and Female Headed Households

Large families and female-headed households may require more traditional housing types; the SROs, mobile homes, and shelters described above are not always well-suited for families. According to 2012 ACS data, approximately 11 percent of households in Concord were female-headed households with children. According to 2006-2010 CHAS data, nine percent were large families (defined as five or more persons per household). These populations are described in more detail in Chapter 3.

Multifamily housing is usually a more affordable housing option than single-family housing for large families and female-headed households. This form of housing is permitted in all Medium Density Residential and High Density Residential Districts. It is also permitted with a use permit in the Commercial Mixed Use District, the Downtown Pedestrian District and the Downtown Mixed Use District. As noted earlier, under the City's Affordable Housing Incentive Program, a use permit is not required in these zones if at least 40 percent of the units are defined as "affordable."

Although the Development Code does not restrict the number of bedrooms per unit, the market often does. To remain affordable, multifamily housing is often developed with one or two bed- rooms only. This poses a problem for large families who may need five or more rooms. Nonetheless, overcrowding is a declining problem in Concord, as only six percent of all occupied units were judged overcrowded in 2012, compared with 9.3 percent in 2000.

Constraints to Housing for Persons with Disabilities

As noted in the Special Needs section earlier, persons with physical disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services.

The Development Code includes specific references to assisted living facilities, nursing facilities, special needs housing, and large and small residential care facilities. The Code's regulations are consistent with the state and federal laws which provide special protection to mentally and physically

handicapped persons. In most districts, such facilities would require a determination of similarity or compatibility by the Zoning Administrator or the Planning Commission.

Various provisions in both Federal and State law limit the authority of local agencies regarding facilities for mentally and physically handicapped persons. These regulations have the following important effects:

- The use of property for the care of up to six mentally disabled persons including support staff necessary to assist residents must be regulated as a single family residential use;
- Family care homes, group homes and foster homes cannot be subject to regulations that are more restrictive that those imposed on similar dwellings in the same zone; and
- In-patient and out-patient facilities licensed to treat persons with mental disabilities or substance abuse problems to be regulated in the same manner as properties used for treatment of general medical patients.

Responding to Federal and state laws that require local agencies to allow physical modifications which make properties fully accessible to persons with physical handicaps, the State Attorney General has advised cities and counties to revise their Zoning Ordinances to make it possible to grant accommodations where needed. The new Development Code includes provisions to address this requirement. Section 122-956 of the Code allows minor exceptions for Reasonable Accommodation, with or without conditions of approval, if the exception is necessary to meet the needs of a disabled person. The City has developed a Reasonable Accommodation request form and made it available on its website.

The City also permits educational, residential, health care, and other supportive services of the type that could benefit persons with physical disabilities in residential zones. Most of the sites currently zoned for multifamily use are located along major streets and transportation corridors to facilitate access for persons with disabilities. Adoption of the new Development Code in 2012 created more opportunities for higher density residential use near transit, including sites in the Commercial Mixed Use, Downtown Pedestrian and Downtown Mixed Use districts.

Apart from the Development Code, the City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal (Americans with Disabilities Act) requirements for accessibility, such as the provision of ramps and parking spots, etc.

In light of current planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with physical disabilities.

Procedures for Ensuring Reasonable Accommodations

As noted above, the City has established procedures to ensure that reasonable accommodations are made for persons with disabilities. Under the Concord Municipal Code Section 122-956, any person with a disability currently has the right to submit an application for an adjustment in development

standards that would be a reasonable accommodation from the requirements of zoning that otherwise would apply. If an individual needs assistance in making the request for reasonable accommodation, the Planning Division will endeavor to provide the necessary assistance to ensure the process is accessible to the applicant or representative. A filing fee equivalent to one hour of permit center consultation under the current fees and charges resolution is required.

Efforts to Remove Regulatory Constraints for Persons with Disabilities. The State of California has removed City discretion for review of small group home projects (six or fewer residents). The City cannot impose additional zoning, building code, or permitting procedures other than those allowed by State law. As a consequence, there are no City-initiated constraints on housing for persons with disabilities.

The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 1998 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes. The City implements and enforces Chapter 11 of the California Code, which is very similar to ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities. It also provides referrals to independent living centers and other re- sources on inquiry.

Zoning and Other Land Use Regulations. One of the programs of the 2002 Housing Element was to conduct a comprehensive review of zoning laws, policies, and practices in Concord for compliance with fair housing law. The City has not identified any zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

As required by State law, the City allows non-medical residential care facilities of six or fewer people by right in all residential districts and several mixed use districts. The Development Code provides for similar homes serving seven or more persons in mixed use zones and medium to high density residential districts with a use permit.

The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of such uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits

and inspections are the same as for other residential projects and are fairly simple and straight forward.

As discussed above, the City allows non-medical residential care facilities of six or fewer persons by right in all residential districts, in the North Todos Santos District, and in the CO, CMX, DP, and DMX districts. No conditional use permit or other special permitting requirements apply to such homes. For homes with more than six persons, the use permit requirement is considered a normal procedure to ensure compatibility with adjacent uses.

The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements are required for a group home or residential care facility, a building permit is required.

All non-single family projects for which a building permit is required require design review. The hearing process is the same for group homes and special needs housing for persons with disabilities as for other projects.

Parking Requirements. In the case of parking requirements for persons of disabilities, the California Building Code includes handicapped parking provisions requiring each lot or parking structure where parking is provided for the public as clients, guests, or employees, to include parking accessible to handicapped as near as practical to a primary entrance and in accordance with the standards for the number, size, location, signing, and markings under Chapter 71, "Site Development Requirements for Handicapped Accessibility" of Title 24 of the California Code of Regulations.

Building Codes. The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City has adopted and implements the 2013 California Building Code, California Code of Regulations.

Market Constraints on Housing Development

High land and development costs constrain housing production throughout the Bay Area, and place a significant constraint on the production of housing for low- and moderate-income households. Contributing factors include the cost of land, materials, labor, fees and associated development requirements, sales commissions, and developer profits.

Land Costs

In general, the high cost of land for new projects is a constraint to housing development in Concord and throughout much of the Bay Area. According to online property listings, asking prices for vacant residential land in Concord currently average approximately $28 per square feet, or $1.2 million per acre. While this level of cost is not as high as some other parts of the Bay Area, it requires relatively strong market rate rents or sale prices to support feasible new construction. Although land prices

may have declined due to the recent recession, currently rising rents and sale prices, along with generally strong pent-up demand, are putting upward pressure once again on land prices.

Construction Costs

Construction cost is a large factor in determining the costs of housing or home improvement. While construction costs are generally more stable than land costs because they are not open to speculation, construction costs are still influenced by market forces. Total construction costs for a project consist of "hard costs" such as labor, raw materials, and shipping; and "soft costs" such as architectural fees, environmental studies, taxes, and other services required to bring a project to completion. Additionally, the type of construction, such as a timber frame building or masonry building; and the quality of finishing materials, such as windows, kitchen cabinets, and floor finishes, will also affect the final cost.

According to RS Means, a standard source used for estimating construction costs, an average-quality 1,600-square-foot single-family home in Concord averages approximately $200,000 to $270,000 per unit, or approximately $125 to $170 per square foot. However, construction costs vary substantially depending on product type, building design, and the quality of finishes, and construction costs are often considerably higher for custom or luxury-quality housing units. In addition, soft costs such as financing, permit fees, and marketing, have all risen substantially over the past two decades.

On a per-square-foot basis, construction costs for multifamily residential units tend to be slightly higher than construction costs for single-family homes. RS Means estimates that average construction costs range from approximately $175 to $230 per square foot for a one- to three-story multifamily project and approximately $200 to $230 for a four- to seven-story multifamily residential project in Concord. Assuming an average unit size of 1,200 square feet (including common areas), these estimates result in construction costs ranging from approximately $210,000 to $280,000 per unit in Concord. Treatment of parking associated with a project, from surface parking to structured parking in a podium or wrap arrangement, to underground garages, all add substantially to per-unit costs as density rises.

The high land and development costs in Concord mean that new rental units affordable to very low and low-income households are very difficult to provide at a feasible rate of return to a developer or investor without subsidies. This also tends to hold true for for-sale housing at the moderate income level. Local regulations can help to make housing more affordable by allowing for greater density or reducing parking requirements. In some cases, developers also can reduce costs by using newer construction methods such as modular construction or prefabrication. Many of these techniques help save time, control quality, eliminate waste, and decrease labor costs, leading to minimization of cost to produce housing units.

Availability of Financing

The availability of construction and permanent financing for new development projects has served as a housing production constraint in the past several years. Residential developers

reported that lenders substantially restricted the availability of financing for new residential construction following the 2007 mortgage crisis. While private lenders often offered loans equal to 70 to 90 percent of the building value prior to the crisis, many began limiting loans to 50 percent of the building value after 2007. Furthermore, lenders instituted strict standards to determine whether developers would qualify for loans, even at the reduced loan-to-value ratios. These lending standards significantly lowered the pace of new housing development throughout the Bay Area and nationally.

The availability of mortgages for homebuyers was also severely restricted following the 2007 subprime mortgage crisis, but lenders have begun to make financing more accessible as the housing market has shown signs of recovery. Prior to 2007, prospective homebuyers were often able to purchase homes with little or no down payment. However, in response to the 2007 mortgage crisis, lenders instituted strict lending standards, typically requiring a 20 percent down payment and high credit scores. One outcome of these stricter standards was reduced access to homeownership for low- and moderate-income households unable to afford the large down payment required to purchase a home.

As the housing market and economic conditions in general have improved, lenders have begun to relax some of the lending restrictions that were instituted after 2007. Although lending standards continue to be less flexible than they were prior to the mortgage crisis, and may remain so indefinitely, loans have become more accessible for developers and individual homebuyers.

Current home mortgage interest rates for home loans are at historically low levels, averaging 3.98 percent in 2013 for a 30-year fixed-rate mortgage. This means that prospective homebuyers that are able to qualify for home loans under more stringent lending standards are often able to benefit from low interest rates, reducing ownership costs.

The Concord First-Time Homebuyer (FTHB) program aims to assist qualified low- and moderate-income individuals with the purchase of their first home. The City provides down payment assistance loans for up to 20 percent of the home sales price, up to a maximum of $40,000, based on household income and household size. The loan is a zero-interest, 15-year loan and is due only when the house is sold or at the end of the 15 year period, and carries a shared appreciation provision. The City also manages an Inclusionary Housing Program with the goal of providing an increased number of owner-occupied housing units affordable to lower income households.

Limited Attraction of Developer Interest in Concord

A notable local challenge to meeting RHNA goals for the 2014-2022 cycle will be the lack of new residential construction that has occurred in Concord since 2000. On average, Concord issued building permits for 149 residential units per year between 2000 and 2012, with individual years ranging from a low of zero permits issued in 2010, to a high of 385 permits issued in 2001. With an

average of approximately 435 units per year needed to meet RHNA goals for the upcoming cycle, an increase in development activity compared to historical activity will be necessary.

To address this notable lack of interest in new housing development in Concord, and despite the availability of densely-zoned, fully-serviced sites, the City and its consultants sought to explore this issue further as part of the outreach conducted for the 2014 Housing Element Update process by convening three roundtable discussions with market-rate and affordable housing developers and advocates. The discussions were structured to obtain insight into factors that have contributed to the lag in housing production, as well as to obtain suggested actions that the City could take to increase production.

Issues cited by market-rate housing developers during the roundtable discussions included:

- A gap between market rents or sale prices needed to support current development costs, especially compared to nearby communities such as Walnut Creek, which command substantially higher rents or sale prices for similar units;
- A need for improved community amenities such as higher-quality retail options, aesthetic improvements to retail space, and a walkable downtown environment;
- A perception of a higher crime rate in Concord compared to neighboring communities; and
- Problems with the public schools that serve Concord residents.

Additional challenges cited by affordable housing developers and advocates included:

- Lack of City funding sources for affordable housing, particularly with the loss of the City's Redevelopment Agency; and
- Challenges associated with finding sites that will be competitive for tax credit financing, which prioritizes sites within close proximity to transit and retail.

Some of these constraints are addressed by the recently-adopted Downtown Specific Plan for the City of Concord. This Specific Plan has implementation strategies to foster increased retail attraction, upgrades in the retail quality and mix, and increased pedestrian improvements throughout Downtown Concord. In addition, the City was recently selected by the Urban Land Institute and Greenbelt Alliance to be the focus of a Technical Advisory Panel (TAP) of national experts to explore this issue further and provide additional recommendations.

6. EVALUATION OF THE PREVIOUS HOUSING ELEMENT

The City of Concord's prior Housing Element was adopted in November 2010. It amended the Element that was adopted in January 2003 to plan for the 2007-2014 Housing Element cycle and was certified by HCD.

State law requires that the Housing Element include an evaluation of the status of implementation of programs included in the previous Housing Element, to provide an understanding of which programs should be carried forward to the next Housing Element Update cycle and insight on factors that may have hindered full implementation of some programs.

Goals of the 2007 Housing Element

The policies and implementing programs of the 2007 Housing Element are organized under the following five goals:

Goal 1.	**Housing Supply and Mix** Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups residing or who wish to reside in Concord.
Goal 2.	**Quality Neighborhoods** Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.
Goal 3.	**Meeting Special Needs** Promote the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, people with disabilities, first-time homebuyers, large families, and homeless individuals and families.
Goal 4.	**Equal Housing Opportunities** Strive for equal housing opportunity and access for all people regardless of race, religion, gender, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.
Goal 5.	**Energy Conservation** Protect the environment and lower the cost of energy through energy conservation policies.

Summary of Accomplishments

During the previous Housing Element planning period (2007-2014), a total of 524 units were built or approved in Concord and two units were substantially rehabilitated and given resale restrictions to make the units affordable to very low-income households, totaling 526 units counted toward the City's RHNA goals. This was significantly fewer units than the City's total RHNA of 3,043 units, as

shown in Table 50. Units constructed, approved, or rehabilitated in Concord between 2007 and 2014 achieved less than one percent of the RHNA goals for very low- and low-income units, five percent of the RHNA goals for moderate-income units, and 34 percent of the RHNA goals for above moderate-income units. Overall, Concord achieved approximately 17 percent of the City's RHNA during the previous Housing Element planning period. The shortfall in unit production is indicative of the challenges associated with developing affordable housing and the lack of developer interest in building new housing in Concord, which were discussed in earlier chapters of this Housing Element. The following chapter contains goals, policies, and programs to address potential barriers to residential development in Concord in an effort to better achieve the City's RHNA goals during the 2014-2022 Housing Element cycle.

Table 50: Housing Units Produced in Concord, 2007-2014

Income Group	Unit Built or Permitted	2007-2014 RHNA	Balance of RHNA	Percent of RHNA Achieved
Very Low	2	639	637	0.3%
Low	1	426	425	0.2%
Moderate	25	498	473	5.0%
Above Moderate	498	1,480	982	33.6%
Total	**526**	**3,043**	**2,517**	**17.3%**

Sources: City of Concord, 2014; BAE, 2014.

Despite the shortfall in achieving the City's 2007-2014 RHNA goals, the City made some significant achievements in improving the quality and standards of housing in Concord and implementing programs to facilitate residential development affordable to households at a range of income levels to ease development looking to the future. Major achievements include:

- Initiation of the planning process for the Downtown Specific Plan and adoption of the Specific Plan in June 2014, which facilitates residential development adjacent to the Downtown Concord BART Station.
- A comprehensive revision of the City's Development Code with changes that allow for increased densities, provide enhanced guidance on permitted uses including standards for a range of housing types, and facilitate and incentivize residential and mixed-use development.
- As part of the revision of the City's Development Code, adoption of the Affordable Housing Incentive Program provides significant incentives to projects in which at least 40 percent of units are affordable. Incentives include increased height and lot coverage limits as well as decreased minimum lot size, setback, and parking requirements. Additionally, projects eligible for the program are waived from use permit requirements.
- Approval of several small-lot subdivisions which would provide homes to low- and moderate-income homebuyers.
- Provision of grants and low-interest loans to support the rehabilitation of homes in need of repair or lead abatement.
- Implementation of the City's multi-family rental housing inspection program.
- Disbursement of 17 first-time homebuyer loans.
- Amendments to the City's Development Code to allow emergency shelters by right in the IBX,

OBP, and IMX districts.

- Adoption of Green Building Standards effective January 2011.

Additionally, the City has committed significant staff and financial resources to planning for the Concord Community Reuse Area, which will provide a considerable amount of additional market-rate and affordable residential development potential in Concord along with commercial development potential and open space. The environmental remediation and conveyance process that must take place prior to development of the Reuse Area is ongoing, making it unlikely that much of the site's development potential will be realized in the 2014-2022 Housing Element planning period. However, the Reuse Area is anticipated to be an important development site during future Housing Element planning periods.

A detailed list of programs and achievements from the previous Housing Element planning period is included as Appendix B to this Housing Element

7. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This chapter presents Concord's housing goals during the 2014-2022 planning period as well as policies and programs to support these goals. While Concord has long had an active set of housing programs, much of the activity was dependent on federal, state, and Redevelopment Agency funding resources. Given the limitations imposed by current economic conditions and budget constraints, and reductions in available funding, this Housing Element adds policies and programs balanced with these limitations. All policies and programs have been reviewed to maximize development of affordable housing, generate funding for affordable housing activities, provide housing for special needs populations, and prevent displacement of existing residents. It should be noted that certain prior programs have been modified or deleted to reflect current market and fiscal conditions, as well as accomplishments during the previous Housing Element period.

Many of the programs for the 2014-2022 planning period include quantified objectives, as shown below. Unless noted otherwise, all quantified objectives are objectives for the entire planning period.

Housing goals, policies, and programs are grouped under five headings: *Housing Supply and Mix; Quality Neighborhoods; Meeting Special Needs; Equal Housing Opportunities;* and *Energy Conservation.*

Housing Goals, Policies, and Programs

Goals

H-1: Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups residing or who wish to reside in Concord.

H-2: Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.

H-3: Promote the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.

H-4: Strive for equal housing opportunity and access for all people regardless of race, religion, gender, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

H-5: Protect the environment and lower the cost of energy through energy conservation policies.

Goal H-1: Housing Supply and Mix

Promote a balanced supply of housing types, densities, and prices to meet the needs of all income groups residing or who wish to reside in Concord.

Policy H-1.1: **Ensure an adequate supply of housing sites to achieve the City's Regional Housing Needs Allocation (RHNA) goals for the 2007-2014 planning period.**

Program H-1.1.1: Continue to identify potential sites for reuse to ensure an adequate supply of land for residential development.

To maintain adequate sites throughout the planning period to accommodate the City's RHNA, on a project basis, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in non-residential and/or mixed use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for extremely low-, very low-, low, or moderate-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

Responsible Agency:	Planning Division.
Time Frame:	Ongoing to comply with Government Code section 65863.
Quantified Objective:	N/A
Funding:	General Fund.

Program H-1.1.2: Continue to implement minimum densities in multifamily zoning districts.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A.
Funding:	None required.

Program H-1.1.3: Maintain an inventory of vacant and underutilized sites and make it available to interested home builders.

Responsible Agency:	Planning Division.
Time Frame:	Update inventory starting with this Housing Element, and thereafter every two years.
Quantified Objective:	N/A
Funding:	General Fund.

Program H-1.1.4: Continue to allow multifamily residential development projects on parcels identified in the Housing Element land inventory as Downtown Mixed Use (DMX) and Commercial Mixed Use (CMX) zoning districts.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing
Quantified Objective:	N/A
Funding:	None required.

Policy H-1.2: **Encourage a variety of housing types in new subdivisions, including duplexes, townhomes, small apartment buildings or condominiums.**

Program H-1.2.1: Promote mixed-use developments and a mix of housing types in Concord, consistent with the General Plan.

Financial incentives may be provided on a project-by-project basis if funds are available.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund; Inclusionary Housing In-Lieu Fee Revenues.

Program H-1.2.2: Continue to promote mixed-use, transit-oriented development Downtown where housing is located in close proximity to urban services, shopping and/or public transportation through implementation of the Downtown Specific Plan.

Responsible Agencies:	City Council; Planning Commission; and Planning Division
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund.

Program H-1.2.3: Facilitate the development of housing in the Downtown that is affordable to a households at a range of income levels (extremely-low, very-low, low, moderate, and above-moderate incomes).

This program provides financial and regulatory incentives where possible to encourage mixed-income housing developments (i.e. developments with units affordable to extremely low-, very low-, low-, moderate-, and above moderate-incomes households) to help meet the need for units affordable to lower income households.

Responsible Agencies:	City Council and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	The Downtown Plan envisions up to 4,020 new units being added over the next 20-25 years. Much of Concord's recent planning has been structured to promote the inclusion of units affordable to extremely low-, very low-, low-, moderate-, and above moderate-incomes households within these anticipated new projects. In keeping with Concord's current Inclusionary policy and In-Lieu Fee, it is expected that approximately 400 of these units will be targeted to be affordable to extremely low-, very low-, low-, and moderate-income households, creating a mixed-income transit-oriented urban neighborhood. Based on the 8-year RHNA cycle, it is anticipated that at least 1,600 new units will be developed during the period in the Downtown.
Funding:	General Fund, Inclusionary Housing In-Lieu Fee Revenues.

Policy H-1.3: **Promote the development of single-family homes that are affordable to very low, low- and moderate-income households in all new single-family developments as well as in existing single-family neighborhoods.**

For the purposes of this policy, "single-family" includes detached homes, townhomes, and similar housing types. Condominiums are considered separately under Guiding Policy H-1.7.

Program H-1.3.1: Encourage the development of small lot subdivisions and continue to implement standards for small-lot single-family homes.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	40 new single family homes (detached or attached) affordable to low-, very low-, or extremely low-income households and 60 new single family homes (detached or attached) affordable to moderate income households.
Funding:	General Fund for planning staff

Program H-1.3.2: Provide financial incentives through the City's First Time Home Buyers Program to make small-lot single-family homes affordable for households earning 60 to 100 percent of AMI.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	First-time Homebuyer Program

Policy H-1.4: **Encourage secondary units in new and existing residential developments and the development of duplex condominiums, where duplexes are consistent with the General Plan.**

Program H-1.4.1: Encourage duplex condominiums, where consistent with the General Plan density standards, to increase opportunities for home ownership.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	40 units created through new duplex condominium or second unit developments and/or legalization or compliance of existing illegal second units.
Funding:	None required.

Program H-1.4.2: Allow secondary units in the single-family districts in accordance with State law.

Responsible Agencies:	City Council; Planning Commission; and Planning, Division.
Time Frame:	Ongoing
Quantified Objective:	N/A
Funding:	None required.

Program H-1.4.3: Review the development code as it relates to secondary units and consider amendments to make the development of secondary units more feasible. Potential amendments include eliminating the owner-occupancy requirement for properties with secondary units in the transit overlay zone and modifications to the requirements based on lot size, lot dimensions, and unit size to make these requirements less restrictive.

Responsible Agencies:	City Council, Planning Commission, and Planning Division

Time Frame:	Review the development code and make revisions in 2015.
Quantified Objective:	N/A
Funding	General Fund/General Plan and Zoning Ordinance Reimbursement fee.

Program H-1.4.4: Help to reduce the costs associated with building a second unit by working with the Contra Costa Water District to examine the fees charged by the District for extending service to a new detached second unit. The District's upcoming Facility Reserve Charge update process provides an opportunity to engage with the District on this issue. At the municipal level, the City will evaluate its fees for second units and determine if they can be "scaled" so that small units or units created through the conversion of already habitable floor space are charged at a lower commensurate rate than larger second units, units created through a net addition of floor space, or single-family units.

Responsible Agencies:	City Council, Planning Commission, and Planning Division
Time Frame:	2015-2016
Quantified Objective:	N/A
Funding	General Fund for staff

Program H-1.4.5: Work with property owners with illegal secondary units to bring them into compliance with the building and development codes.
This will be done on an individual basis, in response to owners' requests for assistance.

Responsible Agencies:	Planning Division; and Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff

Policy H-1.5: **Promote the development and conservation of housing that is affordable to extremely-low, very-low-, low- and moderate-income households.**

Program H-1.5.1: Facilitate the development of housing that is affordable to extremely low-, very low-, low-, and moderate-income households through medium and high density zoning and mixed-use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies and other financial incentives, if available.

Responsible Agencies:	City Council; Planning Commission; Planning Division; and Economic Development Division.
Time Frame:	Ongoing. At least annual contact with developers.
Quantified Objective:	3,478 new units housing that include housing units affordable to extremely low (399), very low (399), low (444), and moderate income (559) households.
Funding:	General Fund; HOME funds, and CDBG funds.

Program H-1.5.2: Continue to publish on the City's website a list of State and federal low-interest land acquisition/construction funds available for development of homes affordable to extremely low-, very low-, low-, and moderate-income households and provide this to interested home builders.

Responsible Agency:	Economic Development Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.3: Promote parcel consolidation to facilitate the assembly of new housing sites. The City has been successful in promoting parcel consolidation for site development, as noted in Table 43, and has incorporated parcel consolidation efforts into the Downtown Concord Specific Plan, adopted in June 2014. The City has also led an effort to consolidate Successor Agency sites that have been included within the City's Long Range Property Management Plan (LRPMP), which is anticipated to be approved by the State Department of Finance in early 2015. To continue to facilitate development of new housing sites, the City will:

- Initiate the Request for Proposal (RFP) process, once the LRPMP is adopted, to invite qualified developers to propose housing projects on the Oak Street and the Galindo Street Successor Agency sites.
- Work in partnership with private landowners that are receptive to lot consolidation, on a continuing basis, to assist them in facilitating the parcel merge process in a streamlined and timely manner.

Responsible Agency:	Planning and Economic Development & Housing Divisions.
Time Frame:	Ongoing activity, with annual report to City Council on progress.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.5.4: Promote new affordable residential development projects near employment centers, personal services, retail clusters, and key transportation corridors and nodes.

The City will continue to work with affordable housing developers to identify appropriate sites located near employment centers, personal services, retail clusters, and key transportation nodes and corridors.

Responsible Agencies:	City Council; Planning Commission; and Planning Division
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.5: Provide reductions from the standard parking requirements for new residential projects as allowed by the City's Density Bonus Program, the Affordable Housing Incentive program, and other provisions of the Zoning Ordinance.

Responsible Agencies:	Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.5.6: Continue to allow group housing, including Single Room Occupancy units (SRO), in accordance with State law.

Responsible Agencies:	Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.7: Promote the development of affordable housing in all areas designated by the General Plan for multi-family residential development through continued implementation of the Affordable Housing Incentive program. Participation by developers in the Affordable Housing Incentive program is voluntary, with a range of incentives provided to make development of affordable housing feasible. The available incentives include:

- Residential density increase beyond those provided by State Density Bonus Law;
- Flexible zoning standards, including reduced development and parking standards, coupled with zoning standards and design review requirements and ensure land use compatibility;

- Priority permit processing, including any applicable CEQA exemptions;
- Deferral or reduction of City permit fees.

City staff will increase promotion of these available incentives, including preparation of a brochure describing all Affordable Housing Incentives.

Responsible Agencies:	City Council, Planning Commission, and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.8: In order to generate additional City funds that can be utilized to facilitate affordable housing production, prepare an update to the Nexus Study for the City's Housing In-Lieu Fee and adopt a new fee rate based on the updated study that is equal to or less than the maximum fee identified through the study, as appropriate.

Responsible Agencies:	City Council, Planning Commission, and Planning Division.
Time Frame:	Prepare updated Nexus Study and adopt new fee rate, as appropriate, in 2015.
Quantified Objective:	N/A
Funding:	General Fund.

Program H-1.5.9: Advocate for policies and legislation at the State and Federal level that increase the funding available to support the development and preservation of affordable housing.

Responsible Agencies:	City Council, Planning Commission, and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.5.10: Examine opportunities to develop public private partnerships with experienced partners to create affordable housing through the City's provision of land, incentives, or partial funding.

Responsible Agencies:	City Council, Planning Commission, and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A

Funding: General Fund, Inclusionary Housing In-Lieu Fee Revenues.

Policy H-1.6: **Allow permanent modular/pre-fabricated housing in all residential zones, consistent with State law and building code requirements. Also ensure the conservation and improvement of the City's existing mobile home parks as part of the City's affordable housing stock.**

Program H-1.6.1: Implement the City's adopted regulations that allow modular housing units (also known as pre-fabricated) in all residential zones.

The City's regulations allow modular housing units as provided for in State law, if placed on a permanent foundation, connected to public utilities and provided with one covered parking space which is required in all residential districts.

Responsible Agencies: Building Division; and Planning Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: None required.

Program H-1.6.2: Require compliance with the City's Mobile Home Conversion Ordinance, as adopted or amended to comply with State law, to address impacts associated with the closure or conversion of existing mobile home parks to other uses.

Responsible Agencies: Planning Division; and Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: None required.

Program H-1.6.3: Provide low-interest loans or grants to qualifying households to support the rehabilitation of mobile home units in the City.

Responsible Agency: Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: 8-10 rehabilitated mobile homes per year
Funding: CDBG Fund.

Program H-1.6.4: Allow the use of the City's CDBG funds for the setting up of mobile home foundations, the paving of carports, accessibility modifications, and other construction assistance in mobile home park areas.

Responsible Agency: Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: Assist 10 mobile homes per year.
Funding: CDBG.

Policy H-1.7: Promote the development of new condominiums and cooperatives.

Program H-1.7.1: Ensure that condominiums and cooperatives continue to meet high standards of quality while providing for entry level rental and ownership housing by approving density bonuses in accordance with the City ordinance.
Responsible Agency: Planning Division.
Time Frame: Ongoing.
Quantified Objective: 100 new condominium units obtained through density bonuses for 2014-2022 period.
Funding: General Fund for staff.

Program H-1.7.2: Implement the Condominium Conversion Ordinance to limit the number of rental housing stock converted into condominiums each year.
Responsible Agency: Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-1.8: Promote a diversity of housing types, including efforts to increase rental and ownership opportunities for moderate- and above-moderate income households.

Program H-1.8.1: Encourage the production of ownership and rental housing in Downtown that is attractive and affordable to moderate and above-moderate income households.

Responsible Agencies: City Council; Planning Commission; and Planning Division.
Time Frame: Ongoing.
Quantified Objective: 2.210 for 2014-2022 period (part of Downtown Plan goal of 4,020 units by 2035).
Funding: None required.

Policy H-1.9: Remove or reduce constraints to housing production by lowering the cost of development and improving the ease of building in Concord.

Program H-1.9.1: Continue the annual review of the City's development fees, processing fees, and other charges in the "Master Fees and Charges" to ensure they are not a constraint to development.

Responsible Agencies:	Planning Division; Building Division; and Finance Department.
Time Frame:	Ongoing annually.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.9.2: Continue to offer a centralized, one-stop counter for permit processing to streamline the development process.
This program continues preliminary reviews to assist applicants with the filing process.

Responsible Agencies:	Planning Division; Building Division; and Engineering Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.9.3: Continue to streamline the processing of building permits for residential developments that include a portion of units as below-market rental rate (BMR) units.

Responsible Agencies:	Planning Division; Building Division; and Engineering Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-1.9.4: Continue to support legislation that requires special districts to reduce their fees for affordable housing projects.

Responsible Agencies:	City Council; Planning Commission; Planning Division; and Economic Development & Housing Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-1.9.5: Review the parking requirements specified in the Development Code and reduce parking requirements for residential development if appropriate.

Allow some time before beginning a review of the requirements in order to test the regulations currently set forth in the Development Code as the residential market begins to recover.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Evaluate and revise, as appropriate, in 2018.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Goal H-2: Quality Neighborhoods

Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.

Policy H-2.1: **Support the conservation and rehabilitation of the existing housing stock (including mobile homes) through a balanced program of code enforcement and property improvements, when and where appropriate.**

Program H-2.1.1: Utilize public funds to provide assistance in the rehabilitation and conservation of deteriorated single-family homes, multifamily developments, and mobile homes.

This program provides assistance in the form of low-interest, deferred-payment loans or where appropriate, grants to elderly or disabled home owners.

Responsible Agency:	Economic Development & Housing Division.
Time Frame:	Ongoing.
Quantified Objective:	70 single and multifamily housing units (without income limits) rehabilitated for Housing Element period; and 100 units conserved as affordable housing for extremely low, very low, and low income households through long-term rent restrictions or resale agreements with property owners (see Program H-2.1.2).
Funding:	CDBG Fund and Inclusionary Housing In-Lieu Fee Revenue.

Program H-2.1.2: Continue to establish price and rent restriction agreements through acquisition, financial assistance, or other means with property owners.

This program facilitates preservation of at-risk units through cooperative partnerships with non-profit housing provider(s), when feasible and appropriate.

Responsible Agency:	City Council and Economic Development & Housing Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-2.1.3: Ensure the conservation of existing subsidized housing including State, federally, and locally-assisted developments that are at risk of converting to market rates.

As part of this program, the City will undertake the following actions:

- Streamline and enforce the annual reporting required to verify income limits of affordable units;
- Monitoring at-risk projects to anticipate potential conversions to market rates;
- As funding allows, work with property owners to negotiate potential term extensions, for those properties under current City Regulatory Agreements.
- Provide technical assistance to property owners and/or organizations interested in purchasing and maintaining the properties should the owners be interested in selling as necessary and when feasible; and
- Provide education and technical assistance to tenants of units being converted to market rate uses.

The City will also work with the owners of these developments and periodically contact interested nonprofit groups to explore possible ways to retain the units as part of the City's affordable housing stock.

Responsible Agency:	Economic Development & Housing Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund and HOME and CDBG funds.

Program H-2.1.4: Continue to monitor the conditions of housing stock through ongoing housing inspections and enforce housing codes and standards to ensure that the existing housing stock is not diminished in quantitative or qualitative terms.

Responsible Agency:	Neighborhood Services.
Time Frame:	Ongoing.

Quantified Objective: N/A
Funding: General Fund and CDBG for eligible areas.

Program H-2.1.5: Continue the City's Multi-Family Rental Housing Inspection Program that provides regular, periodic inspections of apartment buildings with four or more units.

Responsible Agency: Building Division.
Time Frame: Occurs three times per year.
Quantified Objective: Inspect at least 180 multi-family units annually on random basis.
Funding: General Fund for staff.

Program H-2.1.6: Continue the Multi-Family Rental Housing Inspection Self Certification Program.

The program allows property owners to do a self-inspection prior to the City performing a 20 percent random unit inspection.

Responsible Agency: Building Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: None required.

Program H-2.1.7: Incorporate maintenance standards, tenant screening and management training requirements in regulatory agreements for multifamily developments that receive City assistance, and work to ensure the enforcement of such standards and agreements.

Responsible Agency: Building Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund, CDBG, and Inclusionary In-Lieu Fee Revenues.

Program H-2.1.8: Ensure deteriorated units that are being acquired and rehabilitated with long-term rent or sale price restrictions are being counted as helping to meet the City's 'fair-share' housing need.

Responsible Agencies: Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: None required.

Policy H-2.2: **Preserve and enhance the quality of Concord's residential and mixed-use neighborhoods to ensure a comfortable, safe, healthy, and attractive living environment for all residents.**

Program H-2.2.1: Continue to implement and update the City's Neighborhood Services Strategic Plan.

Responsible Agency:	Neighborhood Services.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-2.2.2: Promote functional, pleasing, and high quality residential development by applying and enforcing the City's adopted Development Code, Design Guidelines, and Zoning Standards.

Responsible Agency:	City Council, Planning Commission, and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-2.2.3: Conduct design review for all residential developments of five or more units. (Also see Program H-2.2.3)

Responsible Agencies:	Planning Commission; Design Review Board; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-2.2.4: Promote a Jobs/Housing Balance by implementing General Plan Land Use and Growth Management policies to achieve a balance between jobs and housing to achieve a higher quality of life for current and future Concord Residents.

Achieving a jobs/housing balance will help reduce traffic and its associated environmental impacts while strengthening the community by allowing people to spend less time commuting and more time participating in community activities.

Responsible Agencies:	City Council; Planning Commission; and Planning Division
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Policy H-2.3: **Preserve Concord's historic homes, areas, and buildings.**

Program H-2.3.1: Support housing rehabilitation, conservation, and preservation.

The City will annually update and maintain an inventory of historic properties on the City website.

Responsible Agency:	Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Policy H-2.4: **Ensure that new development in Concord does not lead to the displacement of existing residents.**

Program H-2.4.1: Establish a mechanism to determine whether there is a risk of displacement of existing Concord residents as new development activity takes place in the City. Displacement might be direct, resulting from the redevelopment of existing residential properties, or indirect, resulting from increases in market rents as an area becomes more desirable due to new development. If this mechanism determines that new development creates a displacement risk, establish programs to mitigate this risk. Potential programs include:

- Monitor residential rental rates, sales prices and commercial and office lease rates on a quarterly basis to identify trends;
- Monitor local and regional displacement studies such as the Institute of Urban and Regional Development TOD Displacement Study through U.C. Berkeley, which is examining ways to measure and predict displacement of existing residents as a result of increasing investment in transit-oriented development (TOD);
- Prior to upzoning additional sites outside of the City's Transit-Oriented Development overlays, consider potential impact on existing residents with respect to displacement risk;
- Study and examine current local and regional just-cause eviction controls;
- Study and examine local and regional relocation benefits provided by developers to residents displaced by the demolition and redevelopment of existing residential units and first right of return; and

- Study potential ratios for housing unit replacement requirements.

Responsible Agencies:	City Council, Planning Commission, Planning Division.
Time Frame:	Establish a mechanism to identify displacement risk and policies to put in place if displacement risk is identified by 2015.
Quantified Objective:	N/A
Funding:	General Fund.

Goal H-3: Meeting Special Housing Needs

Encourage the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families and homeless individuals and families.

Policy H-3.1: **Actively seek and encourage the development of affordable housing for extremely low-, very low-, low-, and moderate-income seniors.**

Program H-3.1.1: Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.), and priority permit processing for senior housing developments that provide 25 percent or more of their units at rents or prices affordable to moderate-, low-, very low-, or extremely low-income seniors.

Responsible Agencies:	City Council; Planning Commission; Planning Division; and Economic Development Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	HOME Fund; CDBG Fund; and General Fund and Inclusionary Housing In-Lieu Fee Revenues.

Program H-3.1.2: Encourage senior housing developments to be located in areas that are convenient to shopping and other services, including public transit services, and/or to provide transit services (e.g., van shuttles) for their residents.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	200 new senior housing units affordable to extremely low-, very low-, low-, and moderate-income seniors.
Funding:	General Fund for staff.

Program H-3.1.3: Require all housing developments designated for seniors to be handicapped accessible, with such features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.

Responsible Agencies:	Planning Division; and Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Policy H-3.2: **Actively seek to expand housing opportunities for persons with disabilities in new and existing single-family and multifamily developments.**

Program H-3.2.1: Facilitate the development of accessible housing by providing financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.), and priority permit processing for housing developments that make at least 15 percent or more of the total units accessible to persons with disabilities through appropriate design and amenities.

Responsible Agencies:	Planning Division; Economic Development Division; and Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-3.2.2: Require accessible units in multifamily housing developments in accordance with State law, with accessibility features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.

Responsible Agencies:	Planning Division; and Building Division.
Time Frame:	Ongoing.
Quantified Objective:	40 City-supported new and rehabilitated units accessible to persons with disabilities; with an additional 100 to be produced without any City financial assistance as part of the normal development process.
Funding:	General Fund, CDBG.

Program H-3.2.3: Require accessible units in large housing developments in accordance with State law. Meet or exceed the requirements to provide accessible units in large housing developments as a condition of approval.

Responsible Agency:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	None required.

Program H-3.2.4: Enforce State handicapped, accessibility, and adaptability standards and remove constraints to housing accessible to persons with disabilities, consistent with SB 520.

Responsible Agency:	Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-3.2.5: Provide information and related resources to the public, including persons with disabilities, to raise awareness regarding accessibility issues (including the requirements of the Americans with Disabilities Act), encourage accessibility in all new and rehabilitated developments, and provide referrals to independent living centers and other resources.

The City will provide public information on accessibility issues and resources at the City's Permit Center and on the City's website. Also, the City will provide referrals to independent living centers and other resources as appropriate.

Responsible Agency:	Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Policy H-3.3: **Actively seek to expand housing opportunities for persons with developmental disabilities in Concord.**

Program H-3.3.1: Work with the Regional Center of the East Bay to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, updating the City's housing assistance resource web page to provide additional information on services, and providing housing-related training for individuals/families through workshops.

Responsible Agencies:	Economic Development & Housing Division

Time Frame: 2014 - 2015
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-3.4: **Actively seek and encourage the development of childcare facilities to help female- headed households, especially those with extremely low, very low, low, or moderate incomes.**

Program H-3.4.1: Continue to assess a fee on new construction and tenant improvements to help fund the City of Concord Child Care Program.

Responsible Agencies: Planning Division; and Parks and Recreation Department.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-3.4.2: Support the Section 8 Housing Choice Voucher Program administered by the Contra Costa County Housing Authority by providing referral services through Housing Rights Inc, and making information available at the permit counter and City website.
Responsible Agency: Economic Development & Housing Division
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-3.5: **Actively seek and encourage the development of housing that is affordable to very-low-, low- and moderate-income first-time homebuyers.**

Program H-3.5.1: Utilize funds as available to provide zero interest second mortgages to qualified low- and moderate-income homebuyers to assist them with down payment and/or closing costs.
Responsible Agency: Economic Development Division.
Time Frame: Ongoing.
Quantified Objective: Provide assistance to 20 homebuyers during Housing Element period.
Funding: Inclusionary Housing In-Lieu Fee.

Program H-3.5.2: Support and participate in the Mortgage Credit Certificate (MCC) Tax Credit Program administered by the Contra Costa County Department of Conservation and Development and make information available at the permit counter and City website.
Responsible Agency: Economic Development & Housing Division.

Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-3.5.3: Work with local nonprofit housing developers to facilitate sweat-equity homeownership opportunities for Concord residents.
Responsible Agency: Economic Development Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Policy H-3.6: **Actively seek and encourage the development of affordable housing for large families with extremely low-, very low-, low-, or moderate-incomes, and continue to take actions to prevent discrimination against children in housing.**

Program H-3.6.1: Expand the current inventory of large units in the City by providing financial and/or regulatory incentives to encourage the inclusion of units with four or more bedrooms in new developments, especially in rental housing developments.

Responsible Agency: Economic Development/Redevelopment Division.
Time Frame: Ongoing.
Quantified Objective: 40 new or rehabilitated housing units in Concord with four or more bedrooms.
Funding: CDBG.

Program H-3.6.2: Facilitate the rehabilitation of large units by giving priority to developments with large units that are deteriorated or at risk of being lost from the City's housing stock.

Responsible Agency: Economic Development Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: Inclusionary Housing In-Lieu Fee Revenues and CDBG.

Policy H-3.7: **Actively seek and encourage emergency, transitional, and long-term affordable housing to reduce the problem of homelessness in the City of Concord.**

Program H-3.7.1: Continue to actively participate in the Contra Costa HOME Consortium and the Contra Costa Interagency Council on Homelessness (CCICH) to identify

and respond to the needs of homeless individuals and families in Concord and surrounding communities, giving priority to the implementation of the strategies and actions identified in the Consortium's Consolidated Plan.

Responsible Agency:	Economic Development Division and Community Grants Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	Grants, HOME, and CDBG funds.

Program H-3.7.2: Continue to permit the development of emergency homeless shelters without discretionary review, in the Industrial Mixed Use (IMU), Industrial Business Park Zone (IBP), and Office Business Park (OBP) zones in accordance with State law. Emergency shelters will be subject to the same development and management standards that apply to other allowed uses within each zone.

The City will ensure that applications for these facilities receive priority review and streamlined processing.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-3.7.3: Revise the City's Development Code to explicitly identify transitional and supportive housing as residential uses subject to only those restrictions that apply to other residential dwellings of the same type in the same zone, and adopt definitions of transitional housing and supportive housing pursuant to SB 745.

Responsible Agencies:	City Council; Planning Commission; and Planning Division.
Time Frame:	2015-2016.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-3.7.4: Coordinate with the County and local non-profits to identify and address the housing and social needs of the local homeless population.

The City will provide financial support where feasible and appropriate to non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for people who are homeless at risk of homelessness. State or County housing oversight and accountability is a prerequisite for City

and City pass-through funding. Additionally, City staff will meet with non-profit groups at least once every year to discuss the needs of the local homeless population.

Responsible Agency:	Parks & Recreation Department/Community Grants Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	CDBG Fund.

Goal H-4: Equal Housing Opportunities

Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

Policy H-4.1: **Ensure equal housing opportunities for all by reaffirming the City's commitment to work towards the elimination of discrimination in housing with regard to race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.**

Program H-4.1.1: Continue the City's existing contract with ECHO Housing to provide fair housing counseling, education, and outreach services.

The City provides information regarding the City's Fair Housing Services available in both English and Spanish, and advertises the availability of these services through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.

Responsible Agencies:	City Council and Economic Development Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	CDBG.

Program H-4.1.2: Continue the City's existing contract with Bay Area Legal to provide tenant-landlord counseling and resolve problems and conflicts that occur in tenant/landlord relationships.

The City makes information regarding Tenant-Landlord Counseling available in both English and Spanish, and advertises the availability of the service through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.

Responsible Agency: Economic Development/Redevelopment Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: CDBG.

Program H-4.1.3: Continue to monitor rental rates in Concord on an annual basis to provide up to date, reliable information on average and median rents in the City by unit size and type.

Use the collected data to inform decision making on City housing policies and programs and help reduce the potential impact of rapidly escalating rents and/or disparities in the local housing market (e.g., the monitoring program may call attention to a shortage of a particular housing type).

Responsible Agency: Economic Development Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund for staff.

Program H-4.1.4: Work with the Contra Costa HOME Consortium to reduce impediments to fair housing choice identified in the Consortium's Analysis of Impediments to Fair Housing Choice.

Responsible Agency: Community Grants Division and Economic Development & Housing Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: CDBG Fund and General Fund.

Goal H-5: Energy Conservation
Protect the environment and lower the cost of energy through energy conservation policies.

Policy H-5.1: **Encourage the incorporation of energy and water conservation design features in existing and future residential developments to conserve resources, reduce greenhouse gas emissions, and reduce housing costs.**

Program H-5.1.1: Continue to allow new residential developments to provide, to the extent feasible, for passive energy conservation, solar access, and water conservation features.

The City's Subdivision Ordinance promotes the use of passive or natural heating or cooling opportunities. The Ordinance also empowers the City to adopt solar access standards and require easements for solar access.

Responsible Agencies:	Planning Commission; and Planning Division.
Time Frame:	Ongoing
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-5.1.2: Continue to enforce State Energy Conservation Standards (Title 24) for new residential construction or additions to existing structures.

Responsible Agency:	Building Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Program H-5.1.3: Continue to offer rehabilitation loans to extremely low-, very low-, and low-income homeowners and seniors to improve the energy efficiency of their residence and/or replace existing energy inefficient appliances through various Home Repair Loans and the Weatherization for Seniors Program.

Responsible Agencies:	Economic Development Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	CDBG Fund.

Program H-5.1.4: Continue to implement the Green Building Standards adopted in 2011 in accordance with State law to implement General Plan policies and promote solar energy and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes.

Responsible Agencies:	Building Division; and Planning Division.
Time Frame:	Ongoing.
Quantified Objective:	N/A
Funding:	General Fund for staff.

Quantified Objectives for 2014-2022

Local jurisdictions are required under Section 65583 of the California Government Code to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and

programs. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, or constraints.

Table 51 shows proposed quantified objectives for the 2014 to 2022 planning period. The objectives represent the analysis of prior Housing Element accomplishments and land use policies of the City's General Plan, and show the estimated number of units to be built, rehabilitated, or conserved during the planning period.

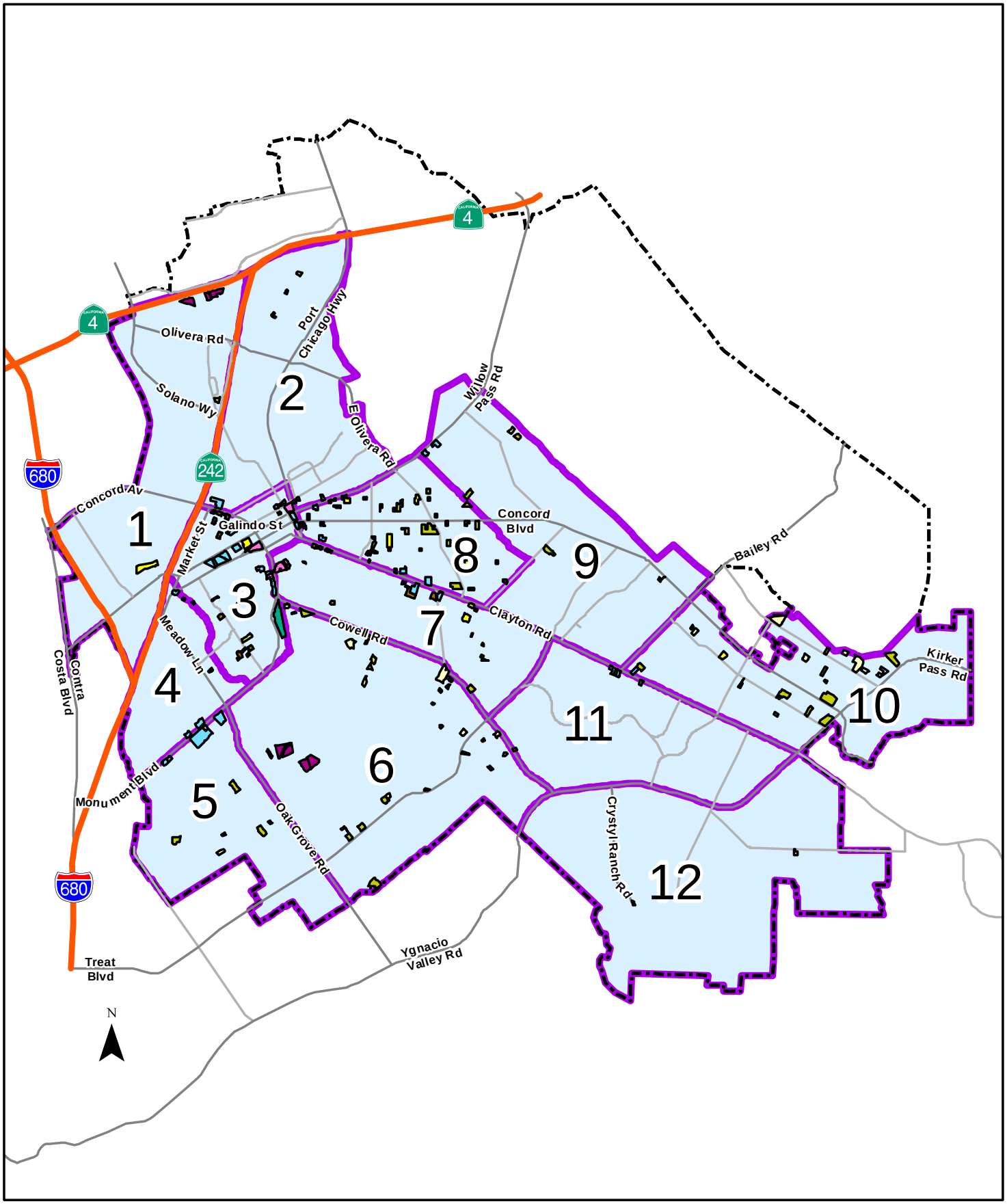
Although the RHNA does not include allocations for extremely low-income households, Housing Element Law requires that jurisdictions estimate the need for housing units affordable to extremely-low income households. The quantified objectives assume that half of the very low-income housing need consists of a need for housing to serve extremely low-income households

Table 51: Proposed Quantified Objectives, 2014-2022

Income Category	New Construction	Rehabilitation (a)	Preservation (b)	Total
Extremely Low	399	30	70	499
Very Low	399	44	337	780
Low	444	54	134	632
Moderate	559	14	0	573
Above Moderate	1,677	0	0	1,677
All Income Categories	**3,478**	**142**	**542**	**4,162**

Notes:
(a) Rehabilitation goals are based on anticipated funding available for rehabilitation through CDBG and Inclusionary Housing In-Lieu Fee revenue.
(b) Preservation objectives are based on the number of existing affordable units at risk of conversion to market rate, assuming that approximately half will be preserved due to limited City resources to extend affordability. Information on the affordability of units at risk is not available for all properties, and is therefore estimated based on affordability levels at properties for which this information is available. Preservation objectives do not include additional units to potentially be preserved through the City's Condominium Conversion Ordinance, Mobile Home Conversion ordinance, or other existing City policies with impacts that are not reliably quantified.
Sources: City of Concord, 2014; BAE, 2014.

APPENDIX A: HOUSING SITES INVENTORY

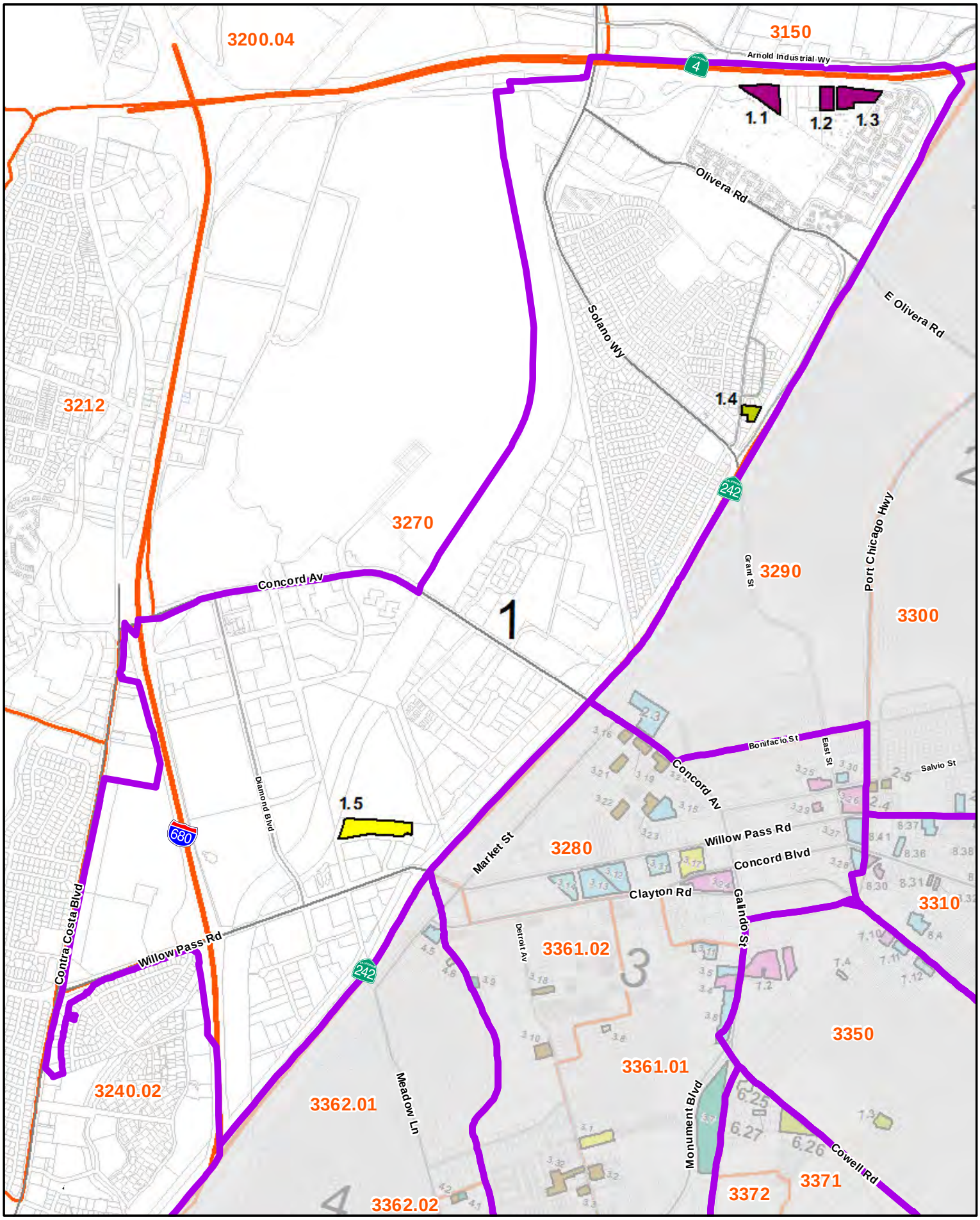


Legend

- Concord City Limit
- Sub Areas
- Entitled Projects, expected occupancy after 1/31/15
- Vacant, residentially zoned, low-medium density potential
- Underutilized, residentially zoned, low-medium density potential
- Live-Work Potential
- Vacant residentially zoned, high-density
- Underutilized residentially zoned, high-density potential
- Vacant non-residential, high-density potential
- Underutilized non-residential, high-density potential

City of Concord
Housing Element 2014
Sub-area Index Map

Date: 06/17/2014



Legend

- Sub Areas
- 2010 Census Tracts
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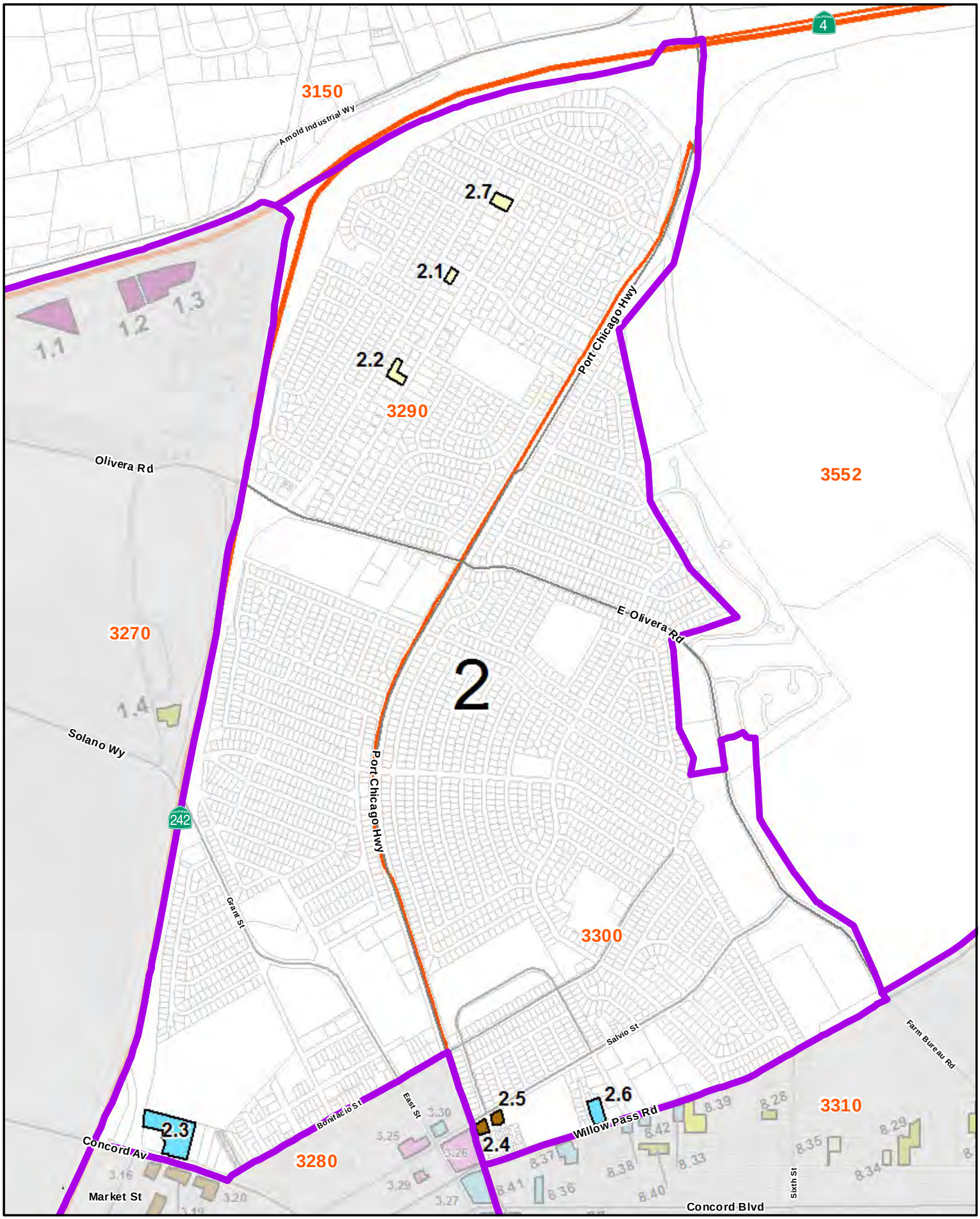
City of Concord
Housing Element 2014

Sub-area 1

Date: 06/17/2014



Legend

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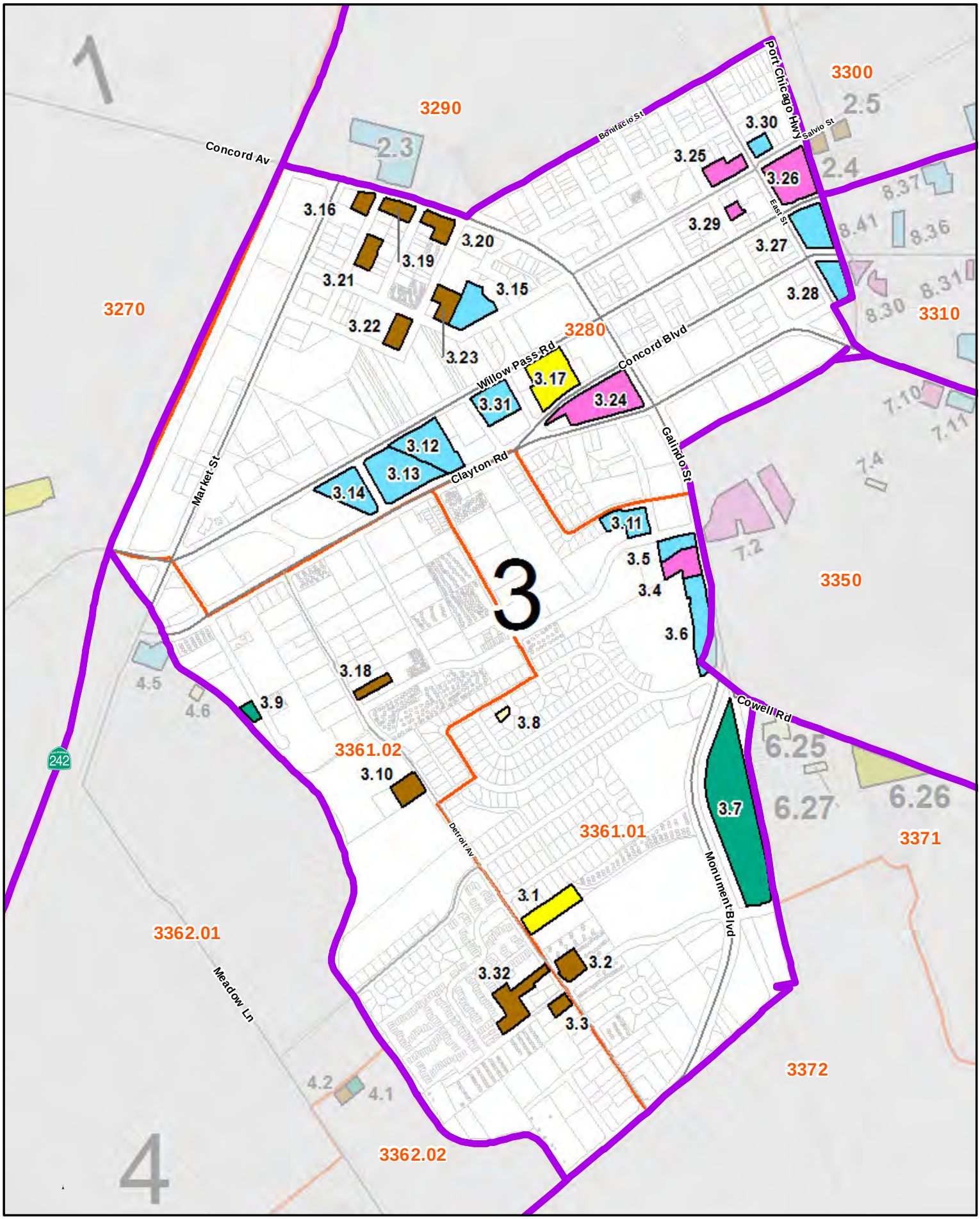
City of Concord
Housing Element 2014

Sub-area 2

Date: 06/17/2014



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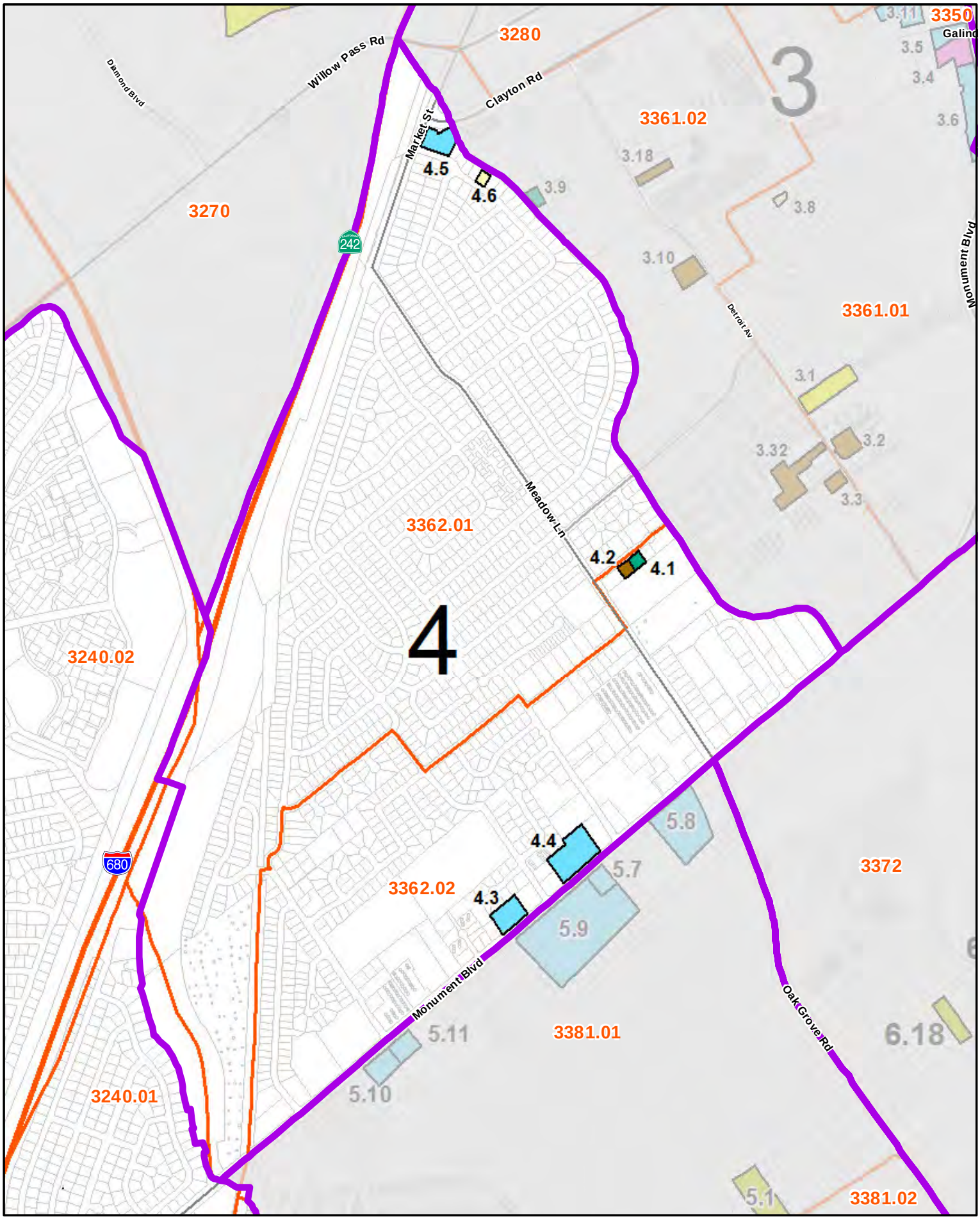
City of Concord
Housing Element 2014

Sub-area 3

Date: 06/17/2014



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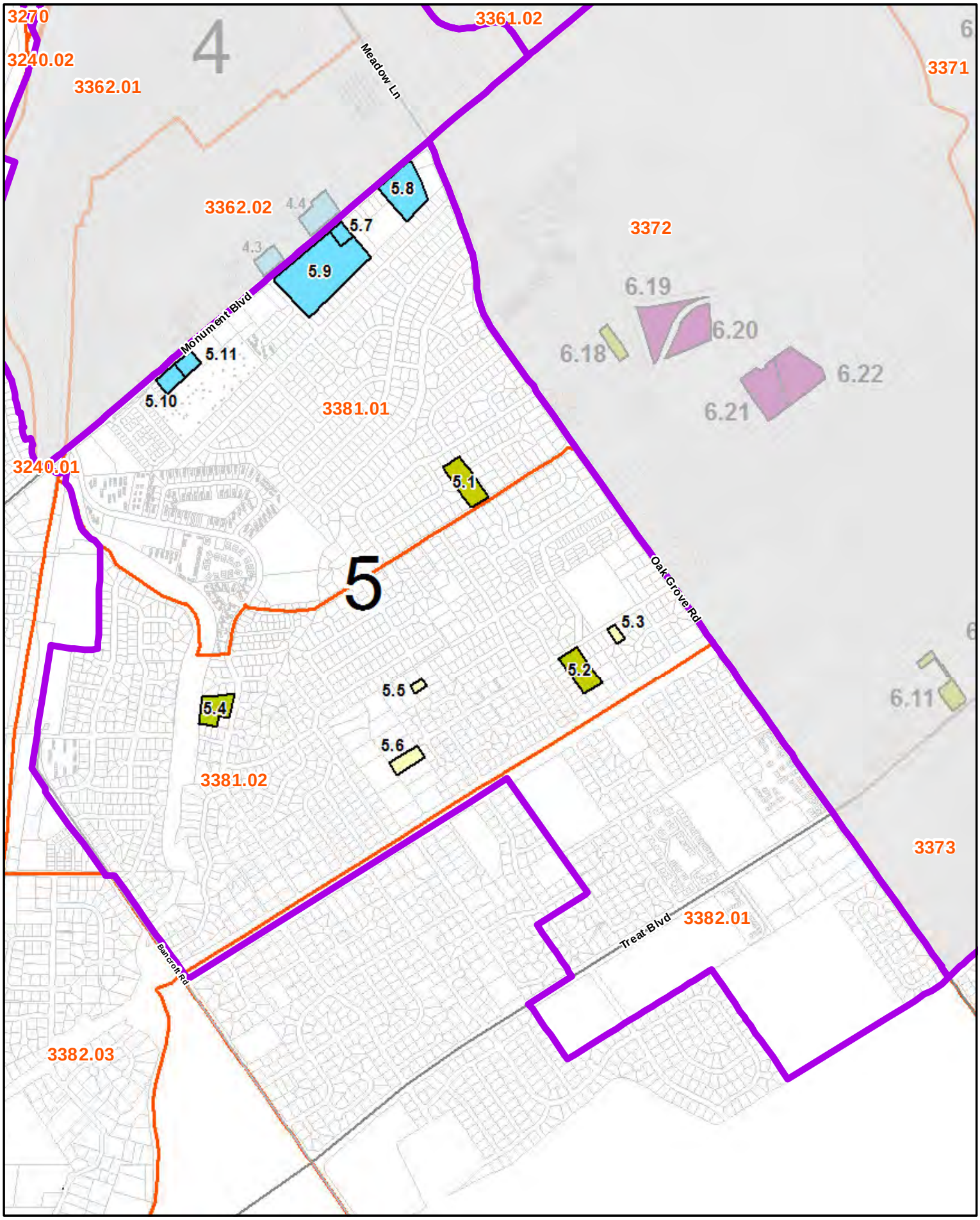
City of Concord
Housing Element 2014
Sub-area 4
Date: 06/17/2014



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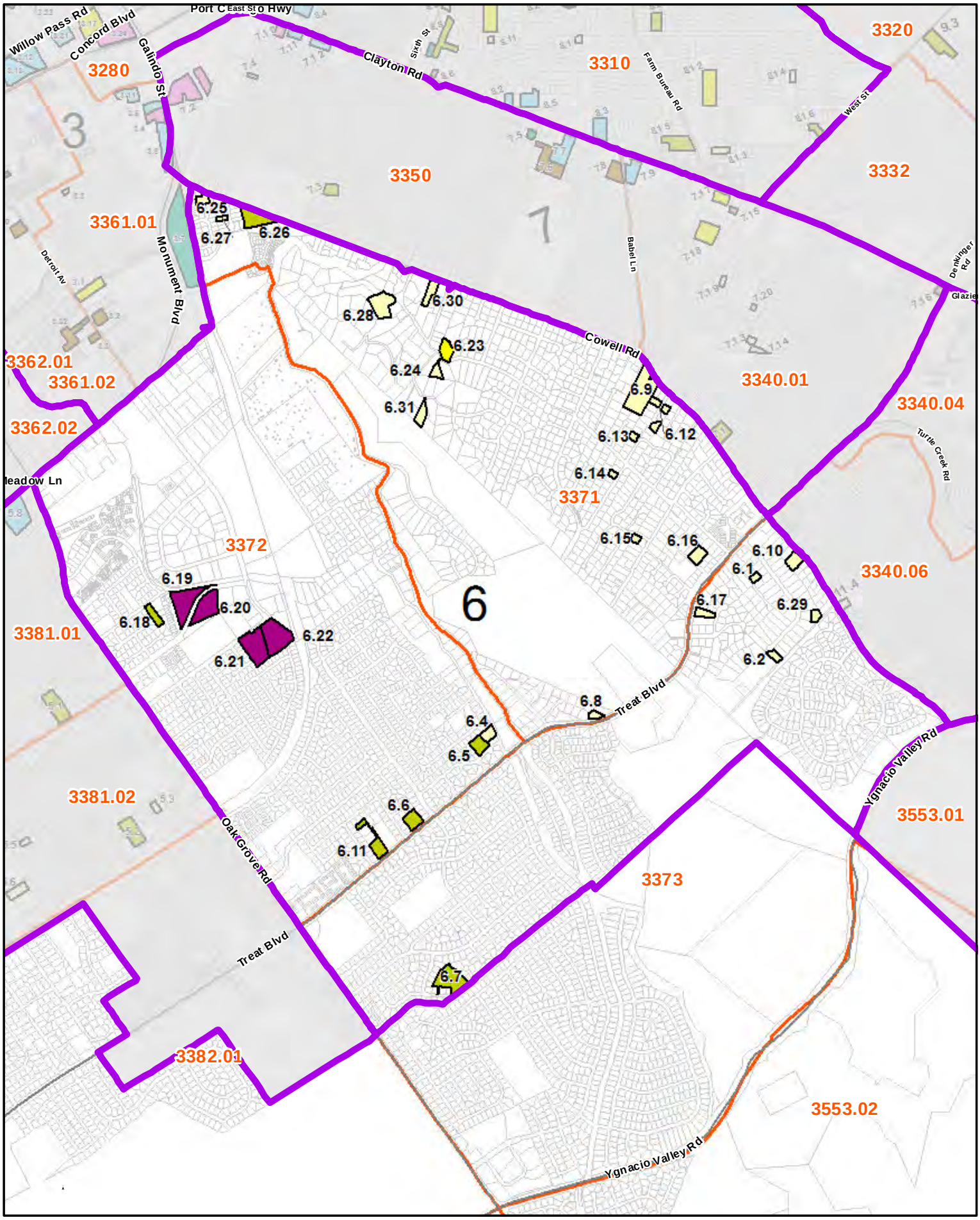
City of Concord
Housing Element 2014
Sub-area 5
Date: 06/17/2014



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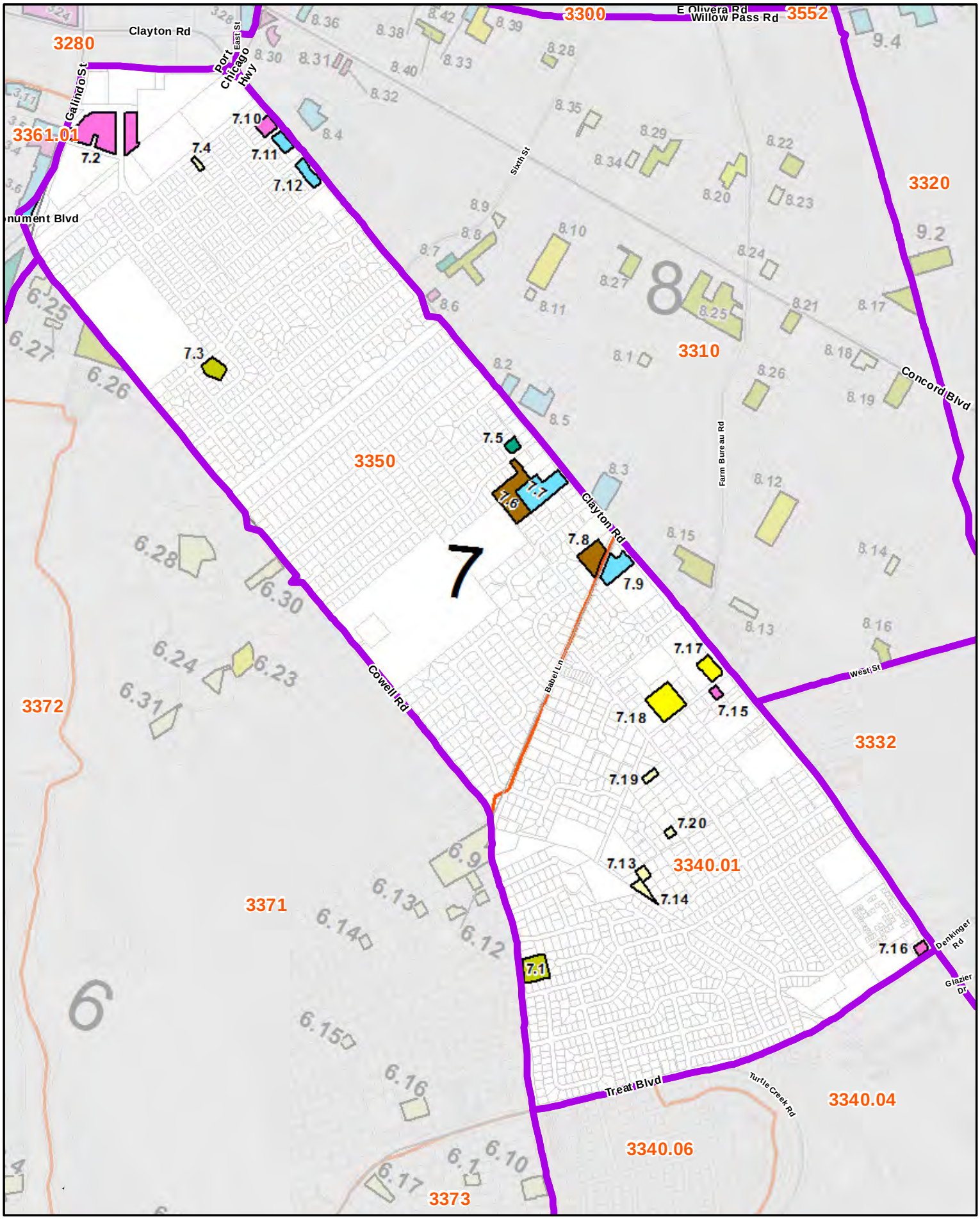
City of Concord
Housing Element 2014

Sub-area 6

Date: 06/17/2014



Legend

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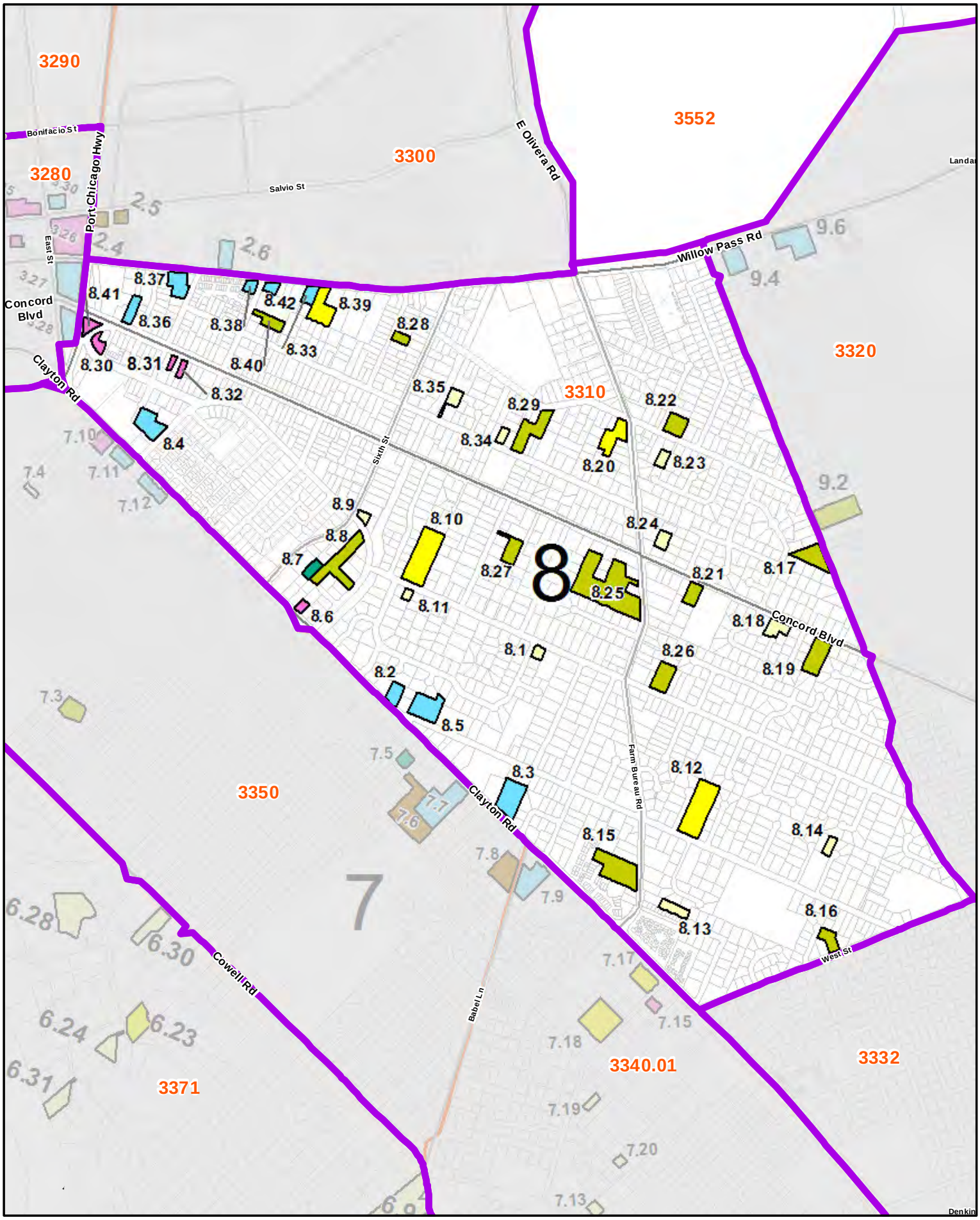
City of Concord
Housing Element 2014

Sub-area 7

Date: 06/17/2014



Legend

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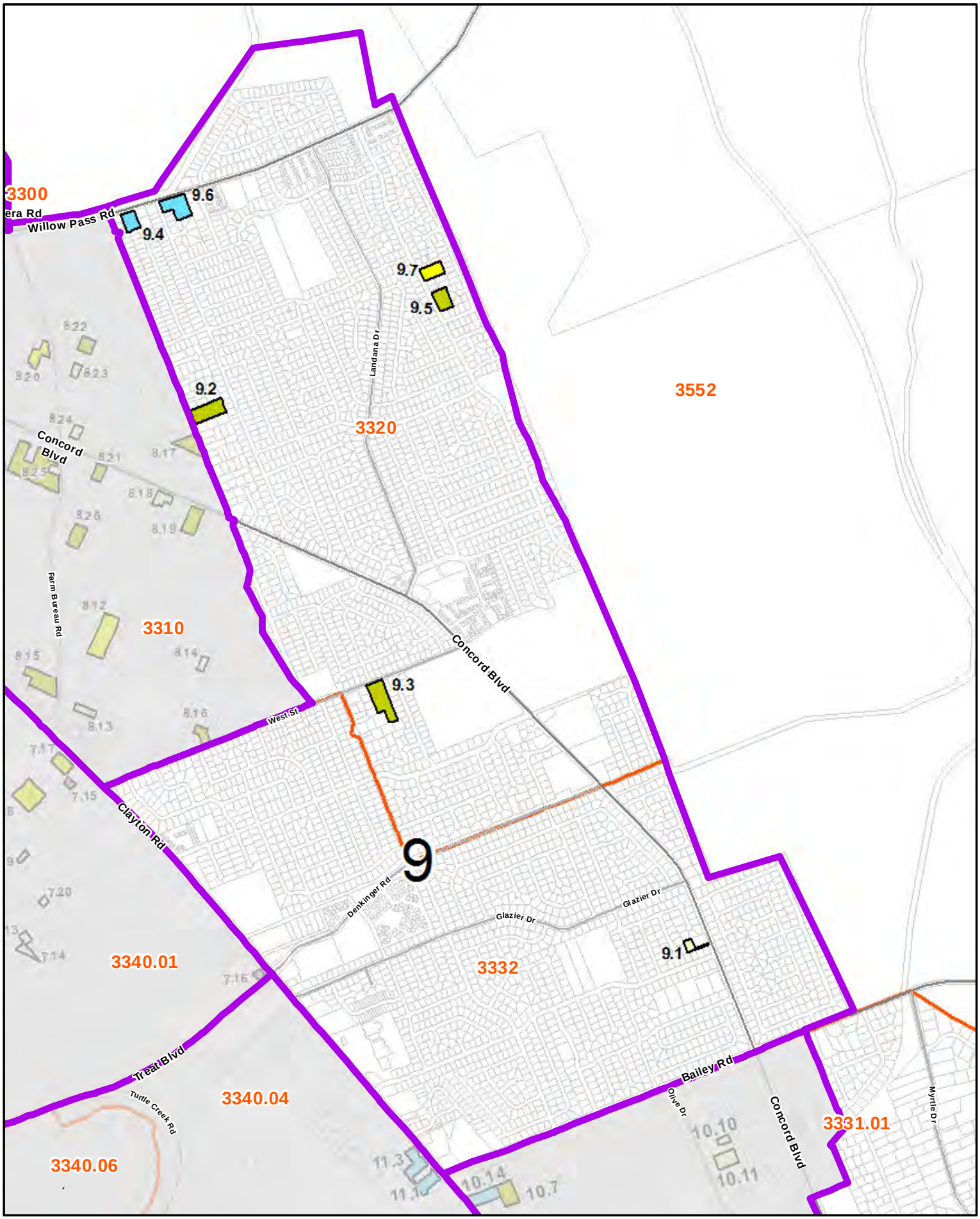
City of Concord
Housing Element 2014

Sub-area 8

Date: 06/17/2014



Legend

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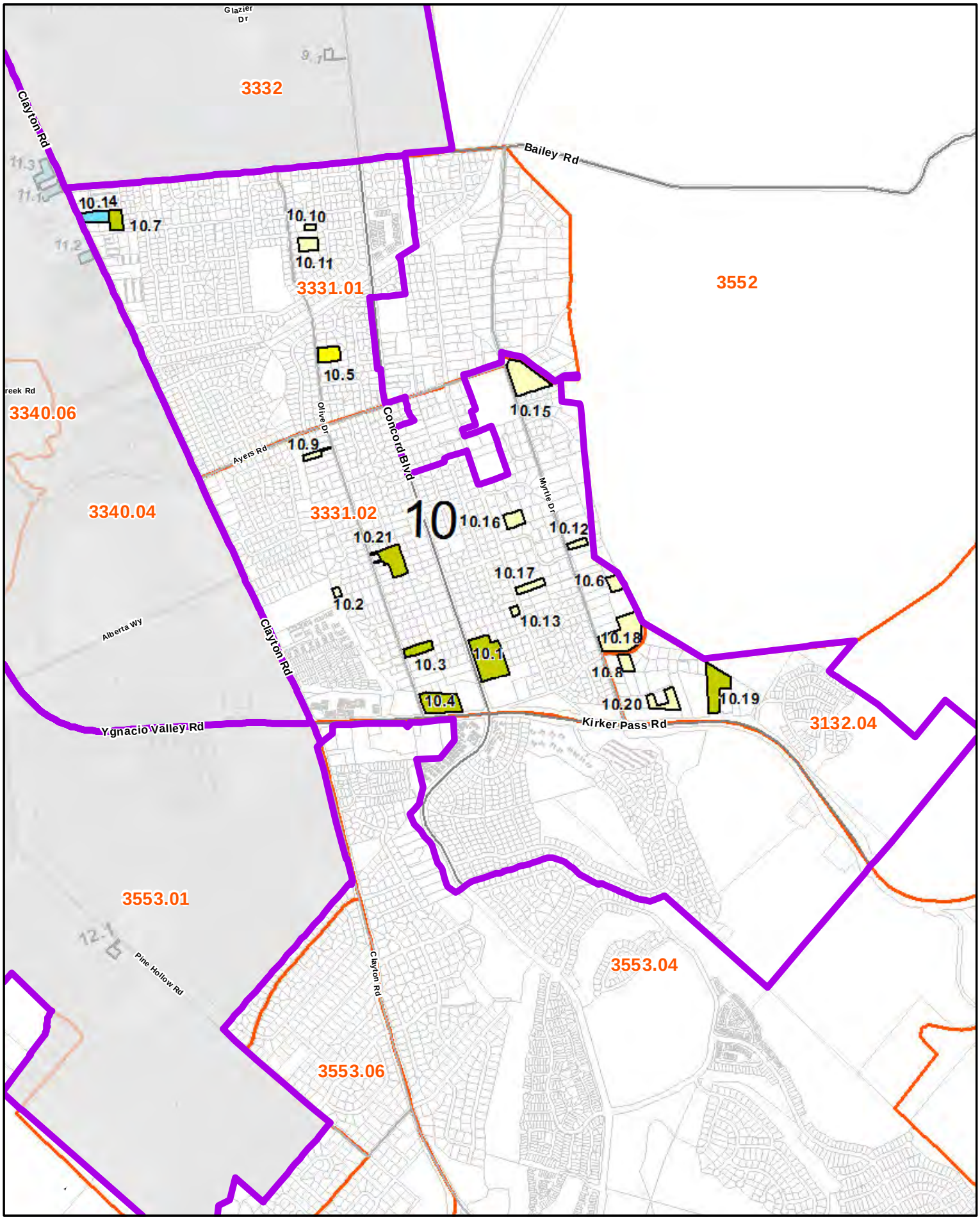
City of Concord
Housing Element 2014

Sub-area 9

Date: 06/17/2014



Legend

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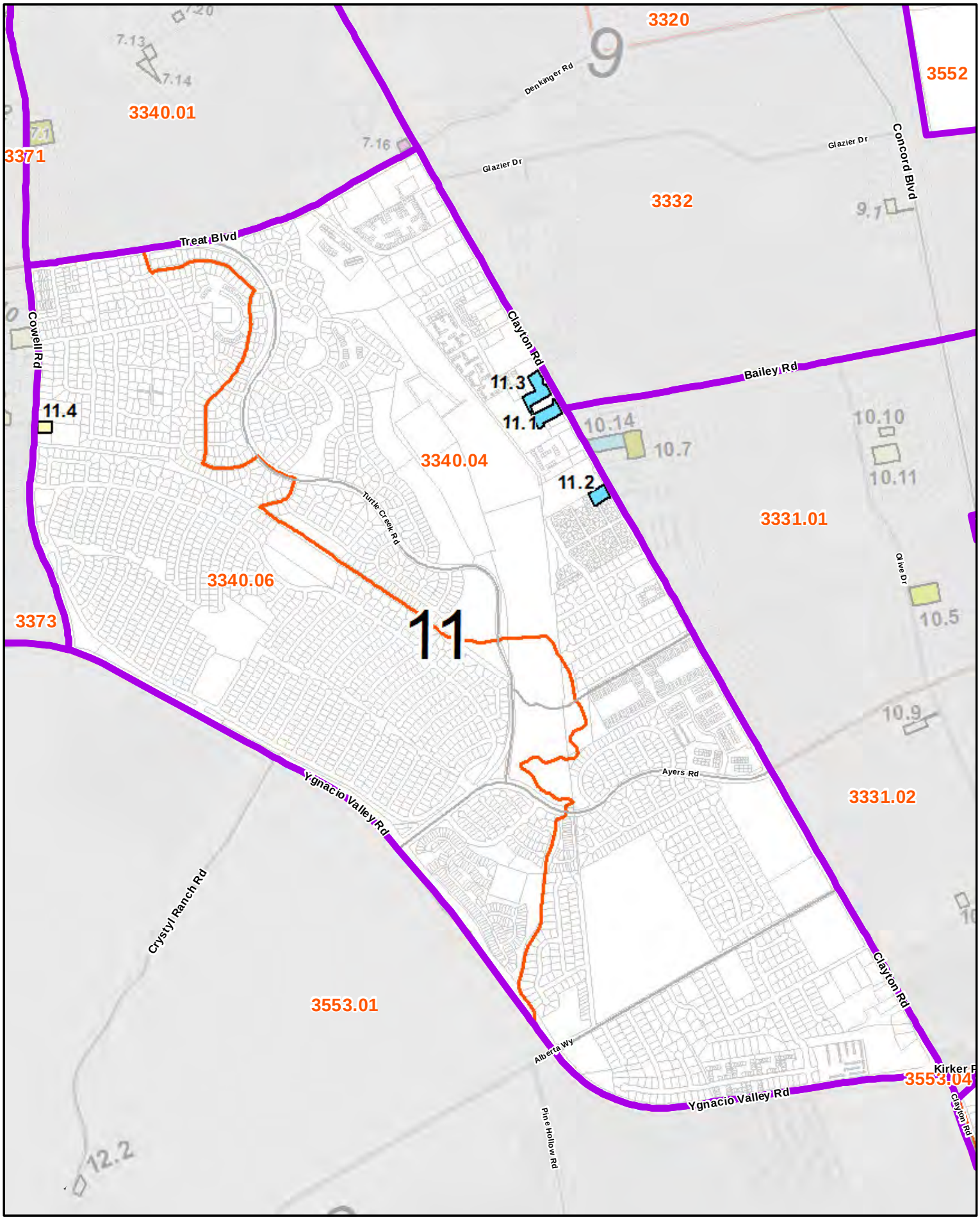
City of Concord
Housing Element 2014

Sub-area 10

Date: 06/17/2014



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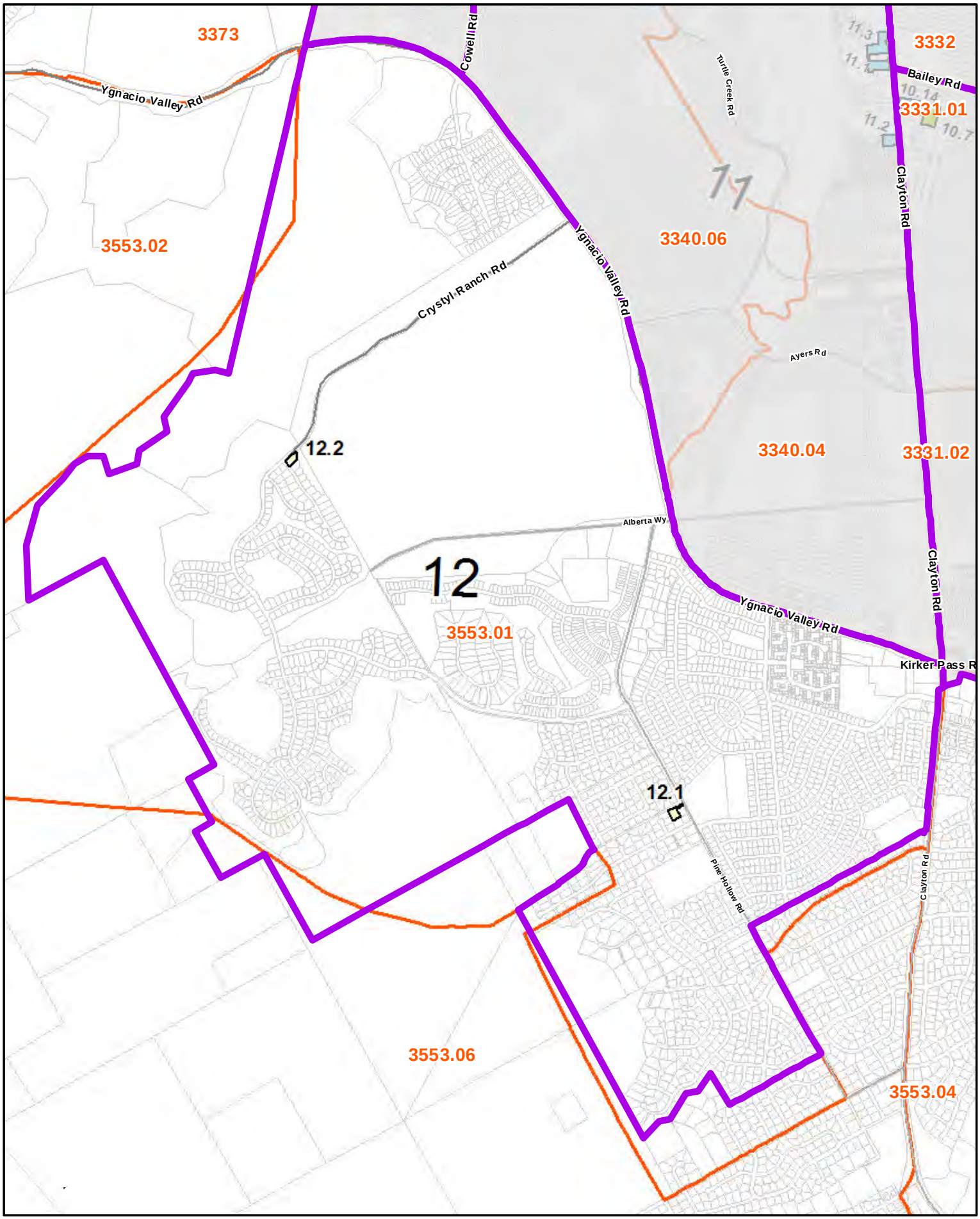
City of Concord
Housing Element 2014

Sub-area 11

Date: 06/17/2014



Legend

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City of Concord
Housing Element 2014

Sub-area 12

Date: 06/17/2014

CATEGORY 1: PENDING/ENTITLED PROJECTS, expected to come on line after 1/31/15

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Expected Income Mix: Very Loe	Low	Moderate	Above Mod	Comments
1.5	I-15	UNRH	126300030; 126300047; 126300052	1465 Enea Circle 1401 Enea	office bldgs vacant land	*2.02* *2.17* **4.19**	0.88 0.00 0.41	DMX	DMU	100	54	224	224	0	0	224	0	These three parcels have been approved for a 224 unit market rate apartment complex called Palmera. About half the site is vacant and the rest includes older office buildings built in 1980 totalling about 32,000 SF.
3.1	F3	VRM	126210045	1250 Detroit	vac lot	1.44	0	RM	RM	32	19.4	28	28	0	0	1	27	Poetry Gardens has been approved for 28 townhomes, including 1 BMR moderate
3.17	I-20	VNRH	126062013	1840 Willow Pass Rd	Vacant land (former redev. agency)	2.75	0.00	DMX	DMU	100	65	179	180			179		Rennaissance Phase II
6.23	G10	VRL	130090031; 130090032; 130090033; 130090034	Ridge Park Court	4 lot subdivision, sold in 2013	1.18	0	RS-10	LDR	4.3	3.4	4	0	0	0	0	4	**Site was not in 2010 Inventory.** 4-lot subdivision on Ridge Park Court. Lots existing and platted. All four lots in one ownership, sold in 2013.
7.17	J6	VRM	132020060 through 132020071	SW corner Clayton and LaVista	12 vacant lots	0.64	0	PD	RM	32	19	12	12	0	0	0	12	12-unit small lot/townhome subdivision at corner of Clayton and LaVista. Platted into 2600 SF lots with pvt street--sign on lot suggests construction is pending
7.18	J7	VRL	132030041; 132030042; 130030043; 130030044 130030045	1421 LaVista Av 1425 LaVista	Four vacant lots older SF home	*1.26* *0.59* **1.85**	*0* *0.149* 0.10	RS-8 (RL)	LDR	5.4	4.3	8	5	0	0	0	0	LaVista Villas. Application in progress. Four vacant lots under one ownership, served by a private court off LaVista Av. Fifth parcel was a private home, sold in 2013 and now proposed as part of this development. **Zoning change from RS-8 to RL requested.** 8 units.
8.10	H7	URL	113133008	3319 Walnut	older SF home	2.5	0.01	RS-7.5	LDR	5.8	4.4	10	11	0	0	0	10	Approved for development as Copperleaf, an 11 lot SF subdivision. Net gain = 10 units. No construction yet.
8.12	J1	VRL	114290005	3837 Chestnut	Vac lot	2.36	0	RS-8	LDR	5.4	4.2	10	10	0	0	0	10	Approved for development in 2010 as Chestnut Grove subdivision. No construction yet.
8.20	L11	URL	113071010; 113071011; 113071040	3466 Wren	older SF home	0.98	0.394	RS-6/ RS-7.5	LDR	7.2	7	6	0	0	0	0	6	Willows Subdivision. Approved for 7 lots, one home existing. Net gain of six. **Site was not included in 2010 Element.**

CATEGORY 1: PENDING/ENTITLED PROJECTS, expected to come on line after 1/31/15

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Expected Income Mix				Comments
														Very Loe	Low	Moderate	Above Mod	
8.39	M8	VRM	113370001-113370029	3000 Willow Pass	26 townhome lots	1.21	0	RM	RM	32	21.5	26	26					Enclave-26-unit townhome development. Site divided into 26 lots, plus private street and common open space.
9.7	L9	URL	114012012	1856 Lynwood	older SF home	0.95	1.73	RS-7	LDR	6.2	2.1	5	5	0	0	0	5	Farry Grove subdivision. 2010 Element indicated development in progress with 5 lots. Not yet built. Sold in 2012 but entitlements still valid.
10.5	C-18	URL	116140026	4985 Olive	older SF home	1.37	0.52	RS-8	LDR	5.4	4.4	5	0	0	0	0	5	**Site was not in 2010 inventory.** PC approved a 6 lot subdivision here in 2013. Net gain 5 units.
	TOTAL					21.42						517	501					

CATEGORY 2: HOUSING POTENTIAL ON VACANT RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
2.1	A5	VRL	110442007	2283 Ranchito	Vac lot	0.28	0	RS-7.5	LDR	5.8	5	1	1	0.2	0.2	0.6	0.4	Vacant lot with full street frontage, owned by adjacent property.
2.2	A8	VRL	110451014; 110451015; 110451016	3572, 3574, 3578 Sanford St	Three Vac lots	0.56	0	RS-7.5	LDR	5.8	5.3	3	0	0.2	0.4	0.8	0.5	NEW SITE, not counted in 2010 Element. Three adjacent existing vacant lots in a subdivision, all buildable.
2.7	A4	VRL	11042202	3744 Sanford (rear)	Vac lot	0.31	0	RS-7.5	LDR	5.8	5	1	2	0.3	0.3	0.8	0.3	Vacant lot behind existing home, frontage on cul-de-sac.
3.8	G9	VRL	126233016	1413 White-wood Pl	Vac lot	0.15	0	RS-6	LDR	7.2	6.6	1	1	0.3	0.2	0.3	0.1	Flat vacant lot on cul-de-sac.
4.6	I-11	VRL	128023030	1720 Belmont	Vac lot	0.17	0	RS-7.5	LDR	5.8	5.9	1	1	0.4	0.4	0.4	0.1	Vacant lot, owned by adjacent home.
5.3	E11	VRL	147350040	1926 Risdon	Vac lot	0.35	0	RS-7	LDR	6.2	2.9	1	0	0.6	0.3	0.6	0.1	NEW SITE, bot in 2010 Element. Flat vacant lot on Risdon.
5.5	E8	VRL	147331094	1694 Sargent	Vac lot	0.28	0	RS-7.5	LDR	5.8	3.5	1	1	0.8	0.6	0.8	0.3	Vacant lot owned by adjacent house.
5.6	E9	VRL	147310022	920 Lee Ln	Vac lot	1.01	0	RR-40	RR	1.1	1	1	1	0.9	0.6	0.8	0.2	Flat vacant lot with full street frontage. Owned by neighboring house.
6.1	D11	VRL	134051033	4307 Lynn	Vac lot	0.34	0	RS-10	LDR	4.3	3.3	1	1	1.2	0.6	0.9	0.2	Legal buildable lot, owned by adjoining site on Rose. Gentle slope.
6.2	D12	VRL	134070009	End of Rose Ln	Vac lot	0.46	0	RR-20	RR	3.6	2.1	1	1	1.2	0.8	1.0	0.3	Gently sloping vacant lot at end of cul-de-sac with frontage on Rose Ln.
6.4	D15-B	VRL	129442018	815 San Miguel	Vac lot	0.76	0	RS-6	LDR	7.2	5.2	4	5	0.5	0.6	0.8	0.1	Owned by adjacent residence. 165' of frontage on San Miguel. In Special Studies Zone. Could be subdivided into 4 lots.
6.8	D18	VRL	130230044	3687 Treat	Vac lot	0.42	0	RR-15	RR	2.9	2.3	1	1	0.7	1.0	1.1	0.2	On 15% slope and close to major arterial.
6.9	D2	VRL	130150023	3900 Cowell	Vac lot	4.32	0	RS-12	LDR	3.6	2.5	11	11	0.6	0.1	0.8	0.3	No change in assumptions from 2010. Gentle slope and pt of site includes flood plain. Density reduced to reflect constraints.

CATEGORY 2: HOUSING POTENTIAL ON VACANT RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
6.10	D20	VRL	134062037; 134062038; 134062039;134062040	Stonecrest Ln	Vac 4 lot subdivision	1.00	0	RS-10	LDR	4.3	4	4	0	0.2	0.3	1.0	0.4	NEW SITE, not in 2010 Element. Four lot subdivision--all lots in one ownership. No homes built yet, served by private court
6.12	D3	VRL	130150027 130150059 130150063	1170 Green Gables Ct Green Gables 1190 Green Gables Ct	Vac lot Vac lot Vac lot	*0.29* *0.4* *0.38* **1.07**	*0* *0* *0* 0	RS-12	LDR	3.6	2.8	3	3	0.7	0.1	0.8	0.2	Three noncontiguous vacant lots on cul-de-sac in new subdivision. All gently sloping and buildable for one home each.
6.13	D5	VRL	130150044	4003 Rhoda	Vac lot	0.3	0	RS-12	LDR	3.6	3.6	1	1	0.7	0.2	0.9	0.3	Legal vacant lot with full street frontage on gently sloping lot. Capacity for one home.
6.14	D6	VRL	130421006	1141 Jamie	Vac lot	0.25	0	RS-10	LDR	4.3	4	1	1	0.8	0.3	0.1	0.4	Level buildable lot with full street frontage, capacity for one home.
6.15	D7	VRL	130410021	4090 Browning	Vac lot	0.29	0	RS-12	LDR	3.6	3.4	1	1	1.0	0.5	1.0	0.3	Gentle slope, unconstrained, full street frontage. Suitable for one home.
6.16	D8	VRL	130200026; 130200027	4255 Thompson	Vac lot	1.01	0	RS-10	LDR	4.3	3	3	2	1.1	0.5	0.9	0.2	Two adjacent level buildable parcels of equal size with same owner (owner lives on adjacent 3rd parcel). Could replat for 3 lots.
6.17	D9	VRL	134032009	4064 Treat	Vac lot	0.71	0	RS-12	LDR	3.6	2.8	2	1	1.1	0.7	1.0	0.1	Double frontage lot--could split into 2 lots with one on Castlewood, one on Treat.
6.24	G12	VRL	130080009	Ridge Park Ct	Vac lot	0.71	0	RR-40	RR	1.1	1.4	1	0	1.0	0.3	1.0	0.8	NEW SITE. Vacant flag lot on hillside site.
6.25	G13	VRL	126182051	2724 Cowell Road	Vac lot	0.62	0	RS-6	LDR	7.2	5	3	0	0.2	0.2	0.5	0.2	NEW SITE. Large flat vacant parcel 4 blocks from BART
6.27	G3	VRL	126182026	1175 Almendra Ct	Vac lot	0.22	0	RS-6	LDR	7.2	4.5	1	1	0.6	0.1	0.2	0.2	Flat vacant lot with full street frontage. Owned by neighboring house.
6.28	G5	VRL	130031023; 130031025; 130031026	16, 22, and 28 Ridge Park Ln	Three Vac lots	2.27	0	RR-40	RR	1.1	1.3	3	3	0.6	0.3	0.6	0.2	Three adjacent vacant buildable hillside subdivision lots under one ownership with driveway access to Ridge Park.

CATEGORY 2: HOUSING POTENTIAL ON VACANT RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
6.29	D13	VRL	134070024	Rose Ln	Vac lot	0.47	0	RR-20	RR	3.6	2.1	1	1	1.4	0.7	0.9	0.3	Landlocked, would require driveway easement.
6.30	G6	VRL	130040019	1198 Ridge Park Ln(rear)	Vac lot	1	0	RR-20	RR	2.2	1	1	1	0.4	0.2	0.6	0.2	Site owned by adjacent lot. If developed, would front on Cowell. Could be 2 homes but only one assumed (creek on site).
6.31	G7	VRL	130070019	974 Ridge Dr	Vac lot	0.93	0	RR-40	RR	1.1	1.1	1	1	0.7	0.4	0.8	0.4	Gentle slope, vacant lot owned by adjacent home.
7.4	H1	VRL	105022008	1400 block Oakland Av	Vac lot	0.17	0	RS-6	LDR	7.2	5.9	1	1	0.9	0.3	0.2	0.1	Across street from BART station.
7.19	J8	VRL	132080030	adj. 3915 Pridmore Ct	Vac lot	0.25	0	RS-8	LDR	5.4	4	1	1	0.6	0.2	0.6	0.3	Vacant lot, owned by adjacent home.
7.20	J9	VRL	132080042	rear of 3964 Joan	Vac lot	0.17	0	RS-8	LDR	5.4	5.8	1	1	0.7	0.1	0.5	0.3	Landlocked vacant lot to rear of existing home. Would need driveway easement.
7.13	J10	VRL	132122028	NW corner Janet/ Lucas	Vac lot	0.3	0	RS-8	LDR	5.4	3.3	1	1	0.7	0.1	0.5	0.4	Vacant corner lot.
7.14	J11	VRL	132122044	4040 Lucas	Vac lot	0.44	0	RS-8	LDR	5.4	2.3	1	1	0.7	0.1	0.5	0.3	Triangular shaped lot, backs on to park.
8.1	H10	VRL	1131522018	Roseland/ Walnut	Vac lot	0.25	0	RS-10	LDR	4.3	4	1	1	0.5	0.5	0.2	0.3	Flat vacant corner lot.
8.9	H6	VRL	113131003	3201 The Alameda	Vac lot	0.2	0	RS-7	LDR	6.2	5	1	3	0.4	0.5	0.4	0.1	Flat vacant lot on corner.
8.11	H8	VRL	113222008	1554 Grove (rear)	Vac lot	0.17	0	RS-10	LDR	4.3	5.8	1	1	0.5	0.5	0.2	0.2	Vac lot to rear of home at 1554 Grove (corner), with 60' of frontage on Walnut.
8.13	J12	VRL	114280048; 114280049	rear of 1540 Farm Bureau	2 vac lots	0.54	0	RS-10	LDR	4.3	3.7	2	2	0.5	0.5	0.4	0.1	Two landlocked lots behind a third lot with a house--all under one owner. Lots could develop with driveway easement.
8.14	J3	VRL	114300056	1631 Lateri (rear)	Vac lot	0.32	0	RS-8	LDR	5.4	3.1	1	1	0.6	0.6	0.6	0.2	Vac lot owned by adjacent home. Frontage on parallel street (Stillman Ct).
8.18	K3	VRL	114370046	3790 Concord Blvd	Vac lot	0.66	0	RS-8	LDR	5.4	4.5	3	2	0.7	0.6	0.8	0.1	Vacant lot with double frontage, easily dividable into 3 lots.
8.23	L4	VRL	114410007	3544 Wren	Vac lot	0.35	0	RS-7.5	LDR	5.8	2.9	1	1	0.4	0.4	0.4	0.2	Vacant flag lot, driveway access in place.
8.24	L5	VRL	114380035; 114380036	3607 Wren (rear of)	2 vac lots	0.42	0	RS-7.5	LDR	5.8	4.7	2	2	0.5	0.5	0.5	0.1	2 legal landlocked vacant lots, both owned by home on a 3rd lot with street frontage. Could develop w/ driveway easement.

CATEGORY 2: HOUSING POTENTIAL ON VACANT RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
8.34	M-16	VRL	113082059	3381 Euclid	Vac lot	0.26	0	RS-7.5	LDR	5.8	3.8	1	0	0.2	0.3	0.3	0.2	NEW SITE, not previously counted. Legal vac lot w frontage, owned by adjacent house.
8.35	M-17	VRL	113082056	3289 Euclid	Vac lot	0.45	0	RS-7.5	LDR	5.8	2.2	1	0	0.2	0.2	0.9	0.4	NEW SITE, not previously counted. Legal flag lot, with driveway easement. No house. Owned by "front" parcel.
9.1	C22	VRL	115385039	rear of 4554 Concord Blv.	Vac lot	0.41	0	RS-8	LDR	5.4	2.4	1	0	0.2	0.5	0.9	0.1	NEW SITE, not counted in 2010. Flag lot.
10.2	C12	VRL	117150012	Clark Ln	Vac lot	0.31	0	RS-10	LDR	4.3	3.2	1	1	0.7	0.6	0.3	0.3	Vacant lot, creek on site; flood constraints. Suitable for one home
10.6	C19	VRL	117060003	2020 Holly Dr	Vac lot	0.96	0	RR-40	RR	1.1	1.1	1	0	1.0	1.0	1.0	1.0	NEW SITE, not counted in 2010. Vacant lot with street frontage in rural residential area.
10.8	C20	VRL	117070052 117070053	1938 Holly Creek 1944 Holly Creek	Vac lot Vac lot	*0.46* *0.49* **0.95**	0 0 0	RR-20	RR	2.2	2.1	2	0	1.0	1.0	1.0	0.8	NEW SITE, not counted in 2010. Two vacant lots in a small subdivision off of Holly. Each lot suitable for one SF home
10.9	C21	VRL	117010052	5116 Olive	Vac lot	0.54	0	RS-10	LDR	4.3	1.9	1	0	1.0	0.1	1.0	0.6	NEW SITE, not counted in 2010. Flag lot.
10.10	C23	VRL	116030036	rear of 1703 Berrywood	Vac lot	0.28	0	RS-8	LDR	5.4	3.6	1	0	0.2	0.2	1.0	0.2	NEW SITE, not counted in 2010. Accessed by unnamed street off Berrywood.
10.11	C24	VRL	116030008	rear of 1707 Berrywood	Vac lot	1.00	0	RS-8	LDR	5.4	4	4	0	0.2	0.2	1.0	0.2	NEW SITE, not counted in 2010. Large flat lot, accessed by un-named street
10.12	C25	VRL	117060008	5193 Myrtle	Vac lot	0.55	0	RR-40	RR	1.1	1.8	1	0	0.7	1.0	0.9	0.3	NEW SITE, not counted in 2010. Rural flag lot, to rear of another vac lot owned by adjacent home.
10.13	C26	VRL	117120026	Paul and Laurel	Vac lot	0.34	0	RS-12	LDR	3.6	3.3	1	0	0.8	0.5	1.0	0.4	NEW SITE, not counted in 2010. Flat buildable corner lot, suitable for one home.
10.15	C3	VRL	117050008	5019 Myrtle	Vac lot	3.76	0	RR-20	RR	2.1	1.6	6	5	0.1	0.6	1.0	0.4	Large flat vacant parcel, corner lot with frontage on Ayers and Myrtle.

CATEGORY 2: HOUSING POTENTIAL ON VACANT RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
10.16	C4	VRL	117040122 117040121	1855 Otilia Lane 1859 Otilia Lane	Vac lot Vac lot	*0.61* *0.59* **1.2**	*0* *0* 0	RR-20	RR	2.1	1.6	2	2	0.3	0.7	0.8	0.3	Two adjoining vacant buildable lots; separate owners
10.17	C5	VRL	117090009	5281 Laurel	Vac lot	0.98	0	RR-20	RR	2.1	2	2	1	0.5	0.8	0.8	0.2	Vacant lot, pot. split with flag lot to rear
10.18	C6	VRL	117060020 117060035	NA NA	Vac lot Vac lot	*3.84* *0.93* **4.77**	*0* *0* 0	RR-40	RR	1	0.9	4	3	0.7	1.0	0.9	0.3	Two adjacent lots; 15 percent slope and rural residential zoning limit density to about one unit per acre. Largest lot has the potential for subdivision into three lots
10.20	C8	VRL	117070035	Corzino Ct	Vac lot	1.66	0	RR-20	RR	2.1	1.2	2	2	0.9	1.3	1.1	0.3	Vacant lot 15% slope, potential for 2 homes. Owner lives on adjacent site
11.4	D14	VRL	133030025	4351 Cowell	Parking lot for Oddfellows Hall	0.95	0	RS-7.5	LDR	5.8	4	4	4	1.4	0.6	0.8	0.2	Owned by adjacent building (OddFellows Hall). Rear pt appears to be used by school.
12.1	B1	VRL	121040037	NA	Vac lot	0.46	0	RS-10	LDR	4.3	2.2	1	1	0.1	0.2	0.6	0.1	No constraints
12.2	B2	VRL	121380001; 121380002	5175 and 5181 Crystyl Ranch	Vac lots	0.39	0	PD	LDR	10	5.1	2	0	0.5	0.1	1.0	1.0	NEW SITE, not counted in 2010 Element. \Two vacant lots in Crystyl Ranch
TOTAL						44.72						109	79					

CATEGORY 3: HOUSING POTENTIAL ON UNDERUTILIZED RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
1.4	A6	URL	110091033	2820 Grant	older SF home	0.84	0.863	RS-6	LDR	7.2	4.7	3	2	0.8	0.4	0.2	0.1	Existing home is 76 yrs old and site is surrounded by denser development. Net gain if redeveloped would be 3 homes (4 gross).
5.1	E1	URL	147180001 147180002	1881 Whitman NA	older SF home vacant	*1.22* *1.08* **2.3**	0 0.788 0.414	RS-7.5	LDR	5.8	2.6	5	5	0.5	0.5	0.5	0.2	Older home near Whitman, rear yard is vacant separate parcel, same owner, with access from Emerald. Could add 5 lots.
5.2	E10	URL	147350003	1890 Risdon	older SF home	2.02	0.366	RS-7	LDR	6.2	3	5	5	0.6	0.3	0.6	0.1	This site sold in 2013 and has good potential for a small single family subdivision. It is a level site with good frontage and a small home built in 1952. Net gain 5 units.
5.4	E7	URL	147251009	985 Mohr Ln	older SF home	1.8	1.368	RS-7	LDR	6.2	2.8	4	6	0.9	0.3	0.8	0.1	Underutilized lot with 1964 home. Could subdivide to 5 lots, net gain 4
6.5	D15 A	URL	129442017	3351 Alfonso	older home/work area	1.11	1.638	RS-6	LDR	7.2	4.5	4	5	0.5	0.6	0.8	0.1	Includes older home, outdoor work areas, large yard. Could divide into 5 lots (net gain 4). In Special Studies Zone.
6.6	D16	URL	129272013	3255 Treat	older SF home	1.2	0.268	RS-8	LDR	5.4	4.1	4	4	0.2	0.4	0.5	0.1	Large rural parcel with older home. Could support five lots (net gain 4).
6.7	D17	URL	134530017; 134530007	3155 Santa Maria	large SF estate	2.82	0.361	RS-8	LDR	5.4	2.7	7	9	0.2	0.8	0.4	0.3	4600 SF home on 2.5 acres, plus adjacent vacant lot with same owner. Could potentially subdivide to 8 lots, including existing home (net gain 7)
6.11	D21	URL	129271026 129271025	831 Tamori 811 Tamori	vac lot older SF home	*0.5* *0.85* **1.35**	0 0.174 0.126	RS-8	LDR	5.4	3.7	4	0	0.2	0.4	0.3	0.1	NEW SITE. Was not in 2010 Element. Includes older (1930) small rental home on Treat, plus vacant flag parcel to rear. Both lots owned by adjoining 3rd lot with house. 5 lot potential, net gain 4.
6.18	E2	URL	129202002	2238 Fox Way	older SF home	0.87	0.61	RS-6	LDR	7.2	3.4	2	2	0.2	0.1	0.5	0.2	Unconstrained level large lot with older (1936) cottage. Could subdivide to 3 lots.
6.26	G-14	URL	126183006; 126183007	2900 Cowell; 2936 Cowell	2 older SF homes	1.97	0.291	RS-6	LDR	7.2	5.8	11	0	0.8	0.1	0.2	0.3	NEW SITE. Two large adjacent lots under single owner, each lot contains a small single family home. Site is in the TS overlay, 4 blocks from BART

CATEGORY 3: HOUSING POTENTIAL ON UNDERUTILIZED RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
7.1	D19	URL	132202033	4071 Cowell	2 older SF homes	1.32	1.691	RS-6	LDR	7.2	3	2	4	0.8	0.2	0.7	1	Could subdivide into four lots (including existing home) with net gain of 2
7.3	G4	URL	105185013	1236 5th Av	older SF home	0.77	1	RS-6	LDR	7.2	5.2	3	3	0.6	0.1	0.5	0.1	2-bdrm cottage built in 1903. Potential subdivision, preserving existing home and adding 3 more.
8.8	H5b	URL	113235002 113235006 113235010	3224 The Alameda 3298 The Alameda 114 El Monte	older SF home older SF home older SF home	*0.93* *0.4* *0.42* **1.75**	0.35 0.914 0.875 0.469	RS-7 RS-10	LDR	6.2 4.3	3.5	3	4	0.5	0.5	0.3	0.1	3adjacent underutilized lots (each with separate owner and containing one SF home). Could add three lots with driveway easement.
8.15	J4	URL	113171008; 113171009	1549-1561 Farm Bureau	older duplex and SF home	1.85	0.881	RS-7	LDR	6.2	4	4	4	0.4	0.4	0.3	0.1	Two adjacent lots under one owner. Large, semi-rural lots. Each contains older 65-70 yr old rental unit/duplex. Realistic potential for seven homes, net gain of four.
8.16	J5	URL	114260021	1585 West	older SF home	0.71	0.848	RS-7	LDR	6.2	2.8	1	1	0.6	0.5	0.6	0.1	Double frontage lot, rear portion on Wesley Ct could be split for new home.
8.17	K2	URL	114403015	1827 Clayton Way	older SF home	0.97	0.618	RS-8	LDR	5.4	3.1	2	2	0.6	0.7	0.6	0.2	1949 original home on large lot in area that is now urbanized. Could be 3 lots, net gain 2.
8.19	K4	URL	114360018	3848 Concord Blvd	older SF home	1.17	1.024	RS-8	LDR	5.4	3.4	3	3	0.7	0.7	0.6	0.1	1909 original home on large lot in area that is now urbanized. Could be 4 lots, net gain 3.
8.21	L12	URL	114370051	3650 Concord	older SF home	0.55	0.15	RS-8	LDR	5.4	5.4	2	0	0.5	0.6	0.9	0.6	NEW SITE not in 2010 Element. 800 SF cottage (blt 1939) on a large lot. Three lot potential, net gain of 2 units.
8.22	L3	URL	114422001	3543 Wren	older SF home	0.71	1.832	RS-7	LDR	6.2	4.2	2	2	0.4	0.4	0.3	0.3	Home built in 1939 on rural lot, corner parcel, could create two additional lots.

CATEGORY 3: HOUSING POTENTIAL ON UNDERUTILIZED RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
8.25	L6	URL	113111046 113111055 113111064	1785 Farm Bureau 3552 Concord Blvd 1777 Farm Bureau	three SF homes on adjoining large lots--separate owners	*1.02* *1.75* *1.73* **4.5**	*0.61* *1.222* *0.678* 0.698	RS-10	LDR	4.3	2.9	10	10	0.4	0.5	0.4	0.1	Three adjacent homes, each on large lots under separate ownership. Lots could conceivably be merged and replatted as a subdivision, or each individual lot could be divided under current zoning. Realistic potential for 10 lots, plus the three existing.
8.26	L7	URL	114330001	3623 Walnut	older SF home	0.9	0.366	RS-8	LDR	5.4	2.2	1	1	0.6	0.6	0.4	0.2	1931 home on rural lot. Could potentially divide lot and add one home.
8.27	L8	URL	113111062	1791 Elm	older SF home	0.73	0.408	RS-10	LDR	4.3	2.7	1	1	0.4	0.5	0.3	0.1	45 yr old home on rural flag lot. Could potentially divide and add home.
8.28	M-10	URL	113306021	1878 5th St	older SF home	0.3	0.116	RS-6	LDR	7.2	6.7	1	1	0.2	0.3	0.3	1.1	500 SF 1 bedroom home, 60+ yrs old. Could replace with two lots, net gain 1.
8.29	M-11	URL	113082054 113082058	3398 Wren 3393 Euclid	older SF home older SF home	*0.61* *0.74* **1.35**	*0.378* *0.394* 0.39	RS-7.5	LDR	5.8	3.7	3	3	0.2	0.3	0.3	0.2	Two homes (built in 1880 and 1940) on two adjacent rural lots, separate owners. Could potentially merge, replat as five lots, and add three homes.
8.40	M9	URL	113031025	1870 Parkside	older SF home	0.61	0.201	RS-6	LDR	7.2	3.3	1	1	0.4	0.4	0.3	0.1	1948 home on large lot. Driveway easement in place to rear. Could divide lot, for net gain of one unit.
9.2	K1	URL	114220019	1836 Clayton Way	older SF home	1.66	0.612	RS-10	LDR	4.3	3	4	4	0.5	0.6	0.5	0.2	1907 vintage bungalow on large lot in area now urbanized. Could be 5 lots, net gain 4.
9.3	K5	URL	115020079 115020080 115020082; 115020083	1698 West 1704 West rear of parcels above	older SF home older SF home vacant lots (one owner)	*0.92* *0.65* *0.4* **1.97**	*0.357* *1.333* *0* 0.49	RS-7	LDR	6.2	4.5	7	7	0.2	0.1	0.3	0.1	Two original pre-1950 homes on large lots in areas that have since been urbanized. To the rear of these two lots are two more landlocked vacant parcels, owned by a different party.
9.5	L10	URL	114641001	1840 Lynwood	older SF home	1.02	0.307	RS-7	LDR	6.2	3.9	3	3	0.4	0.9	0.7	0.2	1952 home on rural lot. Could divide to create three more lots.
10.1	C10	URL	117120077	5291 Concord Blvd	older SF home	5.06	0.788	RS-10	LDR	4.3	3.4	16	16	0.6	0.8	0.6	0.1	Small 1800 SF home in one corner of the property. Rest of site, including lengthy Concord Blvd frontage, is vacant.
10.3	C13	URL	117140020	5325 Olive	older SF home	1.13	1.104	RS-10	LDR	4.3	3.5	3	3	0.7	0.8	0.4	0.2	Small home sits at far back of lot. Front portion could support three additional units fronting existing private street.

CATEGORY 3: HOUSING POTENTIAL ON UNDERUTILIZED RESIDENTIALLY ZONED SITES: 0 to 10 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
10.4	C14	URM	117140075 117140083	1777 Kirker Pass (front) 1705 Kirker Pass	landlocked vac lot self-storage	*0.7* *2.44* **3.14**	0 0.084 0.077	RM	RM	32	11	34	8	0.8	0.9	0.5	0.1	**A minimum density of 11 DU/AC was adopted for entire site in 2012**. Includes two adjacent parcels: (a) vacant lot owned by adjacent home; (b) non-conforming self-storage facility. Max capacity of 100 units reduced by presence of PG&E transmission lines and pipeline. Only 8 units were assumed in the 2010 Element (2.5 du/ac).
10.7	C2	URM	116010009 116010013	1569 Matheson 1561 Matheson	older SF home older SF home	*0.59* *0.57* **1.16**	1.167 1.167 1.167	RM	RM	32	11	10	3	0.4	0.2	0.2	0.2	Two older 1,500 SF homes (built 1941 and 1952) on adjacent parcels. Separate owners. Zoning allows 37 units if both sites are merged. **Minimum density standard of 11 du/ac adopted in 2012**. Net gain 10 units.
10.19	C7	URL	117070026	2159 Kirker Pass	older SF home	3.36	0.892	RR-20	RR	2.1	1.5	4	4	0.9	1.3	1.2	0.3	Site has PG&E pipeline and is on gentle slope. Adjoins Greek Orth. Church. One home on lot, while zoning allows 7. Could subdivide with net gain of 4 units (5 gross).
10.21	C9	URL	117270011 117260012 117260015	5249 Olive NA 5253 Olive	older SF home vacant older SF home	*0.89* *1.02* *0.56* **2.47**	0.977 0 2.385 0.667	RS-10	LDR	4.3	2.4	4	6	0.5	0.5	0.4	0.1	Three adjacent parcels, including two in common ownership. Largest parcel is vacant. Character is rural but zoning would allow 10 homes on site (net gain 8). For calculation purposes, net gain of 4 presumed.
TOTAL						55.44						173	132					

CATEGORY 4: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 11 to 30 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: School	Distance to Services: Elem	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
1.1	A1	U-M	110120025	1822 Arnold Industrial Pl	Parking lot	*0.23*	*0.433*	IMX	IMU	24.2	8.6	21	21	0.9	0.3	0.9	0.2		No change in assumptions since 2010 Element. Site adjoins mobile home park and was rezoned IMX in 2012.New zoning permits live-work development. Site includes four parcels, two of which have no structures. The other two parcels include vacant for-lease space and are in average condition. Site is w/in 65 dB noise countour. Possible reuse for live work, est. 21 units.
			110120032	NA	Paved lot, RVs	*0.49*	*0*												
			110120035	1812 Arnold	Auto repair	*0.47*	*2.72*												
			110120057	1818 Arnold Ind. Pl	Multi-tenant industrial, irrigation supply, cabinet prod.	*1.25*	*5.356*												
						2.44	2.666												
1.2	A2	U-M	110120037	1930 Arnold Industrial Pl	Auto repair	*0.64*	*18.34*	IMX	IMU	24.2	9.3	12	12	0.7	0.3	0.8	0.3		No change in assumptions since 2010 Element. Site adjoins mobile home park and was rezoned IMX in 2012.New zoning permits live-work development. Site includes two structures in avg condition on two parcels with shared parking. Site is within 65 dB noise contour. Live-work capacity est. at 12 units.
			110120044	1932 Arnold Industrial Pl	Paint&collision, plumbing, truck repair	*0.65*	*1.109*												
						1.29	3.811												
1.3	A3	U-M	110120066	1970 Arnold Industrial Pl	Partially vacant warehouse-office	*0.77*	*1.959*	IMX	IMU	24.2	9	25	25	0.7	0.4	0.8	0.1		No change in assumptions since 2010 Element. Site adjoins mobile home park and apts. and was rezoned IMX in 2012.New zoning permits live-work development. Site includes 4 parcels, all with tilt-up type light industrial structures. Two parcels are in common ownership. Sith is w/in 65 dB contour. Live-work capacity est. at 25 units.
			110120067	1960 A.I.	Same as above	*0.57*	*1.665*												
			110120068	1950 A.I.	Pool product distr. Ct	*0.58*	*1.821*												
			110120069	1940 A.I.	Same as above	*0.87*	*1.898*												
						2.79	1.847												
6.19	E3	U-M	129160017	2355 Whitman	Industrial/ flex bldg	2.07	4.263	IMX	IMU	24.2	12	24	28	0.1	0.1	0.5	0.3		Site contains 38000 SF mid-1970s light industrial/ flex bldg with "for lease" sign. Bldg in good condition. Could replace with live-work under current GP and zoning
6.20	E4	U-M	129160018	2350 Whitman	Industrial/ flex bldg	2.83	3.02	IMX	IMU	24.3	10	28	25	0.1	0.1	0.5	0.3		Site contains 44000 SF mid-1970s light industrial/ flex bldg with "for lease" sign. Includes HVAC shop, warehouse, office. In good condition. Could replace with live-work under current GP and zoning

CATEGORY 4: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 11 to 30 UNITS/ACRE

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: School Elem	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
6.21	E5	U-M	129140064	936 Detroit	warehouse/light industrial	*1.99*	*1.26*	IMX	IMU	24.2	8.9	30	30	0.1	0.3	0.6	0.4	Two light industrial /flex bldgs under one owner, adjacent to other areas recently converted from industrial to residential. Zoned to allow live-work. Bld 1 is 33,000 SF and Bld 2 is 28,000 SF. Built mid 1980s
			129140065	930 Detrot	warehouse/light industrial	*1.36*	*1.856*											
						3.35	1.474											
6.22	E6	U-M	129140067	940 Detroit	vacant industrial building	*2.02*	*0.655*	IMX	IMU	24.2	9.1	33	33	0.2	0.3	0.6	0.4	Two parcels under one owner. One is vacant and the other is an old printing factory in poor condition. The building is vacant. The site was rezoned in 2012 to allow live-work
			129140068	behind 940 Detroit	vacant lot (parking)	*1.65*	*0.01*											
						3.67	0.247											
	TOTAL					18.44						173	174					

CATEGORY 5: HOUSING POTENTIAL ON VACANT RESIDENTIALLY ZONED SITES: 30 UNITS/AC OR HIGHER

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
3.7	G8	VRH	126191016	E/side of Monument from Systron to Cowell	Vacant land (BART)	8.21	0	RH	RH	100	33	262	350	0.5	0.1	0.1	0.1	Site is adjacent to BARTtracks about 2 blocks from station. Owned by BART, with potential for joint development. Density reduced to 33 du/ac to recognize proximity to Concord Fault and BART noise. 2010 Element presumed 350 units.
3.9	I-12	VRH	128010079	1561 Pine	Vacant lot	0.27	0	RH	RH	100	41	11	11	0.3	0.4	0.4	0.2	Vacant lot with 140' of frontage on Pine St. Backs to flood control chanel.
4.1	F1	VRM	128200010	2030 Riley	vac lot	0.23	0	RM	RM	32	17	4	4	0.4	0.2	0.3	0.1	Flat vacant site surrounded by apartments
7.5	H-13	VRM	105071006; 105071007	DelChiaro at Roslyn Dr	two vac lots	0.35	0	RM	RM	32	20	7	2	0.2	0.3	0.1	0.2	Two adjacent lots under one owner, behind liquor store on Clayton Rd. **GPA and rezone in 2012 from NC to Med Density Res**
8.7	H-5a	VRM	113235037; 113235038	3223-3225 The Alameda	two vac lots	0.39	0	RM	RM	32	16	6	4	0.6	0.5	0.3	0.1	Two adjacent lots under one ownership at end of El Monte Way. Flat, buildable site next to apartments
	TOTAL					9.45						290	371					

CATEGORY 6: HOUSING POTENTIAL ON UNDERUTILIZED RESIDENTIALLY ZONED SITES: 30 UNITS/ACRE OR HIGHER

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
2.4	M-1	U-RM	111221054 111221055 111221056	2510 Salvio 2520 Salvio 1985 Beach	vacant lot older SF home older duplex	*0.11* *0.12* *0.12* **0.35**	*0* *0.209* *1.495* 0.626	RM	RM	32	24	5	17	0.8	0.3	0.2	0.1	GPA in 2012 moved these three lots from **DMU into MDR, reduced capacity'.** Small rental cottage, rental duplex, and a vacant lot, each lot has diff. owner. Adjacent to BART tracks, near downtown. Est. yield 8 units, with net gain of 5.
2.5	M-2	U-RM	111221011 111221012 111221013	2630 Salvio 2600 Salvio 1980 Beach	3 older SF homes converted to offices	*0.13* *0.09* *0.11* **0.33**	*1.707* *0.828* *0.693* 1.157	RM	RM	32	22	7	15	0.7	0.2	0.4	0.1	**GPA in 2012 moved these three lots from DMU into MDR, reduced capacity**. Three houses circa 1925-1950, used as medical/therapy offices. Three separate owners. Walking distance to BART.
3.2	F4	U-RM	126210048	1200 Detroit	4 older cottages	0.75	0.544	RM	RM	32	23	13	13	0.3	0.2	0.2	0.1	Corner lot in the multi-family district with frontage on 2 streets--flat lot zoned for 32 units per acre but contains four small 1940s era cottages. Net gain would be 13 units.
3.3	F5	U-RM	128190255	1191 Detroit	duplex	0.36	0.283	RM	RM	32	22	6	6	0.4	0.2	0.2	0.1	Corner lot in the multi-family district. Contains duplex. Could redevelop with 8 units, net gain 6.
3.10	I-13	U-RH	128340003 128340011 128340008 128340009	1421 Detroit 1431 Detroit 1675 Bloomfield 1665 Bloomfield	older SF home older SF home older SF home older SF homes	*0.16* *0.14* *0.15* *0.36* **0.81**	*2.42* *0.01* *0.21* *0.60* 0.35	PD	RH	100	50	36	40	0.1	0.1	0.4	0.1	Previous element assumed 40 units, but did not account for 4 units being removed. 36 units is net gain. Site includes four older (1940s to 1960s) homes surrounded by multi-family housing. Two of the parcels are in one ownership.
3.16	I-2	U-RH	126043011 126043031 126043018	2181 Fremont 1590 Concord Av 1596 Concord	older SF home older SF home vacant lot	*0.11* *0.19* *0.12* **0.42**	*0.83* *0.21* *0.00* 0.17	RH	RH	100	60	25	32	0.9	0.4	0.2	0.2	General Plan was amended in 2012 and zoning for this site was changed to High Density Res (from Downtown Mixed Use). It includes a vacant city-owned lot and two small 1900-1920 vintage houses. The three parcels form a square-shaped site at the corner of Fremont and Concord. *Site is in Special Studies Zone.*

CATEGORY 6: HOUSING POTENTIAL ON UNDERUTILIZED RESIDENTIALLY ZONED SITES: 30 UNITS/ACRE OR HIGHER

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
3.18	I-21	U-RH	126260005	1520 Detroit	older SF home	0.47	0.183	RH	RH	100	32	15	0	0.3	0.3	0.3	0.2	NEW SITE. Older 1300 SF home on 1/2 acre lot in the high density zone, surrounded by apts. Most of lot is yard.
3.19	I-3	U-RH	126042043; 126042044	1600 and 1650 Concord Av	carpet shop and recycling center	0.61	1.96	RH	RH	100	64	39	39	0.9	0.3	0.2	0.1	2 parcels, 1 owner. 2012 General Plan Amendment to High Density Res (was Downtown Mixed Use). **Existing uses are non-conforming**. One parcel is a marginal recycling center; the other is a 35 yr old bldg with a carpet shop. *Special Studies Zone.*
3.20	I-4	U-RH	126041039 126041040 126041041	1700 Concord Av 1758 Concord 1790 Concord	auto repair car rental tattoo parlor	*0.27* *0.39* *0.12* **0.78**	*2.04* *0.33* *1.60* 0.75	RH	RH	100	65	49	49	0.9	0.3	0.1	0.1	3 parcels, 3 owners. 2012 General Plan Amendment to High Density Res (was Downtown Mixed Use). **Existing uses are non-conforming.** East half is Enterprise Car Rental, west half is auto repair and tattoo parlor. Rest of block is developed with multi-family. *Special Studies Zone.*
3.21	I5	U-RH	126042034 126042035 126042036 126042037	2150 Fremont 2140 Fremont 2130 Fremont 2108 Fremont	older SF home older SF home older SF home older SF homes	*0.22* *0.11* *0.11* *0.22* **0.66**	*0.33* *0.40* *0.25* *0.86* 0.36	RH	RH	100	64	36	41	0.9	0.4	0.2	0.2	Four adjacent lots on Fremont St. Two owned by same party. Each lot contains a small cottage or 2 cottages built around 1920. GPA and rezoning to High Density Residential (from Downtown Mixed Use) in 2012. Assume replacement of 6 units, net gain of 36. *Special Studies Zone.*
3.22	I-6	U-RH	126045020 126045021	2051 Harrison St Harrison and Sutter corner	vacant lot 1-story office	*0.45* *0.22* **0.67**	*0.00* *1.00* 0.61	RH	RH	100	65	43	43	0.7	0.3	0.1	0.1	Site includes a 1-story 6200 SF office building (1972) and vacant lot (owned by City) at corner of Broadway and Harrison, **GPA and rezoning to High Density Residential (from Downtown Mixed Use) in 2012.** Adjoins large new multi-family development. *Special Studies Zone*
3.23	I-7	U-RH	126051026	1811 Broadway	older retail center	0.80	0.92	RH	RH	100	60	48	53	0.8	0.3	0.1	0.1	8200 SF retail strip, built in 1962. Poorly designed. Main tenant is a mattress warehouse in fair condition. **Existing uses are non-conforming.**

CATEGORY 6: HOUSING POTENTIAL ON UNDERUTILIZED RESIDENTIALLY ZONED SITES: 30 UNITS/ACRE OR HIGHER

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
3.32	F2	U-RM	128190009 128190037 128190244 128190245 128190252	1211 Detroit 1211 Detroit (rear) 2451 Walters 2481 Walters 1231 Shirley	vacant lot vacant lot older SF home older SF home older SF home	*0.3* *0.27* *0.22* *0.39* *0.45* **1.63**	0 0 1.24 0.104 0.3 0.11	RM	RM	32	19	28	28	0.3	0.2	0.2	0.1	This site consists of a series of connected parcels, some under common ownership, in the medium density residential zone. Most surrounding uses are apartments, but this site includes three older (1950s era) homes and two large vacant lots. There are no constraints. If aggregated, estimated capacity is about 28 units net (at 18 du/ac)
4.2	F-13	U-RM	128200056	2020 Riley Ct	older SF home	0.23	0.298	RM	RM	32	22	4	0	0.4	0.2	0.3	0.1	**NEW SITE.** Small (1000 SF) home built in 1950, on block surrounded by apts.
7.6	H-14a	U-RM	105072004 105092007 105092008 105092020	Roslyn at DeChiaro 103 Roslyn 105 Roslyn 3505 Pancho Via	vacant older SF home 2 older homes older home plus open storage	*0.18* *0.2* *0.97* *2.7* 4.05	0 0.49 0.55 0.485 0.44	RS-6 RM	RM	32	16	60	23	0.1	0.2	0.1	0.1	This was treated as one site in the 2010 Element but it has been split into two here, since the Clayton Rd frontage is zoned CMX and the **entire remainder was rezoned RM (from RS) in 2012.** Its development capacity has increased substantially. Site includes four older homes, a large flat field, and outdoor storage of heavy equipment and machinery
7.8	H-15	U-RM	105091020; 105091021	1467-1477 Babel Ln	vacant lot and church residence	1.22	0.131	RM	RM	32	16	19	21	0.2	0.2	0.2	0.1	Two parcels owned by Bethel Baptist Church. The larger parcel is vacant; the other is mostly vacant with a small residence. Could also merge with marginal motel on adj property facing Clayton Rd.
TOTAL						14.14						433	420					

CATEGORY 7: HOUSING POTENTIAL ON VACANT NON-RESIDENTIALLY ZONED SITES: 30 UNITS/ACRE OR HIGHER

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services				Comments
														Elem School	Park	Grocery	Transit	
3.4	G1a	VNRH	126133009; 126133013; 126164052	1385 Galindo	Vacant Lot	1.08	0	DMX	DMU	100	56	60	60	0.6	0.2	0.2	0.1	Three adjoining lots under one ownership. Site is for sale. Two blocks from BART Station. Adjoing two more lots which are underutilized.
3.24	I9	VNRH	126143012	block formed by Concord, Clayton, Galindo	Vacant land (former redev. agency)	3.1	0	DMX	DMU	100	70	217	220	0.7	0.1	0.2	0.1	This is a former redevelopment agency site (Masonic Temple) in the heart of downtown. Former commercial and residential uses have been cleared or moved and the lots are consolidated into a large developable parcel.
3.25	N1	VNRH	112135011; 112135001; 112135002; 112135012	2309-2383 Salvio	vacant lots (being used to sell cars)	0.89	0	DTPD	DP	100	56	50	50	0.9	0.1	0.4	0.1	Four adjoining vacant lots under common owner, three lots in DP zone and fourth in DMX. The DP sites are being used to sell used cars. Small car sales office on one site, but assessed value is zero.
3.26	N2/ N3	VNRH	126083011; 126083013; 126083012	2400 Salvio; 2401-2471 Willow Pass	vacant lots and vacant bldgs	2.34	0.009	DMX	DMU	100	47	109	109	0.8	0.2	0.3	0.1	Three parcels under one owner. Several vacant, boarded buildings on site. Sites comprise entire city block, 3 blocks from BART station in Downtown area. This was Site N2 and N3 in 2010 Element but ownership has been consolidated.
3.29	N6	VNRH	126074019	1956 Colfax	parking lot	0.25	0.085	DP	DP	100	50	12	0	0.4	0.1	0.4	0.1	NEW SITE. City-owned parking lot. Identified as "opportunity site" in Downtown Plan
7.2	G11	VNRH	126122001 to 126122009; 126122015 to 126122025 (20 parcels)	Oak, Galindo, Laguna, Mt Diablo blocks	Vacant Land	4.17	0	DMX	DMU	100	56	233	0	0.5	0.2	0.2	0.1	NEW SITE, not listed in 2010 Element because site was tentatively slated for JFK University at that time. JFK went elsewhere, and site is now considered a premium residential or mixed use site. This is a former redevelopment agency property (Oak St). Located across street from BART station.

CATEGORY 7: HOUSING POTENTIAL ON VACANT NON-RESIDENTIALLY ZONED SITES: 30 UNITS/ACRE OR HIGHER

New ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
7.10	H2	VNRH	105012003; 105012015	2780 Clayton Rd; 1471 San Jose Av	Vacaant, used for storage	0.56	0	CMX	CMU	40	24	13	19	0.7	0.4	0.1	0.1	Two adjoining lots under one ownership,used as a parkinglot, RV storage area, construction staging area, etc. Prior plan presumed 34 du/ac. **GPA from DMU to CMU in 2012**, reduced capacity.
7.15	J-13	VNRH	131100037; 132100023	3910 Clayton Rd	Vacant land-two lots, same owner	0.81	0.044	CMX	CMU	40	30	24	0	0.5	0.4	0.5	0.1	NEW SITE. Vacant lot at corner of Clayton and LaVista, and parking lot to the south. Both sites owned by Salvation Army/ Community Church on nearby parcel.
7.16	J-14	VNRH	132160004	4290 Clayton Rd	Vacant land	0.29	0	CMX	CMU	40	28	8	0	0.3	0.5	0.1	0.1	NEW SITE. Vacant lot at corner of Clayton and Treat. Could also be developed with commercial use.
8.6	H19	VNRH	113235017	3237 Clayton Rd	Vacant lot	0.2	0	CMX	CMU	40	30	6	0	0.6	0.5	0.3	0.1	NEW SITE. Vacant lot on Clayton Rd. in CMX area.
8.30	M-12	VNRH	113271012; 113271020 113271014; 113271019	2547-2565 Sinclair Sunset St	Two vacant lots-BART-owned Two vacant City-owned lots	*0.21* *0.05* **0.26**	*0.121* *0* 0.109	CMX	CMU	40	24	6	19	0.7	0.3	0.1	0.1	Four adjoining vacant lots, two owned by BART and two owned by City. Parcel adjoing BART tracks and is one block from station. **GPA/rezone in 2012 from DMX to CMX** so capacity reduced.
8.31	M-13	VNRH	113261002	2814 Concord Blvd	vacant lot	0.15	0	CMX	CMU	40	27	4	2	0.6	0.4	0.2	0.1	Vac lot **upzoned from APO to CMX in 2012**, increasing potential yield
8.32	M-14	VNRH	113261004	2830 Concord Blvd	vacant lot	0.18	0	CMX	CMU	40	16	3	3	0.6	0.5	0.2	0.1	Vac lot owned by adjacent bldg owner. **Upzoned from APO to CMX in 2012**.
8.41	N7	VRNH	113271018	Port Chicago Hwy at Concord Blvd	parking lot	0.45	0.202	CMX	CMU	40	16	7	0	0.4	0.4	0.1	0.1	NEW SITE. Parking lot 2 blocks from BART. Capacity reduced by overhead BART tracks.
	Total					14.73						752	482					

CATEGORY 8: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 30 UNITS/AC OR HIGHER

Former ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
2.3	I-1	U-NRH	112101030	1581 Concord Av	motel	3.33	2.96	DMX	DMU	100	65	216	218	1	0.4	0.2	0.2	Off price motel (Premier Inn) at Concord Av and Market. 40,400 SF of floor area, built 1983. Bldg in fair condition
2.6	M3	UNRH	111230015; 111230016; 111230017	2841-49 Willow Pass 1920 Third	Auto repair older SF home	*0.59* *0.15* **0.74**	*0.19* *0.76* 0.30	CMX	CMU	40	18	12	12	0.6	0.3	0.3	0.1	Two parcels (same owner) on WillowPass used for auto repair, plus adjacent parcel (separate owner) with a small house built in 1930. FAR and improvement values are low. Yield assumes 13 units, net gain 12.
3.5	G1b	U-NRH	126133010; 126133011	1395 Galindo	partially vacant motorcycle dealer and U-Haul rental	0.76	1.46	DMX	DMU	100	56	42	43	0.6	0.2	0.2	0.1	Underutilized 1 story 1960s commercial bldg. Site is 2 blocks from BART and adjoins 1.1 acre vacant for-sale site. Comprised of 2 parcels--one building/ one owner. Site is close to Concord Fault.Faces new 4-story Park Central hsg development
3.6	G2	U-NRH	126164047 126164048 126164049 126164050 126164051 126164053 126164054	1335 Galindo 1305 Galindo 1301 Galindo 1325 Galindo 1321 Galindo 1303 Galindo 1313 Galindo	older SF home car wash, auto electronics mini-mart auto glass hair salon engine shop gas sta, mini mart	*0.39* *0.84* *0.18* *0.18* *0.13* *0.19* *0.37* **2.28**	0.49 0.34 0.53 1.36 1.35 0.44 0.06 0.49	DMX	DMU	100	30	57	57	0.5	0.1	0.1	0.1	Entire frontage of Galindo between Laguna and Oakmead (facing the police station). Zoned for 100 units/ac and is one block from BART, includes older one-story marginal commercial uses, including a few parcels in common ownership. Land values far exceed improvement values on most parcels, and the site backs on to multi-family development. Only 25 du/ac has been assumed to recognize presence of Concord Fault nearby.
3.11	I-14	UNRH	126137001 126137002; 126137006; 126137007 126151023; 126151025 126151024	1541 Amador 1507, 1527, 1531 Amador; 1891 Laguna 1661 Ashbury 1641 Ashbury	2 older SF homes two older SF homes and 6-plex (one owner) church overflow parking lot older SF home	*0.14* *0.53* *0.42* *0.11* **1.2**	0.80 1.76 0.11 0.67 0.96	DMX	DMU	100	60	60	74	0.6	0.1	0.3	0.1	Site consists of seven adjoining parcels (4 owners) which collectively form a 1.2 acre site. Most of the parcels were rezoned in 2012 from low density res (R6) to DMU, allowing 100 units/ ac. There is new high density housing across the street and site is three blocks from Concord BART. The homes are small older bungalows (50-80 yrs old). *In Special Studies Zone.* Presumed yield subtracts 12 existing units.

CATEGORY 8: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 30 UNITS/AC OR HIGHER

Former ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
3.12	I-16	UNRH	126271003 126271014 126271017; 126271018; 126271019 126271022 126271029	1770 Willow Pass 1758 W.P. 1774-1790 Willow Pass 1741 Clayton 1768 W.P.	former tattoo parlor vacant bank older commercial buildings, many vacant spaces strip mall sandwich shop	*0.29* *0.19* *1.02* *0.44* *0.49* **2.43**	0.45 1.50 1.13 3.78 0.04 0.58	DMX	DMU	100	65	158	158	0.6	0.1	0.1	0.1	This site includes 7 contiguous parcels with seven commercial buildings in fair condition. Much of the floor space is vacant. The occupied floor space includes various retail businesses (Radio Shack, Togo's sandwiches, floor coverings, photo processing). Floor area ratios are low and most of the sites are parking. Buildings are 50-60 yrs old. Site is at western gateway to downtown with double frontage on Willow Pass and Clayton Rd.
3.13	I-17	UNRH	126342006	1700 Willow Pass Rd	PetSmart and small liquor store	3.05	0.30	DMX	DMU	100	65	198	198	0.5	0.1	0.1	0.1	This is a 29,400 square foot retail store built in 1970. It is currently occupied by PetSmart, a small liquor store,and a veterinary office. Most of the site is parking, and the building is in fair condition. FAR of existing development is around 0.23, which is less than 5% of what zoning allows.
3.14	I-18	UNRH	126342004	1680 Willow Pass Rd	Retail strip and restaurants	1.79	0.09	DMX	DMU	100	65	116	116	0.5	0.2	0.1	0.1	This site includes 22,000 sqft. of retail space built around 1970. It is currently occupied by a furnishings store and restaurant, with a free-standing chinese restaurant also on the site. Most of the site is parking. FAR is 0.3.
3.15	I-19	UNRH	126051045	1825 Salvio	Dollar Tree store	1.54	0.10	DMX	DMU	100	61	94	94	0.8	0.2	0.1	0.1	1956 single tenant retail store with armory style roof. 15,600 SF building is in fair condition. Most of the site is used for parking.
3.27	N-4	UNRH	126082008	2400 Willow Pass	shopping ctr	1.58	0.94	DMX	DMU	100	65	102	102	0.8	0.2	0.2	0.1	18,000 SF shopping center, about half of which is vacant (former video store). Includes bank, auto parts. Most of site is parking.
3.28	N-5	UNRH	126081003 126081002 126081003	1772 East 1750 East 1700 East	tire shop parking lot kennel	0.35 0.33 0.22 **0.9**	0.67 0.03 0.85 0.58	DMX	DMU	100	50	45	0	0.8	0.2	0.2	0.1	**NEW SITE,** three parcels. Identified as "opportunity area" in Downtown Plan. 4,000 SF tire shop built in 1950; adjoins parking lot (separate owner). Southern lot is dog day care, 6000 SF commercial building from 1955. 2 blocks from BART.

CATEGORY 8: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 30 UNITS/AC OR HIGHER

Former ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
3.30	N8	VRNH	112154013	2435 Salvio	used car sales	0.41	0.127	DMX	DMU	100	59	24	0	0.8	0.2	0.3	0.1	**NEW SITE.** Used car dealership across from other housing sites. Small sales office, rest of site is paved.
3.31	I-8	U-NRH	126262005	1840 Willow Pass Rd	grocery outlet	1.58	0.03	DMX	DMU	100	65	102	155	0.7	0.1	0.1		14000 SF retail bldg from 1960. Was sporting goods, and is now Grocery Outlet. Across from approved high density housing. 2010 Element assumed 98 du/ac
4.3	F8	U-NRH	128280036 128280037 128280040 128280041	1511 Monument 1521 Mon. 1531 Mon. 1545 Mon.	old mini-mart check cashing shop haircut shop/ vacant space clothing retail	*0.4* *0.18* *0.19* *0.21* **0.98**	1.43 0.40 1.05 0.63 0.91	CMX	CMU	40	24	23	17	0.1	0.1	0.1	0.1	This site includes a series of older commercial bldgs along the west side of Monument, across from Monument Plaza. Bldgs include a mini-mart/liquor store, a smoke shop, a hair salon, check cashing. There are four parcels, each under separate ownership. Consolidation would create a roughly one acre site with capacity for 39 units. Prior element assumed 17 units but site was **rezoned** from NC.
4.4	F9	U-NRH	128290061 128290062 128290070 128290071 128290072	1631 Monument 1621 Mon. 1651 Mon. NA NA	marginal retail auto repair latino supermarket parking lot parking lot	*0.49* *0.41* *0.56* *0.37* *0.14* **1.97**	0.32 0.41 1.08 0.17 0.00 0.76	CMX	CMU	40	24	47	37	0.2	0.3	0.1	0.1	Five adjacent parcels along Monument opposite Monument Plaza. In former RDA. Existing uses include auto tinting, auto repair, hair salon, jeweler, and a small latino market. Low FARs and bldgs generally 60-70 yrs old, fair-poor condition. Two of the parcels are parking, and several have the same owner. 2010 Element assumed 37 units, but site has been **rezoned** to CMX (40 du/ac)
4.5	I-10	UNRH	126291009 128023013; 128023014; 128023029	1810 Market 1820, 1840, 1860 Belmont	1400 SF vet clinic three SF rental homes, all built in 1947	*0.15* *0.75* **0.9**	1.272 0.65 0.78	CMX	CMU	40	30	24	24	0.5	0.5	0.4	0.1	Four contiguous parcels, with 3 in common ownership. Three parcels rezoned from R-7.5 to CMX in 2012, which increased allowable density from 5 units per acre to 40 units per acre. Existing homes are small rental bungalows. Site is close to Downtown and fronts Market St.
5.7	F10	U-NRH	147022002	1650 Monument	auto repair	0.61	0.00	CMX	CMU	40	26	16	16	0.3	0.3	0.1	0.1	Contains an older (1962) auto repair shop, roughly 1500 SF. 2010 Element presumed 16 units. Site **rezoned** to CMX in 2012.

CATEGORY 8: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 30 UNITS/AC OR HIGHER

Former ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
5.8	F11	U-NRH	147010048 147010049 147010050 147010051	1800 Monument 1900 Mon. 1840 Mon. 1860-1880	strip mall (1980s) small independent retailers (1950s) car wash (1997) pizza/sports bar (1957)	*0.99* *0.69* *0.89* *0.85* **3.42**	0.95 0.58 0.15 0.66 0.62	CMX	CMU	40	24	82	61	0.3	0.4	0.1	0.1	In former RDA. **Rezoned** in 2012 from NC to CMX, which allows 40 du/ac. This site consists of four adjacent commercial parcels, all with low improvement values. Two of the sites contain strip shopping centers, one with dental office, car rental, restaurant, beauty shop, market and the other with travel agent, shoe repair, donuts, barber, deli. Another is a car wash, and the last is a pizza place and bar (built in 1950s). Theoretically could be 136 units but realistically, 82 presumed.
5.9	F12	U-NRH	147022009; 147022010	1500 Monument	Monument Plaza Shopping Center	8.68	2.17	CMX	CMU	40	23	200	154	0.3	0.3	0.1	0.1	Roughly 100,000 SF shopping center (two parcels, one owner). Uses include bowling alley, auto parts, restaurants, liquor store, police substation, clothes. 2010 Element presumed 154 units, curremt element presumes 200 units since site was rezoned CMX in 2012 (40 du/ac allowed).
5.10	F6	U-NRH	147030027 147030028	1280 Monument 1290 Monument	older office/ medical bldg for sale older office bldg	*0.32* *0.61* **0.93**	2.64 0.79 1.43	CMX	CMU	40	24	22	17	0.3	0.2	0.2	0.1	2010 Element presumed 17 units. 1280 Monument is a former walk-in clinic, now for sale. 1290 is a small local serving office bldg in good condition. **Rezoned** to CMX in 2012 with incentives to include housing. Zoning allows 40 du/ac. 24 du/ac now assumed.
5.11	F7	U-NRH	147030034	1310 Monument	marginal office bldg	0.3	NA	CMU	CMU	40	24	7	7	0.3	0.2	0.2	0.1	Older single story office bldg on same parcel that contains The Trees Mobile Park. Includes tax preparer, insurance office, window shop, vac space. Site is CMX and not MDR, as was reported in 2010 Element. Thus, allowable density is 40 du/ac, not 32. 24 du/ac now presumed.
7.7	H-14b	U-NRH	105092020	3512 Clayton	car audio/ window tinting and large storage yard	0.66	0.21	CMX	CMU	40	30	19	4	0.3	0.2	0.1	0.1	See H-14a for the remainder. There is a small retail outlet at the street but the entire interior of the site is used for open storage. **Rezoned** in 2012 to allow 40 du/ac

CATEGORY 8: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 30 UNITS/AC OR HIGHER

Former ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
7.9	H18	U-NRH	132010023; 132010028	3606 Clayton Rd	motel	1.29	2.47	CMX	CMU	40	24	30	23	0.3	0.2	0.3	0.1	Site is two parcels under one owner--contains Motel 6 and related parking. **Rezoned** in 2012 from NC to CMX.
7.11	H3	U-NRH	105013015	2800 Clayton	older SF home	*0.13*	0.01	CMX	CMU	40	25	20	48	0.7	0.5	0.1	0.1	Five adjacent parcels along Clayton, forming the south side of the block from San Jose Av to Santa Clara Av. Uses include a large Islamic Ctr,a home converted to an office, a vacuum shop, There are also 2 small older homes, zoned for mixed use. Land values are substantially higher than building values and sites are 3 blocks from BART and well positioned for reuse. 2010 Element presumed 48 units but **site is in CMU and not DMU so density reduced.**
			105013016	2806 Clayton	1400 SF home w vacuum sales	*0.14*	0.26											
			105013017	2812 Clayton	older SF home	*0.13*	0.80											
			105013019	2818 Clayton	800 SF home used as realty office	*0.13*	1.74											
			105013020	2832 Clayton	office bldg leased as mosque	*0.27*	0.92											
						0.8	0.74											
7.12	H4	U-NRH	105014015	1491 San Carlos	older SF home	*0.09*	0.38	CMX	CMU	40	26	17	40	0.7	0.5	0.2	0.1	Five adjacent parcels along Clayton, forming the south side of the block from Santa Clara Av to San Carlos Av. Structures built in 1935-1942. Includes 4 small (1100sqft) SF homes, and a day care center. Relative to zoning, the sites are underutilized. Site is 4 blocks from BART. 2010 Element presumed 48 units but **GPA in 2012 moved site from DMU to CMU so density reduced.**
			105014017	2900 Clayton	older SF home	*0.12*	0.93											
			105014018	2930 Clayton	older SF home	*0.12*	0.33											
			105014020	2912 Clayton	older SF home	*0.12*	0.22											
			105014021	2924 Clayton	small day care	*0.21*	1.33											
						0.66	0.67											
8.2	H11	U-NRH	113212022	3399 Clayton	older fast food restaurant	0.51	0.64	CMX	CMU	40	28	14	14	0.3	0.3	0.1	0.1	Bldg is 1500 SF; site is mostly parking. Poor physical condition and good opportunity for reuse. 2010 Element assumed 14 units.
8.3	H12	U-NRH	113181014	NA	vacant/parking	*0.47*	0.00	CMX	CMU	40	25	35	25	0.3	0.3	0.1	0.1	Old (1958) branch bank on one parcel, temporary labor for hire services on another, large empty/paved area to rear of both sites. Three separate owners. 2010 Element assumed 25 units at 17-18 units per acre. Site **rezoned** in 2012 to allow up to 40 units/acre.
			113181016	3569 Clayton	employment agency	*0.32*	0.97											
			113181021	3565 Clayton	bank	*0.62*	1.50											
						1.41	0.87											

CATEGORY 8: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 30 UNITS/AC OR HIGHER

Former ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
8.4	H16	U-NRH	113263014 113263015 113263016 113263017	2825 The Alameda 2807 Main Av 2803 Main Av 2801 Main Av	auto repair auto repair karate school auto repair	*0.36* *0.32* *0.27* *0.12* **1.07**	0.40 0.55 1.34 1.76 0.78	DMX	DMU	100	63	67	67	0.1	0.1	0.1	0.1	Four adjacent sites behind Terminal Shopping Ctr, about three blocks from BART station. Sites contain three auto repair shops and a karate school, in low value buildings 50 yrs old. Bldgs are in poor condition. Sites are zoned to allow 100 units/acre. No constraints and good opportunity.
8.5	H17	U-NRH	113212023	3413 Chestnut Av	old multi-tenant strip center	1.38	1.27	CMX	CMU	40	24	33	23	0.3	0.3	0.1	0.1	1958 vintage shopping center, 15000 SF floor space with about 10 tenants. Nail and hair salons, donut shop, small market, dentist, thrift shop, tax office, laundromat. 2010 Element presumed 23 units. **Rezoned** from NC to CMX in 2012.
8.33	M-15	UNRH	113041034	2988 Willow Pass	two older SF homes	0.4	0.79	CMX	CMU	40	24	7	11	0.4	0.4	0.4	0.1	Owner occupied home built in 1935 on large site, second home also on lot. Adjacent to townhomes under construction
8.36	M4	UNRH	113011010	2609 Concord Blvd	older SF home	0.5	0.00	CMX	CMU	40	24	12	24	0.7	0.3	0.2	0.1	SF home--boarded up. Assessed as having no improvement value. Close to BART. **Rezoned** CMX in 2012, so density reduced
8.37	M5	UNRH	112012003 112012005; 112012006 112012023	2726 Willow Pass 1865-1869 Third 2714 Willow Pass	older 2-unit home vacant land gas sta, mini mart	*0.2* *0.31* *0.3* **0.81**	*0.40* *0.00* *0.59* 0.35	CMX	CMU	40	24	19	33	0.6	0.4	0.3	0.2	Four adjacent parcels. Two vacant lots in common ownership, plus older gas station in marginal condition, and 2-unit rental built in 1938 (separate owners). Site **rezoned** to CMX in 2012 so density reduced
8.38	M6	UNRH	113021004	2898 Willow Pass	gas station	0.26	0.80	CMX	CMU	40	24	6	11	0.5	0.4	0.3	0.1	small independent gas station. Zoned CMX (not MDR as indicated in 2010 Housing El). Estimated yield adjusted.
8.42	M7	UNRH	113041033	2900 Willow Pass	vacant gas station	0.27	0.217	CMX	CMU	40	26	7	7	0.5	0.4	0.4	0.1	Gas station closed in 2013. Site is now vacant.

CATEGORY 8: HOUSING POTENTIAL ON UNDERUTILIZED NON-RESIDENTIALLY ZONED SITES: 30 UNITS/AC OR HIGHER

Former ID	Former ID	Type	APN(s)	Address	Existing Use	Acres	AV Ratio	Zoning	Gen Plan	Max Density (du/AC)	Est. Density (du/AC)	Est. Yield (DU)	2010 Est. Yield	Distance to Services: Elem School	Distance to Services: Park	Distance to Services: Grocery	Distance to Services: Transit	Comments
9.4	L1	UNRH	115481025	3510 Willow Pass	Motel	0.89	1.621	CMX	CMU	40	24	21	16	0.4	0.3	0.1	0.1	Royal Palms Motel--marginally operating and in poor condition. Built in 1960, FAR <0.3. 2012 Element reported zoning as MDR, but it is CMX, allowing 40 du/ac
9.6	L2	UNRH	114192017	3606 Willow Pass	Strip Shopping Center	1.59	0.97	CMX	CMU	40	18	29	29	0.3	0.4	0.1	0.1	Marginal shopping center across from CNWS. 12,800 SF, built in 1953. Includes liquor store, nail salon, pizza, restaurant, laundromat,smoke shop. Bldg in fair condition. FAR is 0.18 and most of site is parking.
10.14	C27	U-NRH	116010022	4749 Clayton Road	landscaping business	1.13	0.09	CMX	CMU	40	24	27	0	0.7	0.2	0.2	0.1	**NEW SITE**, not counted in 2010. Contains contractor's offices and storage/ operations for large landscape co.
11.1	C1	U-NRH	133170040 133170042 133170069	4690 Clayton 4702 Clayton NA	Mostly vac w small shed-like structure Small take-out pizza restaurant vacant lot	*0.46* *0.22* *0.29* **0.97**	0.01 0.43 0.00 0.17	CMX	CMU	40	24	23	17	0.6	0.1	0.1	0.1	2010 Element presumed 17 units. Current assumption is 17 units, as site as been **rezoned** to CMX and provides an excellent opportunity for a 100% multi-family development or a mixed use project. Three adjacent parcels with corner frontage on two streets and minimal structure coverage. Most of parcel is flat and open.
11.2	C16	U-NRH	133271118	4804 Clayton	Chinese restaurant	0.58	0.48	CMX	CMU	40	24	13	5	0.5	0.3	0.1	0.1	2010 Element presumed 5 units. However a 2012 GP Amendment changed the site from NC to CMU. It was subsequently **rezoned** CMX. Restaurant is former drive-in/carhop and is marginal condition. Surrounded by multi-family.
11.3	C17	U-NRH	133170043 133170068	4664 Clayton NA	3600 SF retail bldg w three tenants vacant lot	*0.45* *0.84* **1.29**	0.49 0.00 0.11	CMX	CMU	40	24	30	24	0.6	0.1	0.1	0.1	2010 Element presumed 24 units. **Rezoned** to CMX in 2012 with incentives to include housing. Two adjacent parcels--one with small older shopping ctr with wirelss sales and tailor, the other is vacant. Bldg is in fair condition.
	TOTAL					55.85						2076	1981					

APPENDIX B: ACCOMPLISHMENTS DURING PRIOR PLANNING PERIOD

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
GOAL H-1: HOUSING SUPPLY & MIX			
Policy H-1.1: Ensure an adequate supply of housing sites to achieve the City's Regional Housing Needs Allocation (RHNA) numbers for the 2007-2014 planning period.			
Program H-1.1.1: Continue to **identify potential sites** for reuse to ensure an adequate supply of land for residential development. *Responsibility: Planning Division* *Funding: General Fund* *Time Frame: Ongoing*	N/A	The City identified potential sites for reuse as part of the 2007-2014 Housing Element Update and made the inventory available on the City website. Sites in the Downtown Area were examined as part of the Downtown Specific Plan process in 2013. The City has updated the sites inventory as part of the 2014-2022 Housing Element Update.	Continue.
Program H-1.1.2: Establish minimum densities for multifamily housing in mixed-use, and high density residential zoning districts. *Responsibility: City Council, Planning Commission, and Planning Division* *Funding:* *Time Frame: Amend Zoning Ordinance and complete rezoning within one year of adoption of 2007-2014 Housing Element Update*	Rezone 15 acres to HDR (RH) or DMX - 664 residential units	The City adopted a new Development Code in 2012 that requires minimum densities in multifamily zoning districts. 326 acres of land were rezoned to HDR or DMX.	Program was completed during previous Housing Element Planning period through adoption of a new Development Code. Program is modified to for 2014-2022 period to reflect continued implementation of minimum densities through the Development Code.
Program H-1.1.3: Maintain an inventory of vacant and underutilized sites and make it available to interested home builders. *Responsibility: Planning Division* *Funding: General Fund* *Time Frame: Update inventory starting 2007-2014 HE & every two years after.*	N/A	The City identified vacant and underutilized sites as part of the 2007-2014 Housing Element Update and made the inventory available on the City website. Sites in the Downtown Area were examined as part of the Downtown Specific Plan process in 2013. The City has updated the sites inventory as part of the 2014-2022 Housing Element Update.	Continue.
Program H-1.1.4: Allow multifamily residential development **projects** on parcels identified in the Housing Element land inventory as Downtown Mixed Use (DMX) & Commercial Mixed Use (CMX) zoning districts. *Responsibility: City Council, Planning Commission, and Planning Division* *Funding: General Fund* *Time Frame: Ongoing*	N/A	Multifamily residential development is allowed on parcels that are zoned Downtown Pedestrian and Downtown Mixed Use (Section 122-154) and Commercial Mixed Use (Section 122-131) with a Use Permit.	Program was completed during previous Housing Element Planning period through adoption of a new Development Code. Program is modified to for 2014-2022 period to reflect continued implementation of this program through the Development Code.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Policy H-1.2: Encourage a variety of housing types in new subdivisions, including duplexes, townhomes, small apartment buildings or condominiums.			
Program H-1.2.1: Promote mixed use developments and housing types. *Responsibility: City Council, Planning Commission, and Planning Division* *Funding: General Fund & RDA Housing Set-Aside Fund* *Time Frame: Ongoing*	N/A	The City adopted a new Development Code in 2012 that provides development standards for new mixed use projects and housing types. Sections 122-132; 122-155; 122-178; and 122-627.	Program was modified to reflect dissolution of RDA.
Program H-1.2.2: Promote mixed-use development Downtown where housing is located in close proximity to urban services, shopping and/or public transportation. *Responsibility: City Council, Planning Commission, and Planning Division* *Funding: General Fund* *Time Frame: Ongoing*	N/A	The City currently allows mixed-use development Downtown and the new Development Code adopted in 2012 provides development standards for mixed-use projects. Sections 122-155 and 122-627. The new Code also provides an Affordable Housing Incentive Program. The new Transit Overlay also provides additional incentives for non-residential land uses.	Program was modified to promote transit-oriented development along with mixed-use development.
Program H-1.2.3: Facilitate the development of **mixed income housing** in the Downtown. *Responsibility: City Council, Planning Commission, and Planning Division* *Funding: General Fund & RDA Housing Set-Aside Fund* *Time Frame: Ongoing*	**50** new mixed-income units in or near Downtown.	Although no new mixed-income developments were constructed during the planning period, this is an ongoing work effort that includes meetings with non-profit and market-rate housing developers. The downtown Concord PDA was designated (approx. 600 acres) and grant funds were allocated to the City for development of a Downtown Specific Plan preparation effort to increase housing.	Continue.
Policy H-1.3: Promote the development of single-family homes that are affordable to very low, low & moderate-income households in all new single-family developments as well as in existing single-family neighborhoods.			
Program H-1.3.1: Encourage the development of **small lot subdivisions** & provide financial incentives through the FTHB program for low-income families. *Responsibility: City Council, Planning Commission & Planning Division, Economic Development Division* *Funding: RDA Housing Set-Aside Fund; First-Time Homebuyer Program; General Fund* *Time Frame: Ongoing*	**60 new single family homes** affordable to low & very low income households & **90** new single family homes affordable to moderate income.	The City approved several small lot subdivisions which would provide homes for low and moderate income homebuyers, including Wisteria (37 units), Enclave (26 units), Poetry (28 units), Villa de la Vista (12 units), Willows (7 units). All have inclusionary obligations. The Wisteria development is the only one under construction at this time (2 inclusionary constructed and sold). The City still maintains a FTHB Program and limited funding is available.	Program modified to create a separate program for first-time homebuyers (see new Program H-1.3.2) and to reflect that standards for small lot single family homes were adopted during the 2007-2014 Housing Element planning period.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-1.3.2: Provide standards for **small-lot** single-family homes. *Responsibility: City Council, Planning Commission & Planning Division* *Funding: General Fund* *Time Frame: Specific standards to be completed and incorporated into the Zoning Ordinance by amendment within one year of adoption of the 2007-2014 Housing Element.*	N/A	The City adopted a new Development Code in 2012 that provides development standards for small lot single family homes. Section 122-335.	Deleted. Program was completed during 2007-2014 Housing Element planning period.
Policy H-1.4: Encourage second units in new & existing residential developments & the development of duplex condominiums where consistent with the General Plan.			
Program H-1.4.1: Encourage duplex, condominiums, where consistent with the General Plan density standards. *Responsibility: City Council, Planning Commission & Planning Division* *Funding: None Required* *Time Frame: Ongoing*	**75 units** created through new duplex, condominium or second unit developments.	The City allows duplexes and condominiums under its current ordinance This is an ongoing effort made by staff when discussing proposed residential projects. CO/CMX allows duplex, RM allows attached and duplex.	Continue.
Program H-1.4.2: Allow second units in the single-family districts in accordance with State law. *Responsibility: City Council, Planning Commission & Planning Division* *Funding: None Required* *Time Frame: Ongoing*	N/A	The City allows second units under the current ordinance and increased the size allowance to 1,000 s.f. for lot sizes 12,000+ s.f. Based on the City's records, only a limited number (6) of secondary living units were built during the planning period.	Continue. Additional programs added to further facilitate development of second units.
Program H-1.4.3: Work with property owners with illegal **second units** to bring them **into compliance** with the building code and zoning ordinance. *Responsibility: Planning Commission & Building Division* *Funding: General Fund* *Time Frame: Ongoing*	N/A	This is an ongoing effort that occurs when illegal second units are discovered by Code Enforcement staff.	Continue (re-numbered as program H-1.4.5).

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Policy H-1.5: Promote the development & conservation of multifamily housing that is affordable to extremely-low, very-low, low & moderate-income households.			
Program H-1.5.1: Facilitate the development of **mixed income housing** through **medium & high density zoning** and mixed use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies & other financial incentives available. *Responsibility: City Council, Planning Commission & Planning Division, Economic Development Division* *Funding: RDA Housing Set-Aside; General Fund; HOME funds and CDBG funds* *Time Frame: Ongoing*	**2,070 new units** of multifamily housing	The City adopted a new Development Code that established an Affordable Housing Incentive Program, continued the Density Bonus Program and provided additional affordable housing provisions (Inclusionary) that, among other things, will create incentives for mixed income housing. (Sections 122-579:581. Transit Overlay District Sec. 122-270 added.)	Program was modified to reflect dissolution of RDA.
Program H-1.5.2: Create & publish on City's website a **list of State & Federal low-interest land acquisition/ construction funds available** for development of homes affordable to low & moderate income households. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Mid-2011*	N/A	The City has provided links to Federal and State website updates on the City's website.	Program was completed during the 2007-2014 Housing Element Update cycle and is modified to reflect continued maintenance of this resource.
Program H-1.5.3: Continue **Multifamily Infill Housing Programs** that facilitate infill residential development & provide affordable (workforce) housing and/or housing for those with special needs. *Responsibility: Planning Division and Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The 2012 Development Code promotes infill development by creating opportunities for residential development in infill areas. (Section 122-270 Transit Station Overlay Districts; Section 122-624 Live/Work Units; Section 122-627 Mixed Use Projects; Section 122-631 Secondary Living Units; Article IV, Div 2 Small Lot Standards.) The Downtown Specific Plan process initiated in 2013 will also facilitate infill residential development Downtown.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-1.5.4: Promote parcel consolidation for the assembly of new housing sites to ensure that minimum densities are achieved and integrated site planning occurs. *Responsibility: Planning Division* *Funding:* *Time Frame: Priority lot consolidation list by May 16, 2011. Site consolidation by May 2013. Annually evaluate the effectiveness of the programs Nov. 2012, 2013, 2014*	Consolidate at least two sites on the Priority Lot Consolidation List with realistic capacity to accommodate **at least 150 high density residential units**.	The Masonic Temple site parcels were consolidated, the Oak Street site parcels were consolidated and the Pine Street site parcels were consolidated. Together these would accommodate at least 150 high density units, based on current zoning. In addition, Masonic Temple was moved from its former site in June 2013, so the site is now vacant. Long Range Property Management Plan was approved by Council on 12/10/12 and forwarded to DOF. The City is awaiting formal comments from the State regarding the LRPMP.	Continue.
Program H-1.5.5: Promote new affordable residential development **projects** near employment centers, personal services, retail clusters, & key transportation corridors & nodes. *Responsibility: City Council, Planning Commission & Planning Division* *Funding:* *Time Frame: Ongoing*	N/A	The City adopted a new Development Code in 2012 that included an Affordable Housing Incentive Program (Section 122-581), which encourages affordable housing production in these areas by providing incentives for affordable housing meeting certain criteria.	Continue.
Program H-1.5.6: Provide reductions from the standard **parking requirements** for new residential project. *Responsibility: Planning Commission & Planning Division* *Funding:* *Time Frame: Ongoing*	N/A	The Development Code adopted in 2012 provides development standards that include incentives such as reduced parking requirements. Section 122-386 Adjustment to Parking Requirements	Continue.
Program H-1.5.7: Allow Group Housing, including single room occupancy units (SRO) in accordance with State Law. *Responsibility: Planning Division* *Funding:* *Time Frame: Ongoing*	N/A	The City adopted a new Development Code in 2012 that provides development standards for group housing. Sections 122-80, 104, 132, 155, 178, 201. Group Housing includes SROs. Section 122-1580	Program was completed during previous Housing Element Planning period through adoption of a new Development Code. Program is modified to for 2014-2022 period to reflect that group housing will continue to be allowed.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-1.5.8: Establish an **Affordable Housing Overlay District (AHO)** to promote the development of affordable housing in all areas **designated** by the General Plan for **multi family residential development**. *Responsibility: City Council, Planning Commission City Attorney & Planning Division* *Funding:* *Time Frame: Within one year of the adoption of the 2007-2014 Housing Element.*	N/A	The City adopted a new Development Code in 2012 that contains new provisions in the Affordable Housing Section, including an Affordable Housing Incentive Program that is available Citywide. Section 122-581.	Concord implemented a more robust program during the 2007-2014 through adoption of the City's Affordable Housing Incentive Program. Program is modified to for 2014-2022 period to reflect continued implementation of this program.
Policy H-1.6: Allow manufactured housing in all residential zones, consistent with State law requirements, & ensure the conservation & improvement of the City's existing mobile home parks as part of the City's affordable housing stock.			
Program H-1.6.1: Implement the City's adopted **regulations** that **allow manufactured housing units** in all residential zones. *Responsibility: Building Division and Planning Commission* *Funding:* *Time Frame: Ongoing*	N/A	The City continues to allow manufactured housing units in all residential zones.	Continue.
Program H-1.6.2: Require **compliance** with the **City's Mobile Home Conversion Ordinance**, as adopted or amended to comply with State Law to address impacts associated with the closure or conversion of existing mobile home parks to other uses. *Responsibility: Planning Division and Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City will continue to require compliance with the Mobile Home Conversion Ordinance. No mobile home conversions were proposed during the planning period.	Continue.
Program H-1.6.3: Provide **low-interest loans** to qualifying households to support the rehabilitation of mobile home units in the City. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	**30 rehabilitated** manufactured housing & mobile homes.	Concord provided 13 low-interest loans and 14 emergency, weatherization, and security grants to support the rehabilitation of mobile home units in Concord during the planning period.	Program was modified to provide grants in addition to loans.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-1.6.4: Allow the use of the City's **rehabilitation funds** for the **setting up of mobile home foundations**, the **paving of carports**, & other **construction assistance in mobile home park** areas. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Late 2010 or early 2011*	Assist **10 mobile homes**.	Concord provided 13 low-interest loans and 14 emergency, weatherization, and security grants to support the rehabilitation of mobile home units in Concord during the planning period.	Program was modified to replace the use of RDA funding with the use of CDBG funds.
Policy H-1.7: Promote the development of new condominiums and cooperatives.			
Program H-1.7.1: Ensure that condominiums & cooperatives continue to **meet high standards of quality** while providing for entry level rental & ownership housing by approving density bonuses in accordance with the City ordinance. *Responsibility: Planning Division* *Funding:* *Time Frame: Ongoing*	**100 new** condominium units	The City approved 224 condos, 120 condo conversions, 70 townhomes, 179 multi-family units, and 51 single family units since 2007. However, due to the residential market downturn, these projects are on hold for construction. One downtown project of 129 condos was constructed and is leased out as rentals.	Continue.
Program H-1.7.2: Implement the condominium conversion ordinance to limit the number of rental housing stock converted into condominiums each year. *Responsibility: Planning Division* *Funding:* *Time Frame: Ongoing*	Implement Tracking System by **May 2011**	The City's Planning Division prepared a tracking matrix to monitor condominium conversions.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Policy H-1.8: Promote a diversity of housing types, including efforts to increase rental and ownership opportunities for moderate and above moderate income housing.			
Program H-1.8.1: Encourage the production of ownership & rental **housing in Downtown** that is attractive & affordable to moderate & above-moderate income households. *Responsibility: City Council, Planning Commission & Planning Division* *Funding:* *Time Frame: Ongoing*	**2.510 new housing units** affordable to moderate & above moderate-income households.	The City currently promotes infill development to increase densities in Downtown. The Development Code provides among other things, incentives that will create opportunities for affordable housing. (Article IV, Div. 8) The national and more localized economic downturn resulted in a slow recovery for the City in terms of new development due to the previous number of foreclosed units, short sales and vacant units and there has been a shortage of development activity in Concord in recent years. The City received a Priority Development Area grant for the Downtown BART Station Area (600 acres) and retained a consultant in Dec 2012 to implement the grant through preparation of a Specific Plan, which is scheduled to be completed by July 2014.	Continue.
Policy H-1.9: Remove or reduce constraints to housing production by lowering the cost of development & improving the ease of building in Concord.			
Program H-1.9.1: Continue the **annual review** of the City's development **fees,** processing fees, & other charges in the Master Fees & Charges to ensure they are not a constraint to development. *Responsibility: Planning Division, Building Division & Finance Department* *Funding:* *Time Frame: Ongoing*	N/A	The City continues to review fees annually on July 1 and reduced the City's In-Lieu Fee in as result of a fee study in 2011.	Continue.
Program H-1.9.2: Continue to offer a centralized, one-stop counter for permit processing to streamline the development process. *Responsibility: Planning Division, Building Division & Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City continues to offer the one-stop counter and a Community & Economic Development Committee has been formed to improve the permit center lobby and the efficiency of processing of permits for customers at the counter.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-1.9.3: Continue to **streamline the processing** of building permits for residential developments that include a portion of units as below-market rental rate **(BMR) units**. *Responsibility: Planning Division, Building Division & Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City streamlines the processing of building permits via outside contract services so as not to impact processing times due to reduction in staff. The affordable housing division of the Development Code includes streamlined processing for developments with BMR units.	Continue.
Program H-1.9.4: Continue to **support legislation** that requires special districts **to reduce** their **fees for affordable** housing **projects**. *Responsibility: City Council, Planning Commission, Planning Division, Building Division & Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City continues to support legislation that requires special districts to reduce fees for affordable housing projects.	Continue.
GOAL H-2: QUALITY NEIGHBORHOODS			
Policy H-2.1: Support the conservation and rehabilitation of the existing housing stock (including mobile homes) through a balanced program of code enforcement and property improvements, when and where appropriate.			
Program H-2.1.1: Utilize public funds to provide assistance in the **rehabilitation** & conservation of **deteriorated single-family homes**, multifamily developments & mobile homes. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	270 single & multifamily housing units without income limits rehabilitated & 90 units conserved as affordable housing for extremely low, very low & low income households through long-term rent restrictions or resale agreements with property owners.	The City's Housing Rehabilitation Loan and Grant Program has been responsible for improving 135 homes and 37 mobile homes since the start of fiscal year 07-08. The City also rehabilitated 65 units through HUD lead hazard program between 2008 and 2011.	Continue.
Program H-2.1.2: Continue to establish price and rent restriction agreements through acquisition, financial assistance, or other means with property owners. *Responsibility: City Council, Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	Concord provided financial assistance to support substantial rehabilitations for two homes with resale restrictions and regulatory agreements recorded. Regulatory Agreements implementing income eligibility and monitoring for 55 years will be recorded for any new multi-family rehabilitation projects. Implementation of this program has been constrained by a shortage of available funds for acquisition or financial assistance.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-2.1.3: Ensure the conservation of existing subsidized housing including State, Federally, & locally-assisted developments that is **at risk of converting** to market rates. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Implement program in 2010 and check status every two years*	N/A	The City's Housing Program monitors compliance with Regulatory Agreements in terms of income levels for affordable units. The Building Division monitors affordable units for compliance with health and safety codes. The City also monitors expiration dates for Regulatory Agreements to anticipate potential conversions to market rate and consider options for extending affordability restrictions.	Continue.
Program H-2.1.4: Continue to **monitor** the **conditions** of housing stock **through ongoing housing inspections** and enforce housing codes and standards to ensure that the existing housing stock is not diminished in quantitative or qualitative terms. *Responsibility: Building Division* *Funding:* *Time Frame: Ongoing*	Inspect affordable inventory **once every 3 years**.	The City's multi-family affordable inventory is inspected once every three years by the Building Division or through the self-certification process.	Continue.
Program H-2.1.5: Continue the City's **multi-family** rental housing **inspection program.** *Responsibility: Building Division* *Funding:* *Time Frame: Tri-annually*	Randomly inspect **100 multi-family units annually**.	All of the City's affordable inventory has been inspected or self-certified during the last three years. The City's multi-family inspection program has inspected 180-220 units annually since 2007.	Continue.
Program H-2.1.6: Continue the Multi-family Rental Housing Inspection **Self Certification Program**. *Responsibility: Building Division* *Funding:* *Time Frame: Ongoing*	N/A	The City continues to maintain the self-certification program. Owners of well maintained multi-family properties that have the following characteristics may apply to participate in the Self-Certification Program: no previously identified and uncorrected violations of the Concord Municipal Codes and/or California State Building, Housing and Health and Safety Codes; no outstanding citations, inspection or abatement fees; and a current business license for the facility.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-2.1.7: Incorporate maintenance standards, tenant screening & management training requirements in regulatory agreements for multifamily developments that receive City assistance. *Responsibility: Building Division* *Funding:* *Time Frame: Ongoing*	N/A	The City contracts with U.S. Communities to monitor compliance with regulatory agreements for the City's affordable multi-family inventory. Maintenance standards, tenant screening & management training will be included in any new regulatory agreements.	Continue.
Program H-2.1.8: Ensure deteriorated units that are being acquired & **rehabilitated with long-term rent or sale price restrictions** are being **counted as** helping to meet the **City's Fair Share** housing need. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City the facilitated rehabilitation and sale of two single family homes for very low income households in 2013 including resale restrictions.	Continue.
Policy H-2.2: Preserve & enhance the quality of Concord's residential & mixed use neighborhoods to ensure a comfortable, safe healthy, & attractive living environment for all residents.			
Program H-2.2.1: Continue to **implement & update** the City's Neighborhood Services **Strategic Plan**. *Responsibility: Neighborhood Services* *Funding:* *Time Frame: Ongoing*	N/A	The City's Neighborhood Services (Code Enforcement) Division continues to implement the Strategic Plan on a day-to-day basis.	Continue.
Program H-2.2.2: Promote new residential development standards, that create a functional, pleasing & **high quality living environment** for all Concord residents. *Responsibility: City Council, Planning Commission, Planning Division, Building Division & Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City adopted a new Development Code in 2012 with residential development standards that promotes high quality development. Sections 122-79, 80. Article IV Development Standards including Sections 122-297, 300, 303.	Deleted. Program was completed during 2007-2014 Housing Element planning period through adoption of a new Development Code.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-2.2.3: Promote high quality residential **development** by applying and enforcing the City's adopted Design Guidelines and Zoning Standards. *Responsibility: Planning Division* *Funding:* *Time Frame: Ongoing*	New Development Code adopted in **July 2012**	The City adopted a new Development Code in 2012 that promotes high quality development. The City's Site and Design Review also continues to promote high quality development.	Continue (re-numbered as program H-2.2.2).
Program H-2.2.4: Conduct **design review** for all residential developments of five or more units. *Responsibility: Planning Commission, Design Review Board & Planning Division* *Funding:* *Time Frame: Ongoing*	N/A	All proposed residential developments with five or more units were reviewed through the City's design review process.	Continue (re-numbered as program H-2.2.3).
Program H-2.2.5: Promote a **Jobs/Housing Balance** by implementing General Plan Land Use and Growth Management policies to achieve a balance between jobs & housing to achieve a higher quality of life for current & future Concord residents. *Responsibility: City Council, Planning Commission & Planning Division* *Funding:* *Time Frame: Ongoing*	N/A	Concord recently adopted a new Economic Vitality Element of the General Plan, which promotes a strong regional center and vibrant city center through downtown events. The Economic Vitality Element also seeks to provide housing opportunities for persons employed in jobs in Concord and neighboring communities. A new Economic Vitality Strategy was recently adopted. The Downtown Specific Plan process initiated in 2013 will facilitate a jobs/housing balance in Concord by creating additional opportunities for residential and employment-focused uses Downtown	Continue (re-numbered as program H-2.2.4).

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Policy H-2.3: Preserve Concord's historic homes, areas, & buildings			
Program H-2.3.1: Support housing rehabilitation, conservation or preservation. *Responsibility: Planning Division* *Funding:* *Time Frame: Ongoing*	N/A	Concord has mapped and inventoried historic buildings in downtown. The Housing Program entered into Letter of Understanding with the State Historic Preservation Office in 2010 for the Housing Rehabilitation Program. The Development Code adopted in 2012 incorporates the new North Todos Santos district, consistent with GP. The Masonic Temple was relocated from a Successor Agency owned site to a site adjacent to the Galindo House in 2013 by the Historical Society.	Continue.
GOAL H-3: MEETING SPECIAL NEEDS			
Policy H-3.1: Actively seek & encourage the development of affordable housing for very-low, low - and moderate income seniors.			
Program H-3.1.1: Provide financial assistance, regulatory incentives & priority permit processing for **senior housing developments** that provide **25 percent** or more of their units at rents or prices **affordable** to moderate, low or very low income seniors. *Responsibility: City Council, Planning Commission, Planning Division, Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The affordable housing division of the Development Code that was adopted in 2012 includes incentives, such as priority permit processing, density bonus and modified parking standards for affordable senior housing (Section 122-580).	Continue.
Program H-3.1.2: Encourage **senior housing** developments to be located in areas that are **convenient** to shopping & other **services**, including public transit services, and/or to provide transit services for their residents. *Responsibility: City Council, Planning Commission & Planning Division* *Funding:* *Time Frame: Ongoing*	**200** new senior housing units affordable to very low, low & moderate income seniors.	Concord City Staff have met with Affordable Housing Developers to identify opportunities in the City to create senior housing sites in downtown. The Downtown Specific Plan, which is scheduled for adoption in June 2014, will provide strategies to increase housing for a range of incomes within close proximity to BART.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-3.1.3: Require all housing developments designated for **seniors** to be **handicapped accessible**, with such features provided at the time of construction as a standard feature. *Responsibility: Planning Division and Building Division* *Funding:* *Time Frame: Ongoing*	N/A	All proposed housing projects are reviewed by Planning and Building Divisions for accessibility. No residential projects designated for seniors were proposed during the planning period.	Continue.
Policy H-3.2: Actively seek to expand housing opportunities for persons with disabilities in new and existing single family and multi family developments.			
Program H-3.2.1: Facilitate the **development** of accessible housing by providing financial assistance, regulatory incentives & continue to offer priority permit processing for housing developments that make at least **15% or more** of the total units **accessible to persons with disabilities**. *Responsibility: Planning Division, Economic Development and Housing Division and Building Division* *Funding:* *Time Frame: Ongoing*	N/A	Concord maintains a policy to negotiate with developers providing 15% disabled units on a case-by-case basis to provide a combination of incentives, consistent with State Density Bonus Law and the City's Development Code.	Continue.
Program H-3.2.2: Require **accessible units** in **multifamily housing** developments in accordance with State law, with accessibility features provided at the time of construction as a standard feature rather than as an optional feature. *Responsibility: Planning Division and Building Division* *Funding:* *Time Frame: Ongoing*	**100** City supported new & rehabilitated **units** accessible to persons with disabilities with an **additional 100** to be produced without any City financial assistance.	Housing projects are reviewed by Planning and Building Divisions for accessibility.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-3.2.3: Require **accessible units in large** housing **developments** in accordance with State Law. *Responsibility: City Council, Planning Commission, Planning Division & Building Division* *Funding:* *Time Frame: Ongoing*	N/A	All residential units constructed during the planning period met accessibility requirements, which are enforced during the planning and building permit process.	Continue.
Program H-3.2.4: Enforce State handicapped, accessibility, & adaptability standards & **remove constraints** to **housing accessible** to persons with **disabilities**, consistent with SB 520. *Responsibility: Building Division* *Funding:* *Time Frame: Ongoing*	N/A	All residential units constructed during the planning period met accessibility and adaptability requirements, which are enforced through the building permit review process.	Continue.
Program H-3.2.5: Provide information & related **resources** to the public, to raise awareness regarding accessibility issues. *Responsibility: Building Division* *Funding:* *Time Frame: Ongoing*	N/A	Accessibility requirements are provided through the City's Permit Center to assist developers and contractors.	Continue.
Policy H-3.3: Actively seek & encourage the development of childcare to help female headed households, especially those who are very low, low or moderate income.			
Program H-3.3.1: Continue to assess a fee on new construction & **tenant improvements** to help fund the City of Concord Child Care Program. *Responsibility: Planning Division, Department of Community and Recreation Services* *Funding:* *Time Frame: Ongoing*	Create 200 child care slots in Concord by supporting childcare providers.	Concord's Building Division collected childcare fees at Certificate of Occupancy for all non-residential projects, based on 0.5% of valuation. Between 2008 and 2014, Concord collected approximately $217,000 in fees through the Concord Child Care Program.	Continue (re-numbered as program H-3.4.1).
Program H-3.3.2: Support the **Section 8** Housing Choice Voucher Program administered by the Contra Costa County Housing Authority. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City's Housing Assistance page on the City's Website provides a link to the rental referral listing for the County Housing Authority. Staff frequently refers individuals inquiring about the voucher program to the County Housing Authority.	Continue (re-numbered as program H-3.4.2).

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Policy H-3.4: Actively seek & encourage the development of housing that is affordable to very low, low and moderate income first time homebuyers.			
Program H-3.4.1: Utilize Redevelopment Housing Set Aside funds to provide **zero interest second mortgages to** qualified low and moderate income **homebuyers** to assist them with down payment and/or closing costs. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	Provide assistance to **50 FTHB.**	Nine FTHB loans were closed during 2007-09. Seven FTHB loans were closed within FY2010-11 as housing values begin to stabilize. Redevelopment funding was eliminated in 2011-2012, reducing the funding available for the FTHB program. Other sources are now used to provide reduced funding level for 2-3 loans annually. In total, 21 FTHB loans were provided due to the reduced funding levels after 2011.	Program was modified to reflect dissolution of RDA (renumbered as program H-3.5.1)
Program H-3.4.2: Support & participate in the **Mortgage Credit Certificate** Tax Credit Program administered by the Contra Costa County Department of Conservation & Development & **make information available** at the permit counter & City Website. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	Information on the program is provided at Permit Center counter and kiosk and a City Website link is updated with the County's current information.	Continue (re-numbered as program H-3.5.2).
Program H-3.4.3: Work with **local nonprofit housing** developers to facilitate sweat-equity homeownership opportunities for Concord Residents. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	Staff has met with Habitat for Humanity to discuss opportunities for new sweat-equity home ownership projects and potential joint future projects. Staff also refers inquiries to Habitat for their Rehabilitation Program, as appropriate.	Continue (re-numbered as program H-3.5.3).

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Policy H-3.5: Actively seek & encourage the development of affordable housing for large families that are very low, low or moderate income & continue to take actions to prevent discrimination against children in housing.			
Program H-3.5.1: Expand the current inventory of large units in the City by providing financial and/or regulatory incentives to encourage the inclusion of **four-plus bedroom units** in new developments, especially in **rental housing** developments. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	**100** new or rehabilitated housing units in Concord with four or more bedrooms.	This is an ongoing work effort and projects are negotiated on a case-by-case basis. Implementation of this program has been constrained by the shortage of development activity in Concord during recent years and a lack of City resources to support housing development. Although Concord approved four residential developments during the planning period that are likely to include some homes with four or more bedrooms (Chestnut, Copperleaf, Farry Grove, and Willows), units in these developments are not likely to be affordable to lower-income households. A condominium conversion project with ten four-bedroom units was approved in Oct. 2006, and exterior improvements were completed in phases over 2007-09.	Continue (re-numbered as program H-3.6.1).
Program H-3.5.2: Facilitate the rehabilitation of large units by giving **priority to developments with large units** that are deteriorated or at risk of being lost from the City's housing stock. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City works with affordable housing developers to identify opportunities for acquisition/rehab projects and will continue to offer a multi-family rehabilitation program. Funding to support this effort is currently constrained due to the loss of Redevelopment.	Continue (re-numbered as program H-3.6.2).
Policy H-3.6: Actively seek & encourage emergency, transitional, & long term affordable housing to reduce the problem of homelessness in the City of Concord.			
Program H-3.6.1: Continue to actively **participate in** the Contra Costa **HOME Consortium** & the CC **Interagency Council on Homelessness** to identify & respond to the needs of homeless individuals & families in Concord & surrounding communities. *Responsibility: Community and Recreation Services and Community Grants Division* *Funding:* *Time Frame: Ongoing*	**40 new beds** for the homeless.	Housing and Community Services Program staff regularly attended this activity during the planning period and plan to continue participation during the current Housing Element planning period.	Continue (re-numbered as program H-3.7.1).

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-3.6.2: Permit the **development of emergency homeless shelters** without discretionary review, in the Industrial Mixed Use, Industrial Business Park Zone, & Office Business Park in accordance with State Law. *Responsibility: City Council, Planning Commission & Planning Division* *Funding:* *Time Frame: Amend the Zoning Ordinance consistent with State law for emergency shelters & transitional & supportive housing within one year of adoption of the 2007-2014 Housing Element.*	N/A	The new Development Code, adopted in 2012, provides for the development of emergency homeless shelters in the Business Park and Industrial Districts. Section 122-177, 178.	Program was completed during previous Housing Element Planning period through adoption of a new Development Code. Program is modified to for 2014-2022 period to reflect that emergency shelters will continue to be allowed in selected zoning districts.
Program H-3.6.3: Allow residential care facilities, group homes, & foster homes & similar housing as required by State Law. *Responsibility: City Council, Planning Commission & Planning Division* *Funding:* *Time Frame: Amend the Zoning Ordinance consistent with State law within one year of adoption of the 2007-2014 Housing Element.*	N/A	The new Development Code, adopted in 2012, allows residential care facilities, group homes and similar housing. Sections 122-78, 103, 131, 154, and 200.	Program was completed during previous Housing Element Planning period through adoption of a new Development Code. Program is modified to for 2014-2022 period to reflect that these housing types will continue to be allowed.
Program H-3.6.4: Coordinate with the County & local non-profits to identify & address the housing & social needs of the local homeless population. *Responsibility: Community and Recreation Services and Community Grants Division* *Funding:* *Time Frame: Ongoing*	N/A	City Staff refers clients to local resources and attends Interagency Council on Homelessness. Additionally, the Police department has a representative on the Executive Committee for the Contra Costa Inter-jurisdictional Council on Homelessness (CCICH)	Continue (renumbered as program H-3.7.4).

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
GOAL H-4: EQUAL HOUSING OPPORTUNITIES			
Policy H-4.1: Ensure equal housing opportunities for all by reaffirming the City's commitment to work towards the elimination of discrimination in housing.			
Policy H-4.1.1: Continue to allocate funds to local non-profits such as Housing Rights, Inc. that provide fair housing counseling, education, & outreach services. *Responsibility: City Council, Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	City's Housing Program administers a contract with ECHO Housing for provision of fair housing counseling, education and outreach.	Program was modified to reflect that the City now contracts with ECHO Housing for these services.
Program H-4.1.2: Continue to provide tenant-landlord counseling services through private agencies or non-profits such as Housing Rights, Inc. to help resolve problems & conflicts that occur in tenant/landlord relationships. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	City contracted with Bay Area Legal to provide tenant-landlord counseling services to resolve problems and conflicts.	Program was modified to reflect that the City now contracts with Bay Area Legal for these services.
Program H-4.1.3: Continue to monitor rental rates in Concord on an annual basis to provide up to date, reliable information on average & median rents in the City by unit size & type. *Responsibility: Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	City has contracted with U.S. Communities to monitor the City's affordable inventory for income eligibility and rental rates. Also, provides average and median rental rates. Reduced funding for continuation beyond 2013.	Continue.
Program H-4.1.4: Work with the Contra Costa HOME Consortium to reduce impediments to fair housing choice identified in the Consortium's Analysis of Impediments to Fair Housing Choice. *Responsibility: Community Grants, Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	The City Council adopted the Consortium's Analysis of Impediments (2009) to Fair Housing Choice. The City retained the services of a non-profit, ECHO Fair Housing to provide counseling services to residents experiencing fair housing concerns.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
GOAL H-5: ENERGY CONSERVATION			
Policy H-5.1: Encourage the incorporation of energy conservation design features in existing & future residential developments to conserve resources, reduce greenhouse gas emissions, & reduce housing costs.			
Program H-5.1.1: Continue to allow new subdivisions to provide, to the extent feasible, for passive energy conservation & solar access. *Responsibility: Planning Commission and Planning Division* *Funding:* *Time Frame: Ongoing*	N/A	Concord approved a Citywide Climate Action Plan in July 2013 with GHG reduction strategies. Staff encourages design strategies for new buildings through Design Review of projects.	Program was modified to add provisions for water conservation features.
Program H-5.1.2: Continue to enforce State Energy Conservation Standards for new residential construction or additions to existing structures. *Responsibility: Building Division* *Funding:* *Time Frame: Ongoing*	N/A	The City conducts building review and inspections based on Title 24 and new Building Code, which includes provisions to enforce State Energy Conservation Standards.	Continue.
Program H-5.1.3: Continue to offer rehabilitation loans to low & moderate income homeowners & seniors to improve the energy efficiency of their residence and/or replace existing energy inefficient appliances through various Home Repair Loans and the Weatherization for Seniors Program. *Responsibility: Community Grants, Economic Development and Housing Division* *Funding:* *Time Frame: Ongoing*	N/A	Concord continues to offer Emergency Repair Loans and Weatherization and Home Security Grants for Seniors, as CDBG funds allow. Typically grants are provided for emergency repairs for amounts of between $500 - $2,000, and loan amounts of up to $55,000 for eligible homeowners. During the prior cycle, the City provided 162 loans and grants based on Redevelopment and CDBG funds and an additional 65 lead-based paint repair grants through a grant the City received from HUD. The City currently coordinates with a non-profit organization, Hello Housing, to administer loans and grants with the City's funding. Due to funding reductions, the number of loans and grants will be substantially reduced during the next cycle.	Continue.

Title	Quantified Objective	Status	Appropriateness for 2014-2022 Housing Element
Program H-5.1.4: Adopt Green Building Standards in accordance with State Law to implement General Plan policies & promote solar energy & other environmentally sound, energy efficient methods for heating & cooling homes, consistent with adopted building, mechanical & plumbing codes. *Responsibility: Building Division and Planning Division* *Funding:* *Time Frame: Late 2010*	N/A	The Green Building Standards were adopted by the Building Division and effective as of January 1, 2011.	Continue.

EXHIBIT B

COALITION FOR A SUSTAINABLE CONCORD

September 26, 2014

Dear Jess Negrete,

The Community Coalition for a Sustainable Concord welcomes the opportunity to comment on the Concord's Draft Housing Element update. This document will map out the city's plan to meet the housing needs of people of all income levels through 2022. As a comprehensive citywide vision, it is vital to ensuring that Concord remains one integrated community with opportunity for all as the former Naval Weapons Station begins to welcome residents, workers, bikers, and hikers in the coming years.

The Community Coalition for a Sustainable Concord (CCSC) was established in 2007 with the vision and goals of sustainable equitable development at the Concord Naval Weapons Station including affordable housing, quality jobs, transit-oriented walkable neighborhoods, green development, natural resource and open space conservation with a major urban regional park. We have worked in close partnership and collaboration with the City to ensure the best outcomes for the community for generations to come. CCSC is comprised of dozens of organizations collectively representing thousands of members and residents including affordable housing advocates, labor unions, environmental advocates, smart growth advocates, and homeowners.

We commend the city for taking a number of strong actions to promote affordable housing since adopting its current Housing Element in 2010. In 2012, the city adopted a robust Affordable Housing Incentive Program, pursuant to a Housing Element Program, to encourage development of homes affordable to working families, especially in the downtown area near to transit, jobs, and services. We are also pleased that the city commissioned a comprehensive nexus study to support its inclusionary housing program and give the City Council the option to adopt an affordable housing impact fee. We offer comments on how to refine these options below.

The Draft Housing Element takes additional important steps to promote affordable housing and protect low-income residents. First, it identifies a substantial number of sites of sufficient size and density to support affordable housing developments. The identification of viable sites is particularly important as build-out of the Weapons Station begins to ensure that affordable homes are available *throughout* Concord. Second, it includes a firm commitment to study the risks of displacement that low-income Concord families and seniors are facing due to both redevelopment and rising rents. Program H-2.4.1 provides that the City will study displacement dynamics and implement policies based on this study by the end of 2015. The Program laudably lays out a concrete set of action steps within a specific timeline early in the planning period, and we look forward to participating in this process. <u>We would additionally recommend that the City conducts an annual assessment of displacement pressures and the effectiveness of the policies</u>

put in place to respond to them in order to protect existing residents and communities throughout the planning period.

We are also pleased that Program H-1.5.9 commits the city to annual review of its in lieu fee, which is an option for developers of for-sale housing in place of building inclusionary units for sale at below-market rates. When the housing bubble burst, the city reduced its in-lieu fee from $17,660 per unit to $5,043 per unit with the intention of stimulating development. Now, however, there are daily news stories about the rapid rise of housing costs all over the Bay Area, including Concord. Given the uptick in the market, we strongly urge the City restore the full in-lieu fee that was in place prior to the housing market crash.

In one vital respect, however, we believe that Program H-1.5.9 needs to be clarified and strengthened: it should explicitly commit to consideration of an affordable housing impact fee on rental developments, and outline the next steps for its passage. This is critical because the city is currently unable to apply its inclusionary housing program to rental projects due to a 2009 court decision (*Palmer/Sixth Street Properties v. the City of Los Angeles*). Given this ongoing legal cloud, we recommend that the city adopt an affordable housing impact fee on new rental development to accomplish its longstanding goal of asking all developers to do their fare share to contribute to meeting the city's affordable housing needs. Program H-1.5.9 should be modified to address this issue.

We look forward to participating in the final refinement of new Housing Element as well as to partnering with the city on implementation efforts once it is adopted.

Sincerely,

On behalf of the Community Coalition for a Sustainable Concord (CCSC):

Amie Fishman
Executive Director
East Bay Housing Organizations

Sam Tepperman-Gelfant
Senior Staff Attorney
Public Advocates

cc. Valerie Barone, City of Concord City Manager
Victoria Walker, City of Concord Director of Community and Economic Development
Joan Ryan, City of Concord Senior Planner

EXHIBIT C

STATE OF CALIFORNIA

EDMUND G. BROWN JR., *Governor*

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013
(213) 576-7083

October 8, 2014

Ms. Joan Ryan
City of Concord
1950 Parkside Drive, MS/53
Concord, California 94519

Dear Ms. Ryan:

SUBJECT: SCH 2014092035 Concord (Contra Costa), Housing Element Update 2014-2022 - DND

The California Public Utilities Commission (Commission) has jurisdiction over the safety of highway-rail crossings (crossings) in California. The California Public Utilities Code requires Commission approval for the construction or alteration of crossings and grants the Commission exclusive power on the design, alteration, and closure of crossings in California. The Commission Rail Crossings Engineering Branch (RCEB) is in receipt of the draft *Negative Declaration (DND)* for the proposed City of Concord (City) Housing Element Update 2014-2022 Project.

The project area includes active railroad tracks. RCEB recommends that the City add language to the General Plan Amendment so that any future development adjacent to or near the railroad/light rail right-of-way (ROW) is planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade crossings. This includes considering pedestrian circulation patterns or destinations with respect to railroad ROW and compliance with the Americans with Disabilities Act. Mitigation measures to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade crossings due to increase in traffic volumes, and continuous vandal resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

If you have any questions in this matter, please contact me at (213) 576-7076, ykc@cpuc.ca.gov.

Sincerely,

Ken Chiang, P.E.
Utilities Engineer
Rail Crossings Engineering Branch
Safety and Enforcement Division

C: State Clearinghouse

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

EXHIBIT D

October 7, 2014

Ms. Joan Ryan, Senior Planner
Community and Economic Development Department
City of Concord
1950 Parkside Drive
Concord, CA 94519

Dear Ms. Ryan:

RE: City of Concord's 5th Cycle (2014-2022) Draft Housing Element

Thank you for submitting Concord's draft element update which was received for review on August 11, 2014, along with additional revisions received on October 1, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on September 9, 2014 with you, Mr. Andrew Mogensen, Principal Planner, and Ms. Stephanie Hagar, the City's consultant with BAE Urban Economics. In addition, the Department considered comments from the Coalition for a Sustainable Concord pursuant to GC Section 65585(c).

The draft housing element with revisions meets the statutory requirements of State housing element law. The draft housing element with revisions will comply with State housing element law (GC, Article 10.6) when they are adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City of Concord must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your dedication and efforts in preparation of the housing element and looks forward to receiving Concord's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Glen A. Campora

Glen A. Campora
Assistant Deputy Director

EXHIBIT E

CITY OF CONCORD
PERMIT CENTER
1950 Parkside Drive
Concord, California 94519-2578

Telephone: (925) 671-3454
Fax: (925) 671-3381

October 24, 2014

CITY COUNCIL
Timothy S. Grayson, Mayor
Ronald E. Leone, Vice Mayor
Edi E. Birsan
Daniel C. Helix
Laura M. Hoffmeister

Thomas J. Wentling, City Treasurer

Valerie J. Barone, City Manager

Community Coalition for a Sustainable Concord
c/o East Bay Housing Organizations
538 Ninth Street, Suite 200
Oakland, CA 94607
Attn: Amie Fishman, Executive Director

VIA E-MAIL amie@ebho.org
(Original Sent via Regular Mail)

Subject: City of Concord Draft Housing Element Update 2014-2022

Dear Ms. Fishman:

The City received a copy of the letter you sent on behalf of the Community Coalition for a Sustainable Concord (CCSC) to the State Department of Housing and Community Development on September 26, 2014 regarding the City's Draft Housing Element Update (Update). I would like to thank you for your recognition of the City's actions to promote affordable housing since adoption of the City's last Housing Element in 2010, and update you on the project.

The City's latest Draft Update, dated September 24, 2014 is posted on the Housing Element page of the City's website at: http://www.cityofconcord.org/citygov/dept/planning/housingelement.asp and includes the following programs:

Program H-2.4.1 - to monitor local and regional displacement and establish a mechanism to track the risk of displacement within the City over time.

Program H-1.5.8 – to prepare an update to the City's previous Nexus Study for the City's Housing In-Lieu Fee to examine current market economics and determine a new fee for consideration by the City Council. The study is intended to consider fees for both ownership and rental units.

The Draft Housing Element Update is currently scheduled to be considered by the City's Planning Commission at a public hearing on November 19th, 2014. The staff report should be posted on the City's website by November 14th. If you have any questions, please contact me at (925) 671-3370.

Sincerely,

Joan Ryan, AICP
Senior Planner

cc: Victoria Walker, Director of Community and Economic Development
Andrew J. Mogensen, Principal Planner/Interim Planning Manager

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CITY OF CONCORD
PERMIT CENTER
1950 Parkside Drive
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October 24, 2014

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Edi E. Birsan
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Laura M. Hoffmeister

Thomas J. Wentling, City Treasurer

Valerie J. Barone, City Manager

EXHIBIT F

State of California Public Utilities Commission
Rail Crossings Engineering Branch
320 West 4th Street, Suite 500
Los Angeles, CA 90013
Attn: Ken Chiang, P.E.

VIA E-MAIL ykc@cpuc.ca.gov
(Original Sent via Regular Mail)

Subject: City of Concord Draft Housing Element Update 2014-2022

Dear Mr. Chiang:

The City received your e-mailed letter on October 15, 2014, responding to the City's Housing Element Update 2014-2022 project public review period and advocated for rail safety through design. The comments were received after the public comment period closed (October 10), however, I would like to thank you for your comments and highlight for you the City's existing General Plan policies, which address the issues your letter raised:

Policy T-1.8.2- Protect the existing railroad rights-of-way where feasible for future local and region wide rail service and transit connections.

Policy T-1.8.3– Ensure adequate roadway transportation linkages from the port and rail facilities to the regional transportation network.

As described in the City's Initial Study on pages 38 and 39, implementation of the proposed Project will have no effect on the circulation system of Concord because it will not increase development potential and would not directly or indirectly result in population growth. Therefore, the recommendation of the CPUC is not applicable to this Project. However, all project applications are reviewed for consistency with the General Plan policies and the City's Development Code.

The City's latest Draft Update, dated September 24, 2014, is posted on the Housing Element page of the City's website at: http://www.cityofconcord.org/citygov/dept/planning/housingelement.asp The Draft Update is scheduled to be considered by the City's Planning Commission at a public hearing on November 19th, 2014. If you have any questions, please contact me at (925) 671-3370.

Sincerely,

Joan Ryan, AICP
Senior Planner

cc: Victoria Walker, Director of Community and Economic Development
Andrew J. Mogensen, Principal Planner/Interim Planning Manager

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EXHIBIT G

PLACEWORKS

MEMORANDUM

DATE October 22, 2014

TO Joan Ryan

FROM Terri McCracken

RE **Revised Housing Element**

The City of Concord prepared an Initial Study and circulated the Notice of Intent to adopt a negative declaration on the Draft Housing Element dated August 1, 2014. However, the Housing Element was subsequently revised per comments and a request for clarifications from the Department of Housing and Community Development (HCD). The revisions to the Housing Element are listed in Table 1. As shown in Table 1, Supplemental Text Revisions to the Housing Element, the revisions include clarifications to the City's past achievements regarding the provision of housing in Concord, applicable household income levels, program implementation timing, objectives, procedures for providing transitional and supportive housing and renumbering of policies and programs. These changes do not result in new significant environmental impacts, do not constitute new information, and do not alter the conclusions of the environmental analysis in the Initial Study as defined in CEQA Guidelines Section 15073.5; therefore, the Initial Study does not need to be recirculated.

Underlined text represents language that has been added to the Housing Element; text with ~~strikethrough~~ has been deleted from the Housing Element.

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
121	• ~~Amendments to the City's Development code to allow transitional and supportive housing by right in residential districts, subject to the same requirements as other uses in those districts.~~
124	Program H-1.1.1: Continue to identify potential sites for reuse to ensure an adequate supply of land for residential development. *To maintain adequate sites throughout the planning period to accommodate the City's RHNA, on a project basis, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in non-residential and/or mixed use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for ~~lower~~ extremely low-, very low-, low, or moderate-income households, the City will identify and zone sufficient sites to accommodate the shortfall.*
125	Program H-1.2.2: Continue to ~~P~~promote mixed-use, transit-oriented development

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
	Downtown where housing is located in close proximity to urban services, shopping and/or public transportation through implementation of the Downtown Specific Plan. ~~*The City currently promotes mixed-use development by the following actions:*~~ • ~~*Adoption and subsequent implementation of the Downtown Specific Plan;*~~ • ~~*Promoting the development of live-work or loft residential units in the Downtown mixed-use areas;*~~ • ~~*Providing incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and*~~ • ~~*Identifying candidate sites where higher density residential development might be feasible and appropriate.*~~
125-6	Program H-1.2.3: Facilitate the development of housing in the Downtown that is affordable to a households at a range of income levels (extremely-low, very-low, low, moderate, and above-moderate incomes). *This program provides financial and regulatory incentives where possible to encourage mixed-income housing developments (i.e. developments with units affordable to extremely low-, very low-, low-, moderate-, and above moderate-incomes households) to help meet the need for units affordable to lower income households.* Responsible Agencies: City Council and Planning Division. Time Frame: Ongoing. Quantified Objective: The Downtown Plan envisions up to 4,020 new units being added over the next 20-25 years. Much of Concord's recent planning has been structured to promote ~~mixed-income residents~~ the inclusion of units affordable to extremely low-, very low-, low-, moderate-, and above moderate-incomes households within these anticipated new projects. In keeping with Concord's current Inclusionary policy and In-Lieu Fee, it is expected that approximately 400 of these units will be targeted to be affordable to extremely low-, very low-, low-, and moderate-income households, creating a mixed-income transit-oriented urban neighborhood. Based on the 8-year RHNA cycle, it is anticipated that at least 1,600 new units will be developed during the period in the Downtown. Funding: General Fund, Inclusionary Housing In-Lieu Fee Revenues.
126	Program H-1.3.1: Encourage the development of small lot subdivisions and continue to implement standards for small-lot single-family homes. Responsible Agencies: City Council; Planning Commission; and Planning Division. Time Frame: Ongoing.

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
	Quantified Objective: 40 new single family homes (detached or attached) affordable to low-, ~~and~~ very low-, or extremely low-income households and 60 new single family homes (detached or attached) affordable to moderate income households. Funding: General Fund for planning staff
127	Program H-1.3.2: Provide financial incentives through the City's First Time Home Buyers Program to make small-lot single-family homes affordable for low-income households earning 60 to 100 percent of AMI. Responsible Agencies: City Council; Planning Commission; and Planning Division. Time Frame: Ongoing. Quantified Objective: N/A Funding: First-time Homebuyer Program
128	Program H-1.4.4: Help to reduce the costs associated with building a second unit by working with the Contra Costa Water District to examine the fees charged by the District for extending service to a new detached second unit. The District's upcoming Facility Reserve Charge update process provides an opportunity to engage with the District on this issue. At the municipal level, the City will evaluate its fees for second units and determine if they can be "scaled" so that small units or units created through the conversion of already habitable floor space are charged at a lower commensurate rate than larger second units, units created through a net addition of floor space, or single-family units. Responsible Agencies: City Council, Planning Commission, and Planning Division Time Frame: 2015-2016 Quantified Objective: N/A Funding General Fund for staff
128-9	Program H-1.5.1: Facilitate the development of housing that is affordable to extremely low-, very low-, ~~and~~ low- and moderate income households through medium and high density zoning and mixed-use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies and other financial incentives, if available. Responsible Agencies: City Council; Planning Commission; Planning Division; and Economic Development Division. Time Frame: Ongoing. At least annual contact with developers. Quantified Objective: 3,478 new units housing that include housing units affordable to extremely low (399), very low (~~798~~399), low (444), and moderate income (559) households. Funding: General Fund; HOME funds, and CDBG funds.

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
129	Program H-1.5.2: Continue to publish on the City's website a list of State and federal low-interest land acquisition/construction funds available for development of homes affordable to extremely low-, very low-, low-, and moderate-income households and provide this to interested home builders. Responsible Agency: Economic Development Division. Time Frame: Ongoing. Quantified Objective: N/A Funding: None required.
129	~~Program H-1.5.3: Continue the Multifamily Infill Housing Programs that facilitate infill residential development and provide affordable (workforce) housing and/or housing for those with special needs.~~ ~~*These programs include the following:*~~ • ~~*Conducting public outreach to provide a broad overview on all types of infill housing development and illustrate various infill projects throughout the San Francisco Bay Area;*~~ • ~~*Evaluating existing vacant and underutilized sites for the development of multifamily housing; and*~~ • ~~*Identifying vacant and underutilized multifamily lots with the potential for site consolidation and make this information available to residential developers;*~~ ~~Responsible Agencies: Planning Division and Economic Development Division.~~ ~~Time Frame: Ongoing.~~ ~~Quantified Objective: N/A~~ ~~Funding: General Fund for staff.~~
129	~~Program H-1.5.4: Promote parcel consolidation for the assembly of new housing sites to ensure that minimum densities are achieved and integrated site planning occurs by:~~ • ~~Working in partnership with affordable housing developers to update the City's Priority Lot Consolidation List of "ready to go" development sites that can be shown to potential developers. Use the list of sites in Appendix A as a starting point. The list should:~~ ~~(a) Prioritize sites located in General Plan land use areas designated for allowing for multifamily residential development;~~ ~~(b) Consider common ownership patterns, the physical condition of existing buildings, site constraints, and the Assessor's ratio of~~

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
	~~improvement value to land value - an indicator of underutilization of land - as identified in Appendix A; and~~ ~~(c) Focus efforts on specific geographic areas with the greatest development potential according to the latest development trends and expressed developer interests that may also be candidates for the Affordable Housing Incentive program (see Program H-1.5.8). The identified sites should be ideally located to meet the criteria for affordable housing grants and financing.~~ • ~~Contacting owners of contiguous vacant and underutilized sites and introducing them to the idea of parcel consolidation; explaining the City's regulations and how standards may be modified to make site assembly feasible and the use of RDA affordable housing resources for financial or technical assistance;~~ • ~~Conducting outreach to affordable housing developers informing them of development opportunities in Concord through targeted mailings, emails and phone calls;~~ • ~~Providing information on these "ready to go" sites in response to inquiries by interested prospective affordable housing developers;~~ • ~~Sharing examples with housing developers of successful development projects in the city on consolidated parcels;~~ • ~~Using an Request For Proposal (RFP) process for site assemblage to invite qualified developers to propose affordable housing;~~ • ~~Offering incentives to developers to promote parcel consolidation, such as:~~ ~~o Density bonuses;~~ ~~o Priority permit processing;~~ ~~o Exemptions from zoning requirements;~~ ~~o Ministerial review of lot line adjustments;~~ ~~o Deferred development fees; and~~ ~~o Other incentives under the Affordable Housing Incentive program.~~ ~~The City may offer additional incentives if the development proposed satisfies a special housing need or a special affordable housing need.~~ ~~*As a show of commitment, the City will work diligently and proactively with affordable housing developers to accomplish all of the actions laid out by this program. Aggregation of small sites for affordable housing or special needs development are identified in the Housing Element as a significant aspect of meeting the City's defined regional housing needs allocation.*~~ ~~*The City will assist housing developers in finding new opportunities for parcel*~~

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
	~~consolidation and assembly in zones allowing multifamily development. The City will facilitate a pre-application meeting as a mechanism for developers to learn more about the City's regulations and how standards may be modified to make site assembly feasible on potential projects involving site assembly so developers can hear first-hand of any concerns and understand how the City might support parcel consolidation. The additional mechanisms available to facilitate parcel consolidation that improve project feasibility include the Density Bonus Program and the Affordable Housing Incentive program. The City also will make available to housing developers a list and map of parcel consolidation opportunities and will continue to work ongoing basis with housing developers to share examples of successful residential projects on parcels that have been consolidated.~~ ~~Responsible Agency: Planning Division.~~ ~~Time Frame: Ongoing activity, with annual report to City Council on progress.~~ ~~Quantified Objective: N/A~~ ~~Funding: General Fund for staff.~~
129	Program H-1.5.3: Promote parcel consolidation to facilitate the assembly of new housing sites. The City has been successful in promoting parcel consolidation for site development, as noted in Table 43, and has incorporated parcel consolidation efforts into the Downtown Concord Specific Plan, adopted in June 2014. The City has also led an effort to consolidate Successor Agency sites that have been included within the City's Long Range Property Management Plan (LRPMP), which is anticipated to be approved by the State Department of Finance in early 2015. To continue to facilitate development of new housing sites, the City will: • Initiate the Request for Proposal (RFP) process, once the LRPMP is adopted, to invite qualified developers to propose housing projects on the Oak Street and the Galindo Street Successor Agency sites. • Work in partnership with private landowners that are receptive to lot consolidation, on a continuing basis, to assist them in facilitating the parcel merge process in a streamlined and timely manner. Responsible Agency: Planning and Economic Development & Housing Divisions. Time Frame: Ongoing activity, with annual report to City Council on progress. Quantified Objective: N/A Funding: General Fund for staff.
130	Program H-1.5.~~5~~4: Promote new affordable residential development projects near employment centers, personal services, retail clusters, and key transportation corridors and nodes.

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
	The City will continue to work with affordable housing developers to identify appropriate sites located near employment centers, personal services, retail clusters, and key transportation nodes and corridors. Responsible Agencies: City Council; Planning Commission; and Planning Division Time Frame: Ongoing. Quantified Objective: N/A Funding: None required.
130	Program H-1.5.~~6~~5: Provide reductions from the standard parking requirements for new residential projects as allowed by the City's Density Bonus Program, the Affordable Housing Incentive program, and other provisions of the Zoning Ordinance. Responsible Agencies: Planning Commission; and Planning Division. Time Frame: Ongoing. Quantified Objective: N/A Funding: General Fund for staff.
130	Program H-1.5.~~7~~6: Continue to allow group housing, including Single Room Occupancy units (SRO), in accordance with State law. Responsible Agencies: Planning Division. Time Frame: Ongoing. Quantified Objective: N/A Funding: None required.
130	Program H-1.5.~~8~~7: Promote the development of affordable housing in all areas designated by the General Plan for multi-family residential development through continued implementation of the Affordable Housing Incentive program. Participation by developers in the Affordable Housing Incentive program is voluntary, with a range of incentives provided to make development of affordable housing feasible. The available incentives include: • Residential density increase beyond those provided by State Density Bonus Law; • Flexible zoning standards, including reduced development and parking standards, coupled with zoning standards and design review requirements and ensure land use compatibility; • Priority permit processing, including any applicable CEQA exemptions; • Deferral or reduction of City permit fees. *City staff will increase promotion of these available incentives, including preparation*

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
	of a brochure describing all Affordable Housing Incentives. Responsible Agencies: City Council, Planning Commission, and Planning Division. Time Frame: Ongoing. Quantified Objective: N/A Funding: None required.
131	Program H-1.5.~~9~~8: ~~On an annual basis during the 2014-2022 planning period of this Housing Element update, the City will review the In-Lieu Fee and consider increasing it per the levels specified in the City's most recent (Nov. 2011) Nexus Study. The City will prepare an updated nexus study for the In-Lieu Fee no later than when 1,000 new market-rate multifamily housing units have been constructed, as measured from July 1, 2014.~~ In order to generate additional City funds that can be utilized to facilitate affordable housing production, prepare an update to the Nexus Study for the City's Housing In-Lieu Fee and adopt a new fee rate based on the updated study that is equal to or less than the maximum fee identified through the study, as appropriate. Responsible Agencies: City Council, Planning Commission, and Planning Division. Time Frame: ~~Consider increase to fee on an annual basis based on review of recent (Nov. 2011) Nexus Study and preparation of new Nexus Study. Conduct Nexus Study to analyze potential increase to the In-Lieu Fee no later than when 1,000 new market rate units have been constructed (as measured from July 1, 2014 forward).~~ Prepare updated Nexus Study and adopt new fee rate, as appropriate, in 2015. Quantified Objective: N/A Funding: General Fund.
131	Program H-1.5.~~10~~9: Advocate for policies and legislation at the State and Federal level that increase the funding available to support the development and preservation of affordable housing. Responsible Agencies: City Council, Planning Commission, and Planning Division. Time Frame: Ongoing. Quantified Objective: N/A Funding: None required.
131	Program H-1.5.~~11~~10: Examine opportunities to develop public private partnerships with experienced partners to create affordable housing through the City's provision of land, incentives, or partial funding. Responsible Agencies: City Council, Planning Commission, and Planning Division. Time Frame: Ongoing.

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
	Quantified Objective: N/A
134	Program H-1.9.5: Review the parking requirements specified in the Development Code and ~~consider possible reductions~~ reduce parking requirements for residential development if appropriate. Allow some time before beginning a review of the requirements in order to test the regulations currently set forth in the Development Code as the residential market begins to recover. Responsible Agencies: City Council; Planning Commission; and Planning Division. Time Frame: ~~Begin review of parking requirements~~ Evaluate and revise, as appropriate, in 2018. Quantified Objective: N/A Funding: General Fund for staff.
136-7	Program H-2.1.4: Continue to monitor the conditions of housing stock through ongoing housing inspections and enforce housing codes and standards to ensure that the existing housing stock is not diminished in quantitative or qualitative terms. Responsible Agency: Neighborhood Services. Time Frame: Ongoing. Quantified Objective: N/A Funding: General Fund and CDBG for ~~lower income~~ eligible areas.
139	Program H-2.4.1: Establish a mechanism to determine whether there is a risk of displacement of existing Concord residents as new development activity takes place in the City. Displacement might be direct, resulting from the redevelopment of existing residential properties, or indirect, resulting from increases in market rents as an area becomes more desirable due to new development. If this mechanism determines that new development creates a displacement risk, establish programs to mitigate this risk. Potential programs include: • Monitor residential rental rates, sales prices and commercial and office lease rates on a quarterly basis to identify trends; • Monitor local and regional displacement studies such as the Institute of Urban and Regional Development TOD Displacement Study through U.C. Berkeley, which is examining ways to measure and predict ~~the potential~~ displacement of ~~low income~~ existing residents as a result of increasing investment in transit-oriented development (TOD); • Prior to upzoning additional sites outside of the City's Transit-Oriented Development overlays, consider potential impact on existing residents with respect to displacement risk; • Study and examine current local and regional just-cause eviction controls;

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
	• Study and examine local and regional relocation benefits provided by developers to residents displaced by the demolition and redevelopment of existing residential units and first right of return; and Study potential ratios for housing unit replacement requirements. Responsible Agencies: City Council, Planning Commission, Planning Division. Time Frame: Establish a mechanism to identify displacement risk and policies to put in place if displacement risk is identified by 2015. Quantified Objective: N/A Funding: General Fund.
140	Policy H-3.1: Actively seek and encourage the development of affordable housing for extremely low-, very low-, low-, and moderate-income seniors.
140	Program H-3.1.1: Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.), and priority permit processing for senior housing developments that provide 25 percent or more of their units at rents or prices affordable to moderate-, low-, ~~or~~ very low-, or extremely low-income seniors. Responsible Agencies: City Council; Planning Commission; Planning Division; and Economic Development Division. Time Frame: Ongoing. Quantified Objective: N/A Funding: HOME Fund; CDBG Fund; and General Fund and Inclusionary Housing In-Lieu Fee Revenues.
140	Program H-3.1.2: Encourage senior housing developments to be located in areas that are convenient to shopping and other services, including public transit services, and/or to provide transit services (e.g., van shuttles) for their residents. Responsible Agencies: City Council; Planning Commission; and Planning Division. Time Frame: Ongoing. Quantified Objective: 200 new senior housing units affordable to extremely low-, very low-, low-, and moderate-income seniors. Funding: General Fund for staff.
143	Policy H-3.4: Actively seek and encourage the development of childcare facilities to help female- headed households, especially those with extremely low, very low, low, or moderate incomes.
144	Policy H-3.6: Actively seek and encourage the development of affordable housing for large families with extremely low-, very low-, low-, or moderate-incomes, and continue to take actions to prevent discrimination against children in housing.

Table 1, Supplemental Text Revisions to the Housing Element

Page	Revised Text/Change
145	Program H-3.7.3: ~~Continue to allow residential care facilities, group homes, and foster homes,~~ Revise the City's Development Code to explicitly identify transitional and supportive housing~~, and similar housing in residential zones as required by State law.~~ as residential uses subject to only those restrictions that apply to other residential dwellings of the same type in the same zone, and adopt definitions of transitional housing and supportive housing pursuant to SB 745. Responsible Agencies: City Council; Planning Commission; and Planning Division. Time Frame: ~~Ongoing.~~2015-2016 Quantified Objective: N/A Funding: General Fund for staff.
148	Program H-5.1.3: Continue to offer rehabilitation loans to extremely low-, very low-, and low-income ~~and moderate~~-income homeowners and seniors to improve the energy efficiency of their residence and/or replace existing energy inefficient appliances through various Home Repair Loans and the Weatherization for Seniors Program. Responsible Agencies: Economic Development Division. Time Frame: Ongoing. Quantified Objective: N/A Funding: CDBG Fund.