



**TO HONORABLE MAYOR AND CITY COUNCIL,
PLANNING COMMISSION CHAIR AND COMMISSION**

DATE: April 8, 2014

**SUBJECT: JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION ON
HOUSING ELEMENT UPDATE 2014-2022, FOR CYCLE 5**

Report in Brief

On September 10, 2013, the City Council approved a work program and schedule for the completion of the Housing Element Update for Cycle 5, required to be certified by the State Department of Housing and Community Development (HCD) by January 31, 2015. The project team led by the consulting firm of BAE Urban Economics has refined the scope and schedule of the project, updated housing data and reviewed policies and programs (Tasks 1 through 3) and is currently working on Tasks 4 through 7 (Adequate Sites Analysis, Review of Government and Non-Government Constraints and Public Outreach).

The purpose of this joint study session on the Housing Element Update is to present the project team's initial findings based on analysis of the sites inventory conducted and the City's ability to meet the Regional Housing Needs Allocation received from the Association of Bay Area Governments (ABAG). The project team will also present current housing data, and share key policy questions for feedback necessary to move forward with the preparation of the Draft Housing Element Update, tentatively planned to return to the Planning Commission for review in May and to the City Council in June, prior to submittal to HCD for review and comment in July 2014.

Background

The City's existing Housing Element covers the current planning period of July 1, 2007 to June 30, 2014 and was adopted on November 16, 2010. The Housing Element is currently deemed to be in compliance with the State Housing Element Law by HCD (as of January 5, 2011). A copy of the Concord 2010 Housing Element can be viewed on the City's website. The Housing Element Update, proposed to be submitted through this process, will cover the next eight (8) year period of 2014 to 2022.

In September 2013 after a request for proposals (RFP) process, the City retained the consultant team led by BAE Urban Economics, Inc. (BAE) to prepare the *Housing Element Update 2014-2022*, based upon the consultant's qualifications and direct experience with preparation of Housing Element Updates and coordination with HCD. The City is eligible for and has utilized the new streamlined review process, intended to simplify and shorten the review process for both HCD and the City. At the same time, the goal of this project is to produce a high-quality document that serves as a resource guide for staff, as well as prospective developers. Staff and the consultant team have developed a schedule (Attachment A) that allows

**JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION
ON HOUSING ELEMENT UPDATE 2014-2022, FOR CYCLE 5**

April 8, 2014

Page 2

preparation of the Housing Element Update and environmental documentation within the City's planned timeline. The objectives of the Update include:

Housing Element Objectives

- 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 Regional Housing Needs Allocation (RHNA) numbers.

Tasks 1 through 3 of the project have been completed and are reflected within this report. The project team is currently working on completion of Tasks 4 through 7 which culminate with submittal of the Draft Plan to HCD in July.

Task 4 – Adequate Sites Analysis

Task 5 – Government and Non-Government Constraints

Task 6 – Update of the Housing Element Implementation Program

Task 7 – Public Process

The remaining Tasks 8 through 10 (submittal of the plan, response to HCD comments and preparation of the environmental document) will be initiated during the next four months.

Regional Housing Needs Allocation

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 it will meet its "fair share" of the regional housing need. However, a community is not obligated to actually provide constructed housing to meet the identified need. Instead, the "fair share" represents a distribution of housing development capacity that each city (and county) must provide for through appropriately zoned land during a planning period. Cities are expected to provide policies to provide an environment where development is viable. This approach is integral to the development of a Sustainable Community Strategy.

SB 375 directs the California Air Resources Board to set regional targets for reducing greenhouse gas (GHG) emissions. The new law establishes a "bottom up" approach to ensure that cities and counties are involved in the development of regional plans to achieve those targets. SB 375 builds on the existing framework of regional planning to tie together the regional allocation of housing needs and regional transportation planning to reduce GHG emissions from motor vehicle trips and calls for a region's RHNA to be consistent with its 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.

**JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION
ON HOUSING ELEMENT UPDATE 2014-2022, FOR CYCLE 5**

April 8, 2014

Page 3

The discussion of the City’s Regional Housing Needs Allocation will be included in Chapter 3 of the Draft Housing Element Update. 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.

Discussion

A brief review of the progress to date on the project, including a summary of the adequate sites analysis and the relationship to the RHNA numbers; a review of policies and procedures; an overview of current housing data; and the remaining schedule, are discussed below. Throughout the preparation process, emphasis has been placed on developing a clear, concise, and legally defensible Housing Element that meets the varied housing needs of the community.

Sites Inventory and Analysis

Task 4 of the project includes an adequate sites analysis to determine whether the City has adequate sites or capacity available in which to accommodate the City’s RHNA, as determined by ABAG. This analysis not only includes demonstrating the capacity to accommodate the total number of housing units, but also the number of units assigned to each income category. The review of sites not only included those listed in the prior Housing Element (2010) to determine whether they should be carried forward, but also an analysis of other sites within the City which have since undergone zoning changes making them appropriate and likely for housing sites. Table 2 outlines the breakdown of sites determined to be appropriate for residential development which includes an estimate of 4,529 units. Further detail and a description of the methodology in determining the unit estimate for each site is being prepared within Chapter 4 of the Draft Housing Element Update. The City has removed from the inventory those sites which did not have realistic development potential.

**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

Based upon these numbers, the City does have adequate sites to meet its RHNA. One additional analysis was also conducted to determine whether the City also has adequate capacity to accommodate the

**JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION
ON HOUSING ELEMENT UPDATE 2014-2022, FOR CYCLE 5**

April 8, 2014

Page 4

number of required units assigned to each income category for the 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. As a result, no additional rezoning is needed to meet the next RHNA period which ends in 2022. A review of the sites shows that they not only have the capacity to accommodate the RHNA requirements for lower income households, but also have the capacity to accommodate these requirements on larger sites where affordable housing is most viable. 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, 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.

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 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.

In addition to the 4,529 potential housing units, identified in Table 2, there are other sites likely to be developed during the planning period, but which are still currently in the planning stages.

Concord Reuse Project – In 2012, the City adopted an Area Plan for the reuse of the site. Plans include over 12,200 housing units with a commitment of 25% affordability. Though the site is still owned by the Navy and is undergoing environmental studies and clean up, the City anticipates transfer of some portions of the site from the military during 2015. The City is currently considering proposals from master developers to conduct more detailed design and infrastructure planning studies. Given the timeline for the remaining work, the first units are not expected to come on line until the last half of Cycle 5. However, it is anticipated that some portion of the RHNA is likely to be met within the Reuse Project Area during the planning period.

Coast Guard Housing – The Coast Guard manages a 26-acre site with 82 single-story units referred to as Quinault Village, adjacent to the south end of the parking lot for the North Concord/Martinez BART station. The property has recently been designated as surplus and eligible for transfer and/or sale, offering a significant opportunity for new transit-oriented development. It is possible that all or a portion of the site could be redeveloped prior to the end of the planning period in 2022. A General Plan Amendment and rezoning actions would be required as part of any development effort.

BART Parking Lots – The Downtown Concord BART station parking facilities contain 10 acres of surface parking lots. The North Concord BART parking lots contain parking on over 15 acres. Though there are no current plans for development, collaborative planning between the City and BART could result in development prior to 2022.

Resources and Constraints

The Draft Housing Element has revised Chapter 5 – Resources and Constraints to update information regarding federal, State and local financing resources and reviews the government constraints on housing

**JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION
ON HOUSING ELEMENT UPDATE 2014-2022, FOR CYCLE 5**

April 8, 2014

Page 5

production. A new section has been added to Chapter 5 discussing Market Constraints on Housing Development, in particular reviewing land acquisition and construction costs, the availability of financing and the potential reasons cited by developers for the recent low levels of new development in Concord. In response to this perceived lack of interest, the Planning Division has invited the Urban Land Institute to bring a Technical Advisory Panel to Concord to discuss issues, challenges, opportunities, and provide direction to jump start development, particularly in the Downtown. The panel will meet for an intensive work session on April 24th, with a panel presentation based on their findings planned for the afternoon of April 25th.

Policies and Procedures

The project team reviewed the policies and procedures of the City's Housing Element (2010) in Chapter 6 and also reviewed the recent implementation matrix provided by staff as part of the recent General Plan Annual Progress Report (reviewed by Council on March 25th) for the team to gain an understanding of the progress on implementation of the various Housing Element goals, programs and policies. The implementation matrix is being updated to address updates to programs and policies (Attachment B).

Current Housing Data/Housing Needs Analysis

Further detail regarding current housing data and housing needs is being prepared for Chapter 2 of the Draft Housing Element Update. The Update is geared toward re-assessing the community's existing and projected housing needs including special housing needs and updating all sections of the City's Housing Element to incorporate housing, population, and employment projections to coincide with the 2010 U.S. Census and recent ABAG projections for Contra Costa County. The City provided a roundtable handout in November (Attachment C) which provided a snapshot of Current Housing data for the City.

Key Policy Questions

Staff requests the City Council/Planning Commission focus on four policy issues.

Issue:

Parking TOD Overlay – The City's Development Code includes a Transit Overlay District within a ½ mile radius of the BART stations that allows for reduced parking for commercial uses near BART, but the reduced parking requirements do not apply to residential development. The Council may wish to discuss considering more flexibility for residential developments proximate to BART.

Possible Solutions:

- Offer reduced parking for residential projects on identified catalyst sites.
- Offer reduced parking for residential projects within ¼ mile of BART.
- Parking reductions could be coupled with car sharing memberships, such as Zipcar or transit pass requirements.

Issue:

Lack of Interest from Developers – A notable local challenge to meeting RHNA goals has been the recent lack of residential construction that has occurred in Concord since 2000. On average, Concord issued building permits for 149 units per year during 2000-2012, with individual years ranging from 0 (in 2010) to 385 (in 2001). To meet RHNA goals, a substantial increase in development activity (an average of 435 units

**JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION
ON HOUSING ELEMENT UPDATE 2014-2022, FOR CYCLE 5**

April 8, 2014

Page 6

per year) will be necessary. During roundtable sessions with housing stakeholders, the reasons cited for the potential lack of interest included: 1) a gap between market rents or sale prices needed to support current development costs, especially as compared to nearby communities; 2) a need for improved community amenities such as higher quality retail options, and aesthetic improvements to retail space along corridors; 3) the perception of a higher crime rate in Concord compared to neighboring communities; and 4) the lack of a strong reputation associated with the public schools that serve Concord residents.

Possible Solutions:

- Enhance code enforcement efforts, coupled with a rehab program to help retailers pay for upgrades, and concerns about the potential costs of such a program given the cessation of Redevelopment.

Issue:

Secondary Living Units – Some cities have used in-law, granny units, or as defined in the City’s code, Secondary Living Units as a strategy for meeting their RHNA numbers. The Development Code Update in 2012 revised the Secondary Living Unit ordinance to provide for larger units (1,000 sq. ft.) on larger lots (greater than 12,000 sq. ft.). However, staff has heard from a variety of property owners that there are two governmental constraints that restrict the feasibility of building Secondary Living Units: 1) Current City requirement for a deed restriction that requires the owner to reside in one of the two units; and 2) High cost of the water service/hook-up and meter for the additional unit from the Contra Costa Water District (CCWD).

Possible Solutions:

- Eliminate owner-occupancy requirement in second unit, within the transit overlay zone.
- Re-examine permitting and size requirements associated with Secondary Living Units. Smaller units to 640 sq. ft. currently require an administrative permit (units larger than 640 sq. ft. or with 2 bedrooms currently require a Minor Use Permit).
- Work with CCWD to seek a reduction in fees for secondary units.

Issue:

Funding for Affordable Housing – Developers acknowledged the lack of City funding sources for affordable housing, particularly with the loss of the City’s Redevelopment Agency, but challenged the City to think outside of the box in terms of putting together incentive packages that could attract new development. Developers noted this could be in the form of assistance with re-location, streamlining of processes, deferment of fees, reduction in fees for key catalyst sites, etc. Additionally, a reduction in the City’s in-lieu fee occurred in 2010, to spur development, with the fee reduced from \$17,660 to \$5,043 per unit. However, this fee reduction has not been reviewed since then due to the slow bounce back of the housing market within the City. Given that little development is presently occurring and this could prove counter-productive to attracting development, the Council may want to consider initiating a modification to the in-lieu fee only after an initial target of new housing units are constructed.

Possible Solutions:

- Conduct a nexus study to provide a basis for increasing the in lieu fee.
- To prevent the in lieu fee from inhibiting development in the short term, the nexus study could be initiated after Concord begins to see more development activity and set some timing/trigger.

**JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION
ON HOUSING ELEMENT UPDATE 2014-2022, FOR CYCLE 5**

April 8, 2014

Page 7

Community Outreach

A community engagement process as outlined in Task 7 is designed to provide both targeted input and broad public participation through a series of public meetings including two roundtables and this joint Planning Commission/City Council study session during the element preparation process. The roundtable events have included key stakeholders targeting: 1) the development and real estate community; and 2) social service providers and affordable housing developers. Staff kicked off the initial roundtable events in November 2013 with the City's consultant providing presentations (Attachment C) to the two groups sharing recent demographic and housing trends within the City and County. Summary notes from the meetings are attached (Attachment D). Recently, staff hosted another housing roundtable on January 28, 2014 to obtain further input in terms of the City's regulations and how those may encourage or deter certain types of development. A brief summary of that discussion is provided on the previous page.

Web page

Staff has implemented a project specific webpage for the *Housing Element Update 2014-2022*. All of the documents associated with the above tasks 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.

Housing Survey

Staff initiated a housing survey through the City's website in January in an effort to reach a broader audience. Over 460 respondents replied to the survey to provide input regarding existing issues and concerns regarding the state of housing within Concord. The general responses are shown in Attachment E.

Remaining Schedule

Based on the feedback of the Commission and Council, the project team will prepare the Draft Housing Element Update for review in May and June, prior to submitting the draft document to HCD in July 2014. HCD's response is anticipated to be received within 60 days or by September 2014. The environmental documentation would be prepared in August 2014 with circulation of the document planned for September 2014. Hearings with Planning Commission would take place in November. The Housing Element Update would then be reviewed by the City Council in early December 2014 or January 2015, as the deadline for certification is January 31, 2015.

Interaction and Incorporation of Specific Plan process

The Downtown Specific Plan preparation process is occurring on a separate but parallel track and has been informing the initial tasks of the Draft Housing Element. Since the Downtown Specific Plan is scheduled to be completed by May 2014, there will be time available to incorporate any final changes of that document into the Housing Element Update.

**JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION
ON HOUSING ELEMENT UPDATE 2014-2022, FOR CYCLE 5**

April 8, 2014

Page 8

CEQA Determination

Task 10 of the project requires the consultant to prepare the Initial Study for what is anticipated to result in the preparation of a Mitigated Negative Declaration for the Housing Element Update. This task will get underway in August with the document circulated for a 30-day review in September.

Fiscal Impact

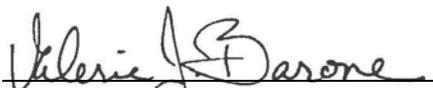
The completion and certification of the *Housing Element Update 2014-2022* will have a beneficial fiscal impact on the City by enabling the City to be eligible for future grants from State and regional agencies and will streamline future development by providing specific policies and an implementation 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 the advanced planning work in the City, including updates to the City's General Plan, Development Code and Housing Element. A portion of these fees have been designated to fund the cost of the Housing Element Update.

Public Contact

This item has been posted at the Civic Center at least 7 days prior to the public hearing.

Recommendation for Action

Provide comments and feedback regarding preparation of the City's Housing Element Update.



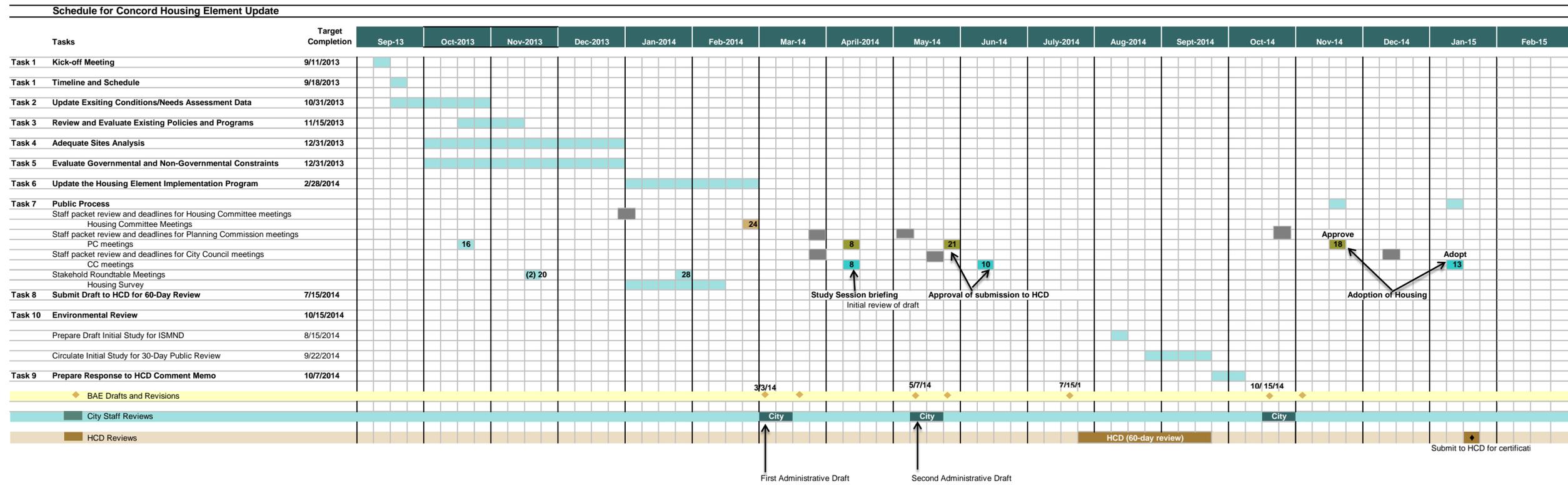
Valerie J. Barone, City Manager
valerie.barone@cityofconcord.org

Prepared by: Joan Ryan, Senior Planner
joan.ryan@cityofconcord.org

Reviewed by: Carol Johnson, Planning Manager
carol.johnson@cityofconcord.org

Reviewed by: Victoria Walker
Director of Com. & Econ. Development
victoria.walker@cityofconcord.org

- Attachment A: Schedule
- Attachment B: Implementation Matrix
- Attachment C: Roundtable Presentation
- Attachment D: Summary Notes from Roundtable
- Attachment E: Housing Survey



Intentionally left blank

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
GOAL H-1 HOUSING SUPPLY & MIX							
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.							
	H-1.1.1	Continue to identify potential sites for reuse to ensure an adequate supply of land for residential development.	Planning Division	N/A	Ongoing	The Housing Inventory Sites list is located on the City's Website (Planning page) under "Housing Element" in Appendices A and B. The City will continue to identify additional sites and the list will be updated in 2012 and 2014. The Housing Element Update Task 4 is currently analyzing sites Citywide in 2014.	Ongoing Sites Analysis will be included in Draft Housing Element Update for submittal to HCD in July 2014
	H-1.1.2	Establish minimum densities for multifamily housing in mixed-use, and high density residential zoning districts.	City Council, Planning Commission & Planning Division	Rezone 15 acres to HDR (RH) or DMX - 664 residential units	Within one year of adoption of the Housing Elem. - report the status of the rezones to HCD	The new Development Code requires minimum densities in multifamily zoning districts. Rezoned 326 acres to HDR or DMX Section 122-77(e) Section 122-153(b)	July 2012 Completed
	H-1.1.3	Maintain an inventory of vacant and underutilized sites and make it available to interested home builders.	Planning Division	N/A	Update inventory starting with this Housing Elem. & every two years after.	Housing Inventory Sites list is located on the website (Planning page) under "Housing Element" in Appendices A and B. Additional sites under consideration. Currently being updated or Housing Element Update.	Nov. 2012 and June 2014 Ongoing
	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.	City Council, Planning Commission & Planning Division	N/A	Ongoing	Multifamily residential development is allowed on parcels that are zoned Downtown Mixed Use (Section 122-154) and Commercial Mixed Use (Section 122-131) with a Use Permit.	July 2012 Completed Renaissance Phase II approved in Dec. 2013 (179 units)
H-1.2 Encourage a variety of housing types in new subdivisions, including duplexes, townhomes, small apartment buildings or condominiums.							
	H-1.2.1	Promote mixed use developments and housing types.	City Council, Planning Commission & Planning Division	N/A	Ongoing	The new Development Code provides development standards for new mixed use projects and housing types. Sections 122-132; 122-155; 122-178; and 122-627.	July 2012 Completed
	H-1.2.2	Promote mixed-use development Downtown where housing is located in close proximity to urban services, shopping and/or public transportation.	City Council, Planning Commission & Planning Division	N/A	Ongoing	This is currently allowed and the new Development Code provides development standards for mixed-use projects. Sections 122-155 and 122-627. The new Code also provides an Affordable Housing Incentive Program	July 2012 Completed

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	H-1.2.3	Facilitate the development of mixed income housing in the Downtown.	City Council, Planning Commission & Planning Division	50 new mixed-income units in or near Downtown.	Ongoing	This is an ongoing work effort that includes meetings with non-profit developers. <i>The Downtown Concord Specific Plan is being prepared to initiate and promote mixed-income housing in the downtown (approx. 600 acres) with focus on the the transit overlay.</i>	June 2014
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.						
	H-1.3.1	Encourage the development of small lot subdivisions & provide financial incentives through the FTHB program for low-income families.	City Council, Planning Commission & Planning Division, Economic Development Division	60 new single family homes affordable to low & very low income households & 90 new single family homes affordable to moderate income.	Ongoing	There have been several small lot subdivisions approved which would provide homes for low and moderate income homebuyers. Wisteria (37), Enclave (26), Poetry (28), Villa de la Vista (12), Willows (7). All have inclusionary obligations. <i>Wisteria development is the only small lot development under construction at this time (2 inclusionary constructed and sold). FTHB Program continues to be available. Tracking legislation for mechanisms for new funding sources.</i>	2014
	H-1.3.2	Provide standards for small-lot single-family homes.	City Council, Planning Commission & Planning Division	N/A	Specific standards to be completed and incorporated into the Zoning Ordinance by amendment within one year of adoption of this element.	The Development Code provides development standards for small lot single family homes. Section 122-335.	July 2012 Completed
H-1.4	Encourage second units in new & existing residential developments & the development of duplex condominiums where consistent with the General Plan.						
	H-1.4.1	Encourage duplex, condominiums , where consistent with the General Plan density standards.	City Council, Planning Commission & Planning Division	75 units created through new duplex, condominium or second unit developments.	Ongoing	Current ordinance allows. This is an ongoing effort made by staff when discussing proposed residential projects. CO/CMX allows duplex, RM allows attached and duplex.	2014
	H-1.4.2	Allow second units in the single-family districts in accordance with State law.	City Council, Planning Commission & Planning Division	N/A	Ongoing	Current ordinance allows. Development Code continues to allow. Section 122-78 and 122-631. Size allowance increased to 1,000 s.f. for lot sizes +12,000 s.f.	July 2012 Completed

TABLE C
PROGRAM IMPLEMENTATION STATUS

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	H-1.4.3	Work with property owners with illegal second units to bring them into compliance with the building code and zoning ordinance.	Planning Commission & Building Division	N/A	Ongoing	This is an ongoing effort that occurs when illegal second units are discovered by Code Enforcement staff.	Ongoing Schedule meeting with CCWD staff

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
H-1.5		Promote the development & conservation of multifamily housing that is affordable to extremely-low, very-low, low & moderate-income households					
	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.	City Council, Planning Commission & Planning Division, Economic Development Division	2,070 new units of multifamily housing	Ongoing	The new Development Code establishes an Affordable Housing Incentive Program, continues the Density Bonus Program and provides 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. The City's Affordable Housing Incentive Program was recently highlighted on the State HCD website as an example ordinance for promoting affordable housing. The City's Downtown Specific Plan is anticipated for adoption in June 2014.	Development Code Adoption July 2012 Completed -- Development 2014
	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.	Economic Development and Housing Division	N/A	By mid 2011	Links to Federal/State website updates are provided on the City's website on the Housing Assistance Page.	Completed 2011 Ongoing
	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.	Planning Division and Economic Development and Housing Division	N/A	Ongoing	This is a continuing program. 2012 Development Code promotes infill development. 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	Ongoing July 2012 Completed

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	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.	Planning Division	Consolidate at least two sites on the Priority Lot Consolidation List with realistic capacity to accommodate at least 150 high density residential units.	<p>-Priority lot consolidation list Within six months of adoption of the Housing Element. May 16, 2011</p> <p>-Site consolidation Within two years after list is completed. May 2013</p> <p>-Annually evaluate the effectiveness of the programs. Nov. 12, 13, 14</p>	<i>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 units, based on current zoning. In addition, Masonic Temple was moved from site (June 2013), so site is now vacant. Long Range Property Management Plan approved by Council on 12/10/13 and forwarded to DOF.</i>	2013 Completed --- May 2013 consolidated

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	H-1.5.5	Promote new affordable residential development projects near employment centers, personal services, retail clusters, & key transportation corridors & nodes.	City Council, Planning Commission & Planning Division	N/A	Ongoing	Affordable Housing Incentive Program (Section 122-581) of Development Code encourages such development by providing incentives for affordable housing meeting certain criteria. The Transit Overlay Ordinance also provides for additional flexibility in development. The Downtown Specific Plan will further promote mixed-income mid and high density housing.	July 2012 Completed
	H-1.5.6	Provide reductions from the standard parking requirements for new residential project.	Planning Commission & Planning Division	N/A	Ongoing	The Development Code provides development standards that include incentives such as reduced parking requirements. Section 122-386 Adjustment to Parking Requirements	July 2012 Completed
	H-1.5.7	Allow Group Housing , including single room occupancy units (SRO) in accordance with State Law.	Planning Division	N/A	Ongoing	The Development Code provides development standards for group housing. Sections 122-80, 104, 132, 155, 178, 201. Group Housing includes SROs. Section	July 2012 Completed
	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 .	City Council, Planning Commission City Attorney & Planning Division	N/A	Within one year of the adoption of the Housing Element, City will establish the AHO District.	The Development Code (2012) contains new provisions in the Affordable Housing Section including an Affordable Housing Incentive Program. Section 122-581.	July 2012 Completed
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.						
	H-1.6.1	Implement the City's adopted regulations that allow manufactured housing units in all residential zones.	Building Division and Planning Commission	N/A	Ongoing	This is an ongoing work effort, upon building application	Provisions retained in July 2012 Code Update Ongoing
	H-1.6.2	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.	Planning Division and Economic Development and Housing Division	N/A	Ongoing	There are no current applications related to mobile home closure or conversion. However, projects proposing mobile home closure or conversion will be processed according to City ordinance.	Processed As necessary

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	H-1.6.3	Provide low-interest loans to qualifying households to support the rehabilitation of mobile home units in the City.	Economic Development and Housing Division	30 rehabilitated manufactured housing & mobile homes.	Ongoing	FY 2007-08 2 FY 2008-09 2 FY 2009-10 3 FY 2010-11 3 FY 2011-12 3 FY 2012-13 0 In addition, City has provided emergency grants and weatherization and security grants to 14 mobile homes during the first four fiscal years of the planning period. A significant reduction in funding (Loss of Redevelopment) and a change in program administrators has limited the program in the last two years.	Ongoing 2014
	H-1.6.4	Allow the use of the City's rehabilitation funds for the setting up of mobile home foundations , the paving of carpports , & other construction assistance in mobile home park areas .	Economic Development and Housing Division	Assist 10 mobile homes.	By late 2010 or early 2011	FY 2007-08 2 FY 2008-09 2 FY 2009-10 3 FY 2010-11 3 FY 2011-12 3 FY 2012-13 0 In addition, City has provided emergency grants and weatherization and security grants to 14 mobile homes during the first four fiscal years of the planning period.	2014 Completed
H-1.7 Promote the development of new condominiums and cooperatives.							
	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.	Planning Division	100 new condominium units	Ongoing	The City has approved 224 condos, 120 condo conversions, 70 townhomes, 179 multi-family units and 57 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 (Renaissance Phase I).	2014
	H-1.7.2	Implement the condominium conversion ordinance to limit the number of rental housing stock converted into condominiums each year.	Planning Division	Implement Tracking System by May 2011	Ongoing	Planning Division has prepared tracking matrix to monitor. No condo conversions occurred this year.	2011

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
H-1.8		Promote a diversity of housing types, including efforts to increase rental and ownership opportunities for moderate and above moderate income housing.					
	H-1.8.1	Encourage the production of ownership & rental housing in Downtown that is attractive & affordable to moderate & above-moderate income households.	City Council, Planning Commission & Planning Division	2,510 new housing units affordable to moderate & above moderate-income households.	Ongoing	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. City has been preparing a grant-funded Downtown Concord Specific Plan in the 600-acre surrounding the Downtown BART Station. The plan encourages the production of 4,020 units out to 2040. Plan is anticipated for adoption in June 2014.	Ongoing and Completion of Development Code July 2012 -- 2014
H-1.9		Remove or reduce constraints to housing production by lowering the cost of development & improving the ease of building in Concord.					
	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.	Planning Division, Building Division & Finance Department	N/A	Ongoing	Annual fees reviewed and updated each July 1. City's In-Lieu fees were reduced as result of fee study in 2011 to spur development.	Ongoing
	H-1.9.2	Continue to offer a centralized, one-stop counter for permit processing to streamline the development process.	Planning Division, Building Division & Economic Development and Housing Division	N/A	Ongoing	The City is continuing to offer the one-stop counter and a Community & Econ. Dev. Committee has been formed to improve the permit center lobby to improve the efficiency of processing of permits for	Ongoing
	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.	Planning Division, Building Division & Economic Development and Housing Division	N/A	Ongoing	The City streamlines the processing of building permits via outside contract services so as not to impact processing times due to reduction in staff. Affordable housing division of the Development Code includes streamlined processing. In-lieu fees for inclusionary delayed till Certificate of Occupancy.	Ongoing

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	H-1.9.4	Continue to support legislation that requires special districts to reduce their fees for affordable housing projects.	Planning Commission, Planning Division, Building Division & Economic Development and Housing Division	N/A	Ongoing	The City will continue to support legislation that requires special districts to reduce fees for affordable housing projects.	Ongoing
GOAL H-2		QUALITY NEIGHBORHOODS					
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.					
	H-2.1.1	Utilize public funds to provide assistance in the rehabilitation & conservation of deteriorated single-family homes , multifamily developments & mobile homes.	Economic Development and Housing Division	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.	Ongoing	The City's Housing Rehabilitation Loan and Grant Program has been responsible for improving 142 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 2008-2011. Reduced funding due to the loss of redevelopment and a change in program administrators has limited the program in the last two years. However, the program continues to operate on CDBG funds.	Ongoing 2014
	H-2.1.2	Continue to establish price and rent restriction agreements through acquisition , financial assistance, or other means with property owners.	City Council, Economic Development and Housing Division	N/A	Ongoing	Regulatory Agreements implementing income eligibility and monitoring will be recorded for any multi-family rehabilitation projects for 55 years. City provided funds for substantial rehabilitation and sale of 2 single family units to Very Low Income Households in 2013.	Ongoing 2014
	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.	Economic Development and Housing Division	N/A	Implement program in 2010 & check the status of at-risk projects every two years.	Housing Program monitors compliance with Regulatory Agreements in terms of income levels for affordable units. Building Division monitors affordable units for compliance with health and safety codes. Expiration dates for Regulatory Agreements are monitored.	Ongoing

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	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.	Building Division	Inspect affordable inventory once every 3 years.	Ongoing	City's multi-family affordable inventory is inspected once every three years by the Building Division. Application for self certification is provided as an option to property managers.	Ongoing thru 2014
	H-2.1.5	Continue the City's multi-family rental housing inspection program.	Building Division	Randomly inspect 100 multi-family units annually.	Tri-annually	inventory has been inspected or self-certified during the last three years	Ongoing thru 2014
	H-2.1.6	Continue the Multi-family Rental Housing Inspection Self Certification Program.	Building Division	N/A	Ongoing	The City continues to maintain the self-certification program.	Ongoing thru 2014
	H-2.1.7	Incorporate maintenance standards, tenant screening & management training requirement in regulatory agreements for multifamily developments that receive City assistance.	Building Division	N/A	Ongoing	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.	Ongoing thru 2014
	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.	Economic Development and Housing Division	N/A	Ongoing	Ongoing through Annual General Plan progress report through HCD submittal.	Ongoing thru 2014

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
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.					
	H-2.2.1	Continue to implement & update the City's Neighborhood Services Strategic Plan.	Neighborhood Services	N/A	Ongoing	The City's Neighborhood Services (Code Enforcement) Division implements the Strategic Plan on a day-to-day basis.	Ongoing thru 2014
	H-2.2.2	Promote new residential development standards, that create a functional, pleasing & high quality living environment for all Concord residents.	Planning Commission, Planning Division, Building Division & Economic Development and Housing Division	N/A	Ongoing	Residential development standards in Updated Development Code continue to promote high quality development. Sections 122-79, 80. Article IV Development Standards including Sections 122-297, 300, 303.	July 2012 Completed
	H-2.2.3	Promote high quality residential development by applying and enforcing the City's adopted Design Guidelines and Zoning Standards.	Planning Division	New Development Code adopted in July 2012	Ongoing	Updated Development Code continues to promote high quality development. Design Review of projects is continuing.	July 2012 Completed
	H-2.2.4	Conduct design review for all residential developments of five or more units.	Planning Commission, Design Review Board & Planning Division	N/A	Ongoing	Design Review is conducted for residential projects/major subdivisions for 5 or more units. Staff implements the Economic Vitality Element of the General Plan by promoting a strong regional center and vibrant city center through downtown events. Provide housing opportunities for persons employed in local and nearby jobs. A new Economic Vitality Strategy was adopted in 2010.	Ongoing
	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.	City Council, Planning Commission, Planning Division	N/A	Ongoing		Ongoing

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
H-2.3		Preserve Concord's historic homes, areas, & buildings					
	H-2.3.1	Support housing rehabilitation, conservation or preservation.	Planning Division	N/A	Ongoing	Concord has mapped and inventoried historic buildings in downtown. Housing Program has entered into Letter of Understanding (Aug. 2010) with State Historic Preservation Office for the Housing Rehabilitation Program. Development Code incorporates 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.	Ongoing
GOAL H-3		MEETING SPECIAL NEEDS					
H-3.1		Actively seek & encourage the development of affordable housing for very-low, low - and moderate income seniors.					
	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.	City Council, Planning Commission, Planning Division, Economic Development and Housing Division	N/A	Ongoing	Affordable housing division of the Development Code includes incentives, such as priority permit processing, density bonus and modified parking standards for affordable senior housing (Section 122-580)	July 2012 Completed
	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.	City Council, Planning Commission, Planning Division	200 new senior housing units affordable to very low, low & moderate income seniors.	Ongoing	Work with Affordable Housing Developers to identify opportunities in the City to create senior housing sites in downtown with potential for development. The Downtown Specific Plan, anticipated for adoption in June 2014, provides strategies to increase housing for a range of incomes within proximity to	Ongoing thru 2014
	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.	Planning Division and Building Division	N/A	Ongoing	Housing projects are reviewed by Planning and Building Divisions for accessibility. No current senior projects in processing pipeline	Ongoing

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
H-3.2		Actively seek to expand housing opportunities for persons with disabilities in new and existing single family and multi family developments.					
	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.	Planning Division, Economic Development and Housing Division and Building Division	N/A	Ongoing	City will negotiate with developer 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.	Ongoing
	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.	Planning Division and Building Division	100 City supported new & rehabilitated units accessible to persons with disabilities with an additional 100 to be produced without any City financial assistance.	Ongoing	Housing projects are reviewed by Planning and Building Divisions for accessibility. There are no current multi-family projects in processing pipeline	Ongoing
	H-3.2.3	Require accessible units in large housing developments in accordance with State Law.	City Council, Planning Commission, Planning Division & Building Division	N/A	Ongoing	This is enforced through the planning and building permit process.	Ongoing
	H-3.2.4	Enforce State handicapped, accessibility, & adaptability standards & remove constraints to housing accessible to persons with disabilities , consistent with SB 520.	Building Division	N/A	Ongoing	Enforced through review of building permits.	Ongoing
	H-3.2.5	Provide information & related resources to the public, to raise awareness regarding accessibility issues.	Building Division	N/A	Ongoing	Accessibility requirements are provided through the City's Permit Center to assist developers and contractors.	Ongoing

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
3.3		Actively seek & encourage the development of childcare to help female headed households, especially those who are very low, low or moderate income.					
	H-3.3.1	Continue to assess a fee on new construction & tenant improvements to help fund the City of Concord Child Care Program.	Planning Division, Department of Community and Recreation Services	Create 200 child care slots in Concord by supporting childcare providers.	Ongoing	Childcare fee collected by Building Division at Certificate of Occupancy for non-residential projects, based on 0.5% of valuation.	Ongoing Approx. \$41,400 collected in 2013
	H-3.3.2	Support the Section 8 Housing Choice Voucher Program administered by the Contra Costa County Housing Authority.	Economic Development and Housing Division	N/A	Ongoing	The rental referral listing for Housing Authority linked to City's Housing Assistance page on City's Website. Referrals frequently provided by staff to the Housing Authority for those inquiring about the voucher program.	Ongoing
3.4		Actively seek & encourage the development of housing that is affordable to very low, low and moderate income first time homebuyers.					
	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.	Economic Development and Housing Division	Provide assistance to 50 FTHB.	Ongoing	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. Other sources now used to provide reduced funding level for 2-3 loans annually.	Ongoing thru 2014
	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.	Economic Development and Housing Division	N/A	Ongoing	Information is provided at Permit Center counter and kiosk and a City Website link has been updated with County's new information.	Ongoing thru 2014
	H-3.4.3	Work with local nonprofit housing developers to facilitate sweat-equity homeownership opportunities for Concord Residents.	Economic Development and Housing Division	N/A	Ongoing	Staff has met with Habitat for Humanity to discuss opportunities for new sweat-equity home ownership projects and potential joint future projects.	Ongoing thru 2014
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.					

TABLE C
PROGRAM IMPLEMENTATION STATUS

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	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.	Economic Development and Housing Division	100 new or rehabilitated housing units in Concord with four or more bedrooms.	Ongoing	Ongoing work effort negotiated on a case-by-case basis. Approval of Condo Conversion project in Oct. 2006, which included (10) 4-bedroom units. Project completed exterior improvements in phases over 2007-09.	Ongoing thru 2014

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	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.	Economic Development and Housing Division	N/A	Ongoing	The City works with Affordable Housing Developers to identify opportunities acquisition/rehab. projects and will continue to offer a multi-family rehabilitation program. Funding due to the loss of Redevelopment is a current challenge.	Ongoing thru 2014
H-3.6		Actively seek & encourage emergency, transitional, & long term affordable housing to reduce the problem of homelessness in the City of Concord.					
	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.	Community and Recreation Services and Community Grants Division	40 new beds for the homeless.	Ongoing	Housing and Community Services Program staff regularly attend this activity.	Ongoing thru 2014
	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.	City Council, Planning Commission, Planning Division	N/A	Ordinance consistent with State law for emergency shelters & transitional & supportive housing within one year of element adoption. - Completed	The new Development Code provides for the development of emergency homeless shelters in its Business Park and Industrial Districts. Section 122-177, 78.	July 2012 Completed
	H-3.6.3	Allow residential care facilities, group homes, & foster homes & similar housing as required by State Law.	City Council, Planning Commission, Planning Division	N/A	Amend the Zoning Ordinance consistent with State law within one year of element adoption. Completed.	The new Development Code allows residential care facilities, group homes and similar housing. Sections 122-78, 103, 131, 154, and 200.	July 2012 Completed
	H-3.6.4	Coordinate with the County & local non-profits to identify & address the housing & social needs of the local homeless population.	Police Dept., Community and Recreation Services and Community Grants Division	N/A	Ongoing	City Staff refers clients to local resources and attends Interagency Council on Homelessness. Police department has a representative on the Executive Committee for the Contra Costa Inter-jurisdictional Council on	Ongoing thru 2014

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
GOAL H-4	EQUAL HOUSING OPPORTUNITIES						
H-4.1	Ensure equal housing opportunities for all by reaffirming the City's commitment to work towards the elimination of discrimination in housing.						
	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.	City Council, Economic Development and Housing Division	N/A	Ongoing	City's Housing Program administers a contract with ECHO Housing for provision of fair housing counseling, education and outreach.	Ongoing thru 2014
	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.	Economic Development and Housing Division	N/A	Ongoing	City contracted with Bay Area Legal to provide tenant-landlord counseling services to resolve problems and conflicts.	Ongoing thru 2014
	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.	Economic Development and Housing Division	N/A	Ongoing	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.	Ongoing thru 2014
	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	Community Grants, Economic Development and Housing Division	N/A	Ongoing	The City Council adopted the Consortium's Analysis of Impediments (2009) to Fair Housing Choice. Staff provides annual updates through Action Plan.	Ongoing thru 2014

**TABLE C
PROGRAM IMPLEMENTATION STATUS**

Recording Time Period: Jan. 1, 2007 to June 30, 2014

Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
GOAL H-5	ENERGY CONSERVATION						
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.						
	H-5.1.1	Continue to allow new subdivisions to provide, to the extent feasible, for passive energy conservation & solar access.	Planning Commission and Planning Division	N/A	Ongoing	City 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.	Ongoing thru 2014
	H-5.1.2	Continue to enforce State Energy Conservation Standards for new residential construction or additions to existing structures.	Building Division	N/A	Ongoing	Building review and inspection based on Title 24 and new Building Code	Ongoing thru 2014
	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.	Community Grants, Economic Development and Housing Division	N/A	Ongoing	City continues to offer Emergency Repair Loans and Weatherization and Home Security Grants for Seniors, as CDBG funds allow.	Ongoing thru 2014
	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.	Building Division and Planning Division	N/A	Late 2010	Adopted by Building Division, and effective as of January 1, 2011.	Ongoing thru 2014



CONCORD HOUSING ELEMENT UPDATE 2014-2022

Overview



- **Housing Elements in California and the Bay Area**
- **Housing Element Update Cycle 5**
- **Demographic Trends in Concord**
- **Housing Trends in Concord**
- **Discussion**

What is a Housing Element?

- **California State Law requires that each city & county create a plan to meet projected housing needs**
 - ▣ California HCD identifies the total projected housing need for each region
 - Called Regional Housing Need Allocation (RHNA)
 - ▣ In the Bay Area, ABAG and MTC work with local jurisdictions to distribute the RHNA total between cities and counties
 - ▣ RHNA figures account for projected need among households at all income levels
 - ▣ Each city and county must update its Housing Element to plan for projected need by income level
 - Very low income = 0-50% of AMI
 - Low income = 51-80% of AMI
 - Moderate income = 81-120% of AMI
 - Above moderate = over 120% of AMI

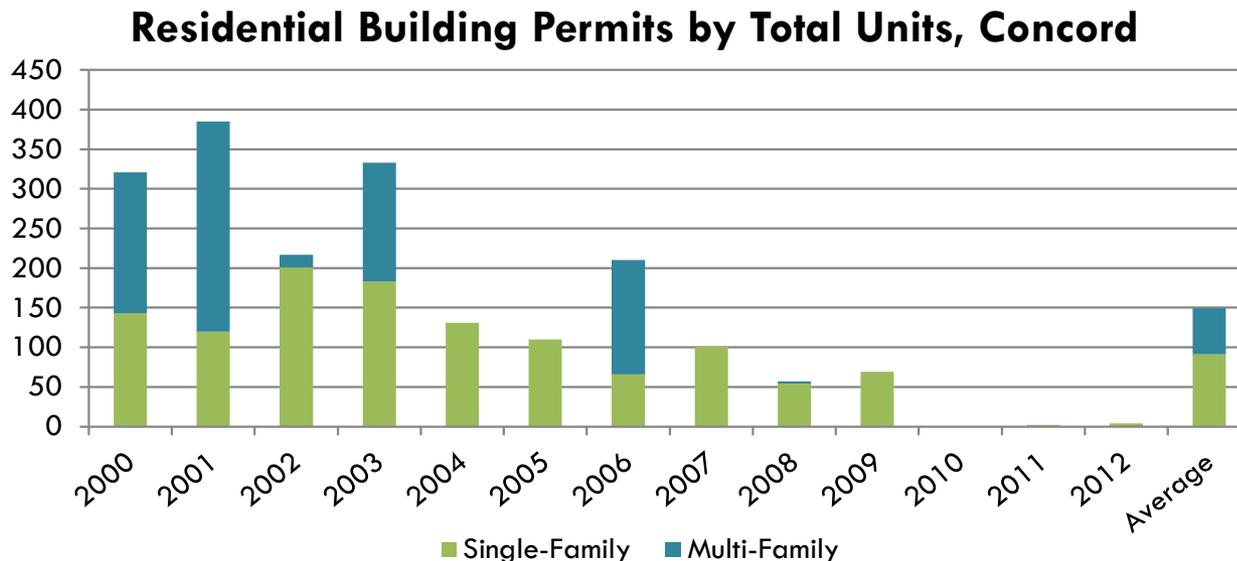
5th Cycle Housing Element Update

- **The 5th Cycle of the Housing Element Update covers the 2014-2022 period**
- **Due to SB 375, which seeks to reduce greenhouse gas emissions from cars and light trucks, the RHNA for the 5th Cycle has an increased emphasis on infill development, particularly near transit**
- **The RHNA for Concord between 2014 and 2022 totals 3,478 units**

Affordability	Number of Units	% of Total
Very low Income	798	22.9%
Low Income	444	12.8%
Moderate Income	559	16.1%
Above Moderate Income	1,677	48.2%
Total	3,478	100.0%

Building Permit Trends

- **On average, Concord issued building permits for 149 residential units per year between 2000 and 2012**
 - ▣ Units permitted in individual years ranged from zero in 2010 to 385 in 2001
- **An average of 435 units per year will need to be permitted in Concord to meet RHNA goals for the 5th Housing Element Update cycle**



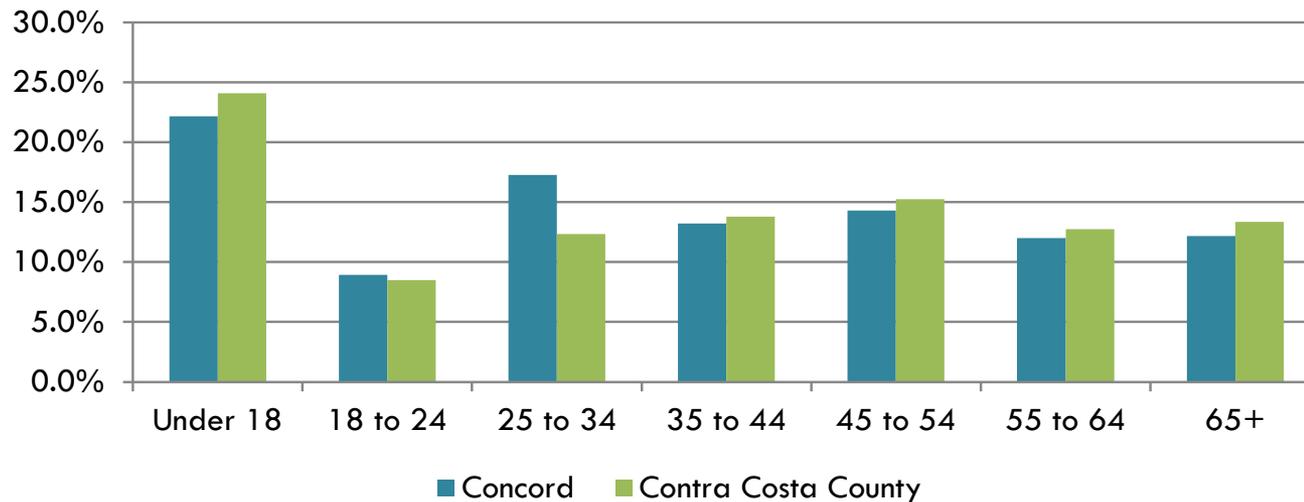
Demographic Trends

- **Concord has approximately 123,800 residents and 44,600 households**
- **Between 2000 and 2012, Concord had limited growth**
 - ▣ Population increased only 2.4%
 - ▣ Households increased only 1.4%
 - ▣ During the same time period, Contra Costa County had a 14% increase in population and an 11% increase in households
- **Household size increased between 2000 and 2012**
 - ▣ In Concord, average size increased from 2.74 to 2.77 people per household
 - ▣ Larger household sizes may be partly due to the effects of the recession

Demographic Trends

- **Concord has a relatively young population, due mostly to large population concentration between the age of 25 and 34 (17% of Concord's population)**
 - ▣ Median age is 36 years in Concord compared to 39 years for County overall

Age Distribution, 2012

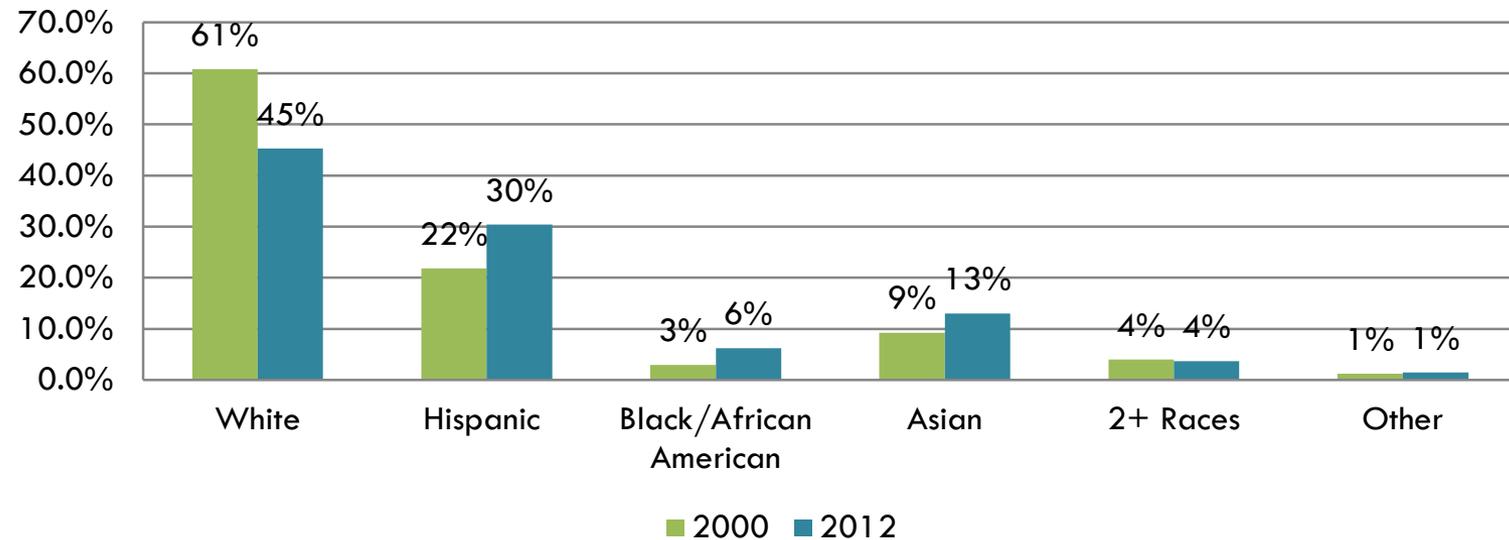


Sources: ACS, 2012; BAE, 2013.

Demographic Trends

- **Concord's population is becoming increasingly diverse**

Race & Ethnicity, Concord

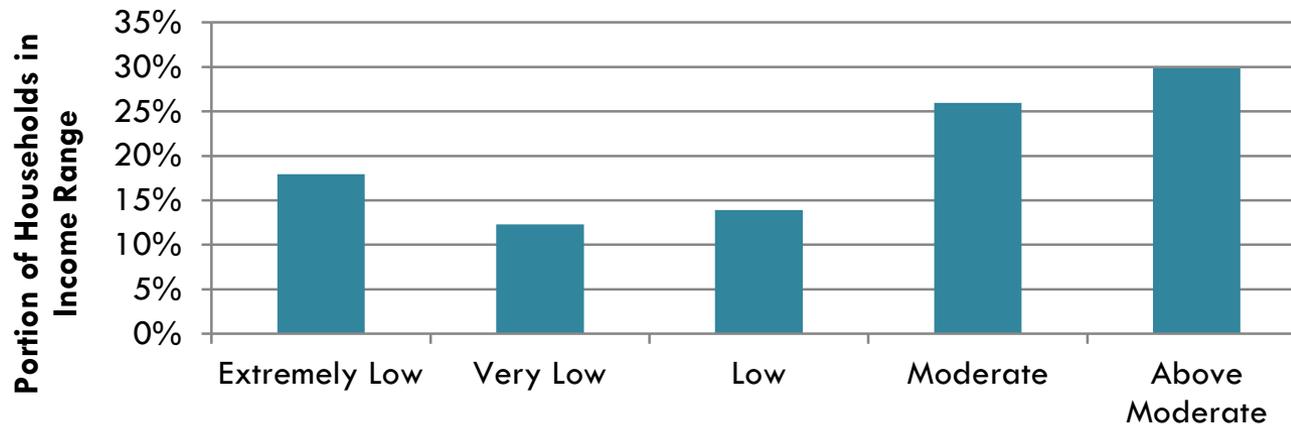


Sources: US Census, 2000; ACS, 2012; BAE, 2013.

Demographic Trends

- **Household incomes slightly lower in Concord, compared to surrounding areas**
 - ▣ Median household income is roughly \$64,000 in Concord compared to \$74,000 Countywide
- **Distribution of income segmented by HCD AMI income limits for 3-person household in 2012:**

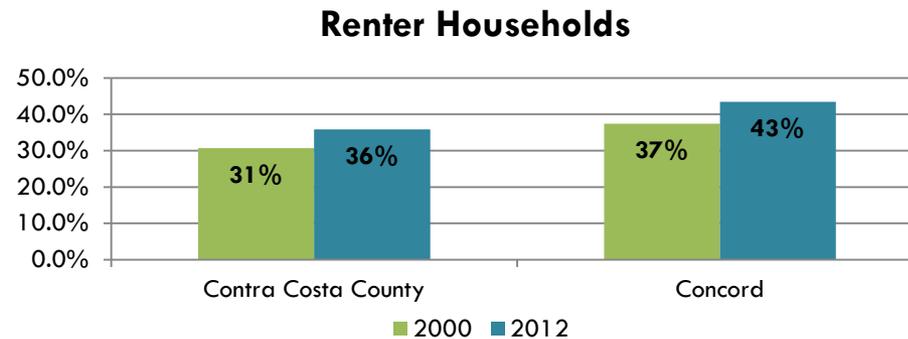
Household Income Distribution, Concord, 2012



Sources: ACS 2012; BAE, 2013.

Housing Trends

- **A significant and growing share of Concord households are renters**

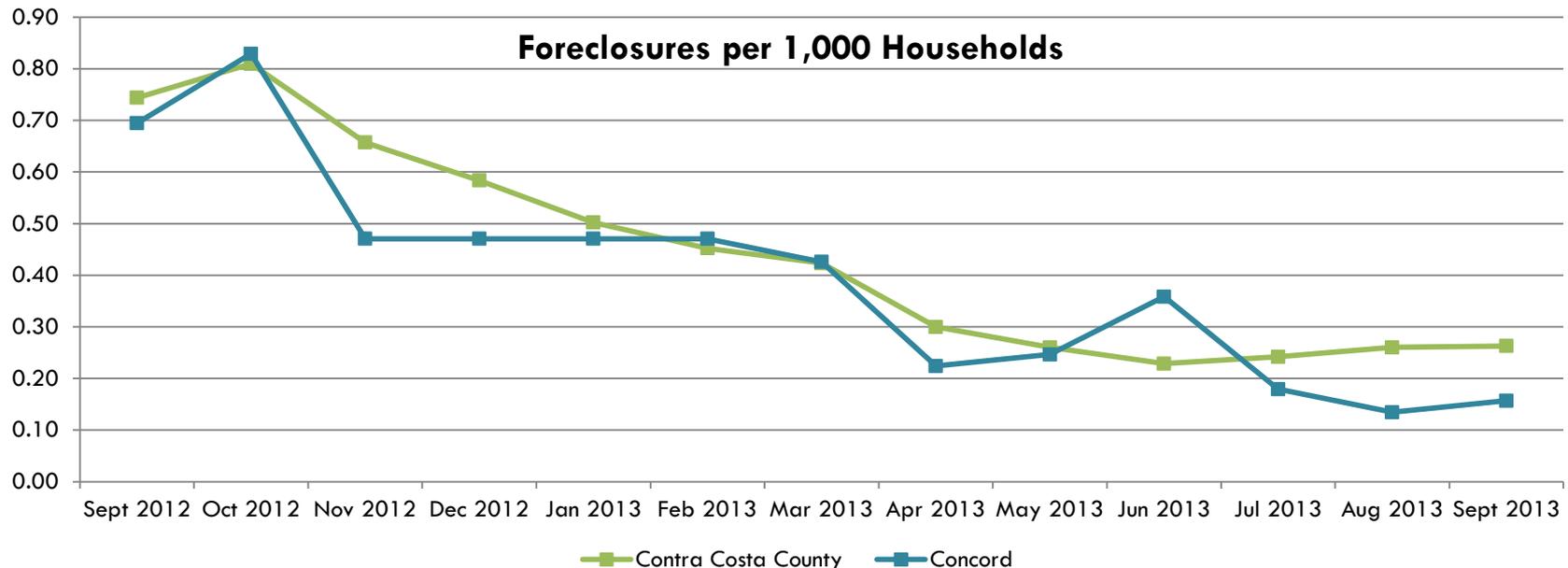


Sources: US Census, 2000; ACS, 2012; BAE, 2013.

- **Most housing units in Concord are single-family homes (65%)**
 - This is a smaller share than in the County overall, where single family homes constitute 74 percent of all housing units
- **Low for-sale and rental vacancy**
 - 1% of for-sale units are vacant (ACS, 2009-2011)
 - 4% of rental units are vacant (RealFacts, Q3 2013)

Housing Trends - Foreclosures

- **Foreclosure rates in Concord are relatively low, and have dropped significantly during the past year**
 - ▣ In September 2013, there were 0.16 home foreclosures per 1,000 households in Concord, a 77% decrease from September 2012

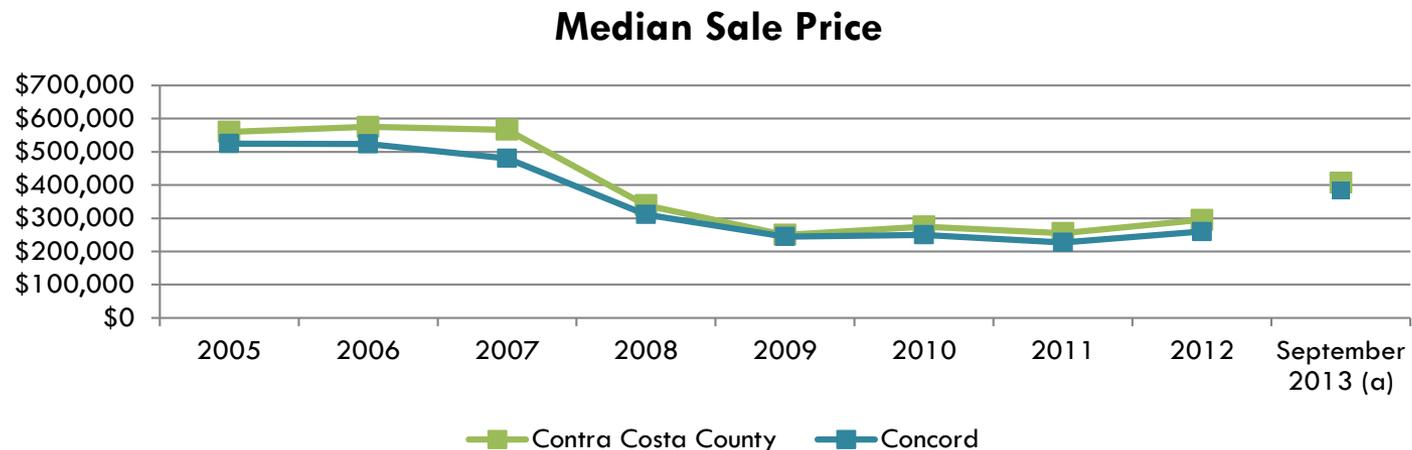


Notes: Foreclosures include the sum of Bank REOs and third party sales.

Sources: PropertyRadar.com 2013, BAE 2013

Housing Trends – Sale Prices

- **Concord home sale prices dropped significantly during the recession**
 - ▣ The median sale price was \$525,000 in 2005, but dropped between 2007 and 2011, with a low of \$227,500 in 2011
 - ▣ Concord median was slightly lower than the County median during this period
- **However, recent data suggest the beginning of a recovery**
 - ▣ Median sale price for Concord was \$385,000 in September 2013



Note:

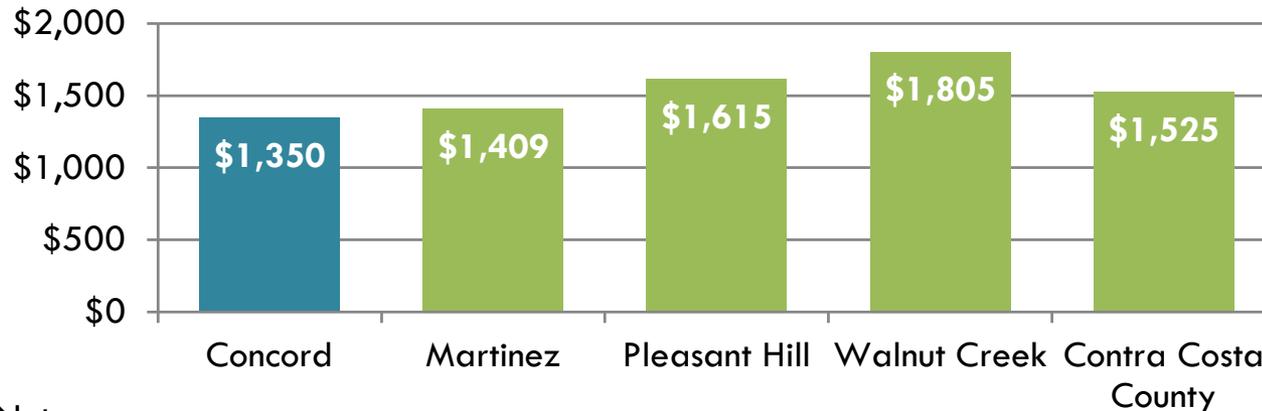
(a) September figures represent data from a single month only and therefore are not directly comparable to annual figures:

Sources: DataQuick News, 2005-2013; BAE, 2013

Housing Trends – Rental Rates

- **Concord has relatively low residential rents compared to neighboring cities**
 - ▣ Concord's comparatively low rental rates are consistent with the City's younger population and lower household incomes

Average Monthly Rent, Q3 2013



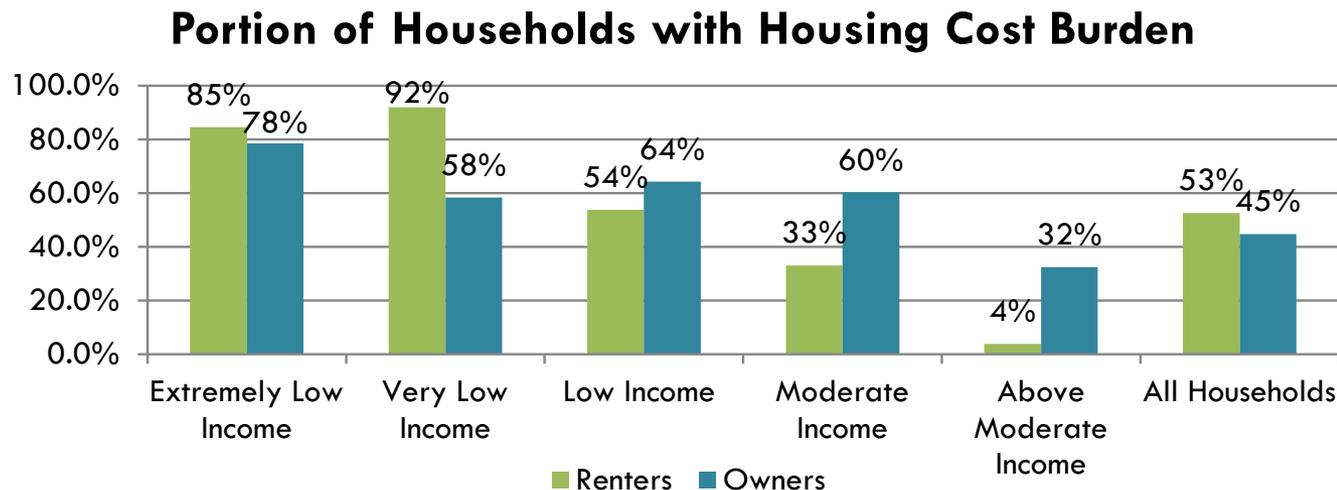
Note:

(a) Data are for apartment complexes with 50 units or more

Source: RealFacts, 2013; Nielsen, 2013; BAE, 2013

Housing Trends – Cost Burden

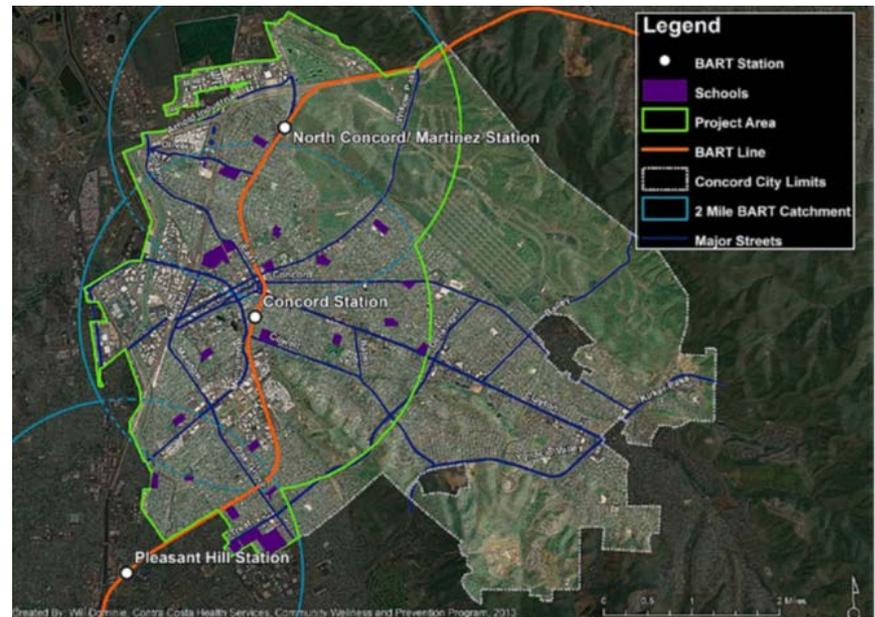
- **Despite moderate housing costs, a large portion of Concord households experience a housing cost burden**
 - ▣ Cost-burdened households spend more than 30% of household income on housing costs
 - ▣ Cost burden is more prevalent among renter households and lower-income households



Sources: Comprehensive Housing Affordability Strategy (CHAS) special tabulations from the American Community Survey, 2006-2010; BAE, 2013.

Potential for Residential Growth

- **The City has sites available for housing development, many of which are close to a BART station**
- **The Downtown Specific Plan and plans for the Concord Reuse Area will allow for additional development sites in the City**
 - ▣ The Downtown Specific Plan will be the primary location for new development in the near term
- **Concord's Housing Element Update will further analyze sites available for future residential development**



Downtown Concord Specific Plan

- **Concord is in the process of developing a Specific Plan for the area surrounding the Concord BART station**
- **The Preferred Land Use Strategy plans for 4,020 additional housing units in the Plan Area**
 - ▣ 3,500 apartments
 - ▣ 220 townhomes
 - ▣ 300 work-live lofts
- **Preferred Land Use Strategy also plans for 1.6 million square feet of office space and 743,200 square feet of retail space**
- **Plan adoption is anticipated in Summer 2014**

Concord Community Reuse Project

- **The Concord Community Reuse Area offers a large amount of future development potential**
- **The current Plan calls for:**
 - ▣ 12,270 housing units, including 25% for affordable housing
 - ▣ 6.1 million square feet of commercial space
 - ▣ 3,501 acres of parks and open space
- **The Concord Community Reuse Area is a long-term development opportunity, likely beyond the current Housing Element plan cycle**
 - ▣ Resolutions adopted by City Council in 2012 show that the Reuse Area at build-out will have 3,020 affordable units including facilities for homeless and transitional housing
 - ▣ Additional planning and site work is needed prior to development, making development unlikely in the near term

Discussion

- **Concord has had a relatively modest rate of new multifamily development in the past decade, yet there are numerous sites with sufficient land use designations to enable additional projects.**
 - ▣ What factors make Concord a desirable location to develop market-rate multifamily projects?
 - ▣ How could the City attract additional new market-rate development?
- **Concord has had a strong record of subsidizing and encouraging affordable housing development, but with the loss of redevelopment, the City has fewer tools and resources.**
 - ▣ What policies could the City implement that would encourage and/or facilitate more affordable housing development?
- **Market-rate rental prices in Concord are relatively affordable in comparison to neighboring communities.**
 - ▣ What can the City do to retain the relative affordability of existing units while providing a range of housing choices for households at all income levels?

bae urban economics

Memorandum

To: Carol Johnson & Joan Ryan, City of Concord

From: Janet Smith-Heimer and Stephanie Hagar, BAE Urban Economics

Date: January 31, 2014

Re: Notes from Residential Developer Roundtables November 20, 2013

The City of Concord and BAE Urban Economics hosted two roundtable discussions on November 20, 2013 at the City library to solicit input on the ongoing Housing Element Update from housing developers and advocates. The first roundtable discussion focused on market-rate housing and the second focused on affordable construction. Both groups received a brief presentation about existing housing conditions and ongoing planning processes in Concord, and were asked to respond to the following discussion items.

Concord has had a relatively modest rate of new multifamily development in the past decade, yet there are numerous sites with sufficient land use designations to enable additional projects.

What factors make Concord a desirable location to develop market-rate multifamily projects?
How could the City attract additional new market-rate development?

Concord has had a strong record of subsidizing and encouraging affordable housing development, but with the loss of redevelopment, the City has fewer tools and resources.

What policies could the City implement that would encourage and/or facilitate more affordable housing development?

Market-rate rental prices in Concord are relatively affordable in comparison to neighboring communities.

What can the City do to retain the relative affordability of existing units while providing a range of housing choices for households at all income levels?

San Francisco
1285 66th Street
Second Floor
Emeryville, CA 94608
510.547.9380

Sacramento
803 2nd Street
Suite A
Davis, CA 95616
530.750.2195

Los Angeles
448 South Hill St.
Suite 301
Los Angeles, CA 90013
213.471.2666

Washington DC
1436 U Street NW
Suite 403
Washington, DC 20009
202.588.8945

New York City
121 West 27th Street
Suite 705
New York, NY 10001
212.683.4486

Market-Rate Housing Roundtable

Panel Attendees:

John Compaglia, Nevin & Associates

Marilyn Cunningham, CCAR – Government and Public Affairs

Monte Davis, Discovery Builders, Inc.

Patti Gage, Government and Public Affairs

Nathan Hong, Avalon Bay

Richard Jensen, Broker/Land Specialist

Theresa Karr, California Apartment Association

Bill Nevin, Nevin & Associates

Heather Schiffman, CCAR – Government and Public Affairs

Carol Johnson, City of Concord

Joan Ryan, City of Concord

Janet Smith-Heimer, BAE Urban Economics

Stephanie Hagar, BAE Urban Economics

Notes:

Hong: factors:

1) What are hard costs?

2) What are rental rates?

In Concord, land prices have been a little out of whack (e.g. Property owners think land is worth more than it is.)

Another disparity: impact fees.

At Avalon Bay, we're just trying to do better than bonds, we're not looking for a 20% profit.

BART station – easy transit is a big draw. The office/commercial component works, but retail has struggled. Dublin BART – retail has struggled

Smith-Heimer: Is there a premium for locations near BART?

Hong: A little bit

Retail and housing support each other

I looked at property at Willow Pass & Salvio

- 5 blocks from BART - We look from the center out, denser is better

- 2.5 acres

- Zoning is ~100 du/acre

- I think I came in too low on price

I think there's interest in Concord, not sure how widespread.

I think Concord is poised for the next wave – people are moving out from SF, Berkeley, Walnut Creek

Davis: I think Concord is the next Walnut Creek. Aesthetically, you have areas in Concord that look older. Walnut Creek has been very stringent in design review, but they've recently stepped out of their traditional look. The question is how to get rents up. You can ask for more rent if your place is nicer than what is there already.

Johnson: age gap – lots of older residents and Council members who want to maintain Concord's traditional early California architecture, single-family residential. Younger age group wants something more modern looking.

Karr: Young people don't want a house – focus is not on living in suburbs even if they're having children. They don't want to put their money into a house.

Baby boomers – many don't want to live in an apartment or condo, but can't continue to take care of home. Also don't want to have to take care of yard, etc. Younger generation won't go back to those houses; they will never want it.

Compagnia: I'd like to do cottages – 2 B/2BA, 1,000 SF

Challenges in Concord:

- Willow Pass Rd/Concord Park and Shop
- Several groups wanted to redevelop the Park and Shop
- The City should undertake code enforcement on commercial areas
- To attract a base, commercial has to be updated
- City can provide incentives to people with commercial properties that want to upgrade
- Building permit fees are killer
- Concord has a good location, have to pick up shopping
- Have to make builders sure that they can get timely entitlements, etc.

Davis: The younger generation is almost glad the bubble burst, that they didn't buy that big house. Martinez is stepping up their game, meeting with businesses, getting plans in place. If Concord doesn't do this, people coming over the hill to look for a place to live will go to Martinez.

Jensen: Problem with Monument Corridor – need to get more entrepreneurs. Walnut Creek has done a good job getting new development in there. Concord needs to get people in there. In Walnut Creek, there's going to be 3,000 apt units in the next few years.

Nevin: We had a site in Concord. Planning said yes. City Manager said we're not doing a rezone. Concord has to have enough flexibility in zoning to have developers know that they can build.

Compagnia: Pleasant Hill is a competitor to some extent – they have some good sites.

There are some vacant stores in Concord that have been vacant for a long time. There's no reason to keep these as retail. They could be converted to residential use.

Cunningham: People want to live in Walnut Creek because they can be close to all these restaurants, etc. Then if that's too expensive they look at Pleasant Hill, then go to Concord b/c other places are too expensive. They're not as excited about this option – fear of crime. Walnut Creek has a tremendous draw – great shopping, great restaurants.

Jensen: We need office development, job creation

Cunningham: I've been bringing people to Concord to check it out. It's about getting over the stigma.

Compaglia: The school district does nothing for you.

Jensen: You don't see these problems in Alcalanes, WCESD. There is constant upheaval in Mount Diablo SD.

Hong: Renters – many are younger, looking for urban dense core.

Commercial needs spiffing up. We're underwriting projects based on competition. We put a lot into design, but it doesn't always translate into higher rents. What does bring rents up is revitalization. Todos Santos is getting better, nice now.

Developers can't underwrite rents if comps aren't as high. Revitalization draws foot traffic to these communities. People want to live in areas where they can get out and walk around.

Compaglia: Take Todos Santos as the center and build out from there. Take vacant offices, try to see if you make it new office, otherwise lofts. Create an identifiable area, then move out from there. Park and Shop is a gold mine. Be flexible to get people looking at it.

Hong: Some cities have hired master plan developers. Unless there's a plan there it's hard to think about what they can do.

Davis: Concord could be one project away from a tipping point.

Schiffman: It comes down to making Concord somewhere where people can walk around, go from restaurant to restaurant.

Gage: Crime is an issue. That being said I've sold homes in Concord. Let them research the crime rates and they feel more comfortable.

Cunningham: Concord needs to re-brand, show everyone "This is Concord."

Karr: What can we do about the loss of redevelopment? One priority should be to change HE law to allow for upgraded units to count toward new production goals.

Affordable Housing Developers and Advocates

Panel Attendees:

Louise Bourassa, Contra Costa Interfaith Housing
Joel Devalcourt, Greenbelt Alliance
Woody Karp, Eden Housing
Dolores Loage, Social Justice Alliance
Christina Mun, Resources for Community Development
Marty Oaks, Hello Housing
Kathy Renfro, NETO Community Network
Eve Stewart, Satellite Affordable Housing Associates
Hamid Taeb, Habitat for Humanity
Sam Tepperman-Gelfant, Public Advocates
Peter Waller, EBHO
Gwen Watson, Social Justice Alliance of Interfaith CCC
Carol Johnson, City of Concord
Joan Ryan, City of Concord
Janet Smith-Heimer, BAE Urban Economics
Stephanie Hagar, BAE Urban Economics

Notes:

Karp: Real challenges today in finding ways to fund affordable housing development. The loss of RDA was a huge blow.

It's important to look at the existing stock; to the extent that there are buildings that are at risk of going to market, evaluate these.

Mun: Look at aging nonprofits rather than just tax credit projects.

Waller: There is a large number of households downtown with incomes at or below 80% of AMI, lots of affordable market rate housing. The HE should focus on downtown.

Mun: Offer up sites that don't score high for market rate

Watson: Are you thinking about transit villages? In Walnut Creek they are trying to do things to the street to make it easier to ride bikes, walk to shopping, near BART, better lifestyle.

Ryan: We did a comprehensive update to the General Plan to do these types of things around BART. We've delved more into this for the Downtown Specific Plan.

Bourassa: We have a strong focus on family housing, Children in affordable housing typically perform less well in school. Is there a plan to address the school issue?

Johnson: During the recession, we lost some of the liaisons between the City and School District. Communication is not always open. The City needs to reengage and figure out how to be partners with them.

Renfro: Education is a huge issue. People will not want to come here if the schools don't improve.

Smith-Heimer: How can we do extremely low-income housing?

Bourassa: Subsidies. There are major properties that are underperforming (Housing Authorities). There's a question about whether these subsidies can be transferred to other properties in a more desirable area. HA is in a bind - needs partners to help develop long-term strategies.

Karp: HUD's RAD Program: publicly-financed units - smaller contract rent than what is offered @ section 8 units.

Waller: The city has a pretty robust affordable housing overlay. Is there potential to push this further (e.g. no parking for small affordable)?

Smith-Heimer: Have any of you looked into developing microunits?

Taeb: We're a little different because we do ownership housing. We worked with Pyatok trying to do units less than 1,000 sq. ft. in Fremont. You can't go less than 1,000 with a 3- or 4-BR unit. Habitat built projects in Concord a while ago (~2000?). We go down to 40% of AMI. Below that, #s don't work.

Karp: Do you ever build duplexes?

Taeb: Yes. In Walnut Creek, Bay Point, Oakland. In Fremont we'll be doing stacked-flat condos.

Bourassa: Small houses around downtown - what is discussion about preserving those?

Johnson: We don't have the funds to buy & add affordability restrictions. It's been more about preservation.

Karp: I was surprised to see large 25-34 year old age cohort

Johnson: Some of these might be living with parents, commute to work.

Karp: This is the population that might be interested in microunits.

Oaks: there are young people who want to come back to Concord.

Stewart: It would be interesting to see the age breakdown by tenure?

Tepperman-Gelfant: Land and site availability – there is a lot of high-density land, but many sites are small. How can we do a realistic assessment of feasibility/capacity? Last HE had a small sites aggregation program. Where is this program now? To meet any of these needs, sites are needed.

Waller: With housing first policy in downtown, there are some large sites poised for development.

Ryan: There will be some sites that were not included in last HE that are larger and more feasible.

Tepperman-Gelfant: Tax credit eligibility is an issue.

Devalcourt: GBA has mapped what Oakland has done with tax credit eligibility and the Broadway/Valdez plan. If sites downtown are not eligible for tax credits it doesn't do much good.

Smith-Heimer: What about the feasibility of service-enriched housing (i.e. special needs)?

Watson: The people I serve can't afford affordable housing. They could never own. They're working poor, some with full-time jobs, but low income. What is the supply of rentals? They're only with us 6.5 months, and then we run out of money. Families with children go to another church. Many of them don't have cars.

Johnson: Concord was built as a car-oriented community. We have been working on Safe Routes to Schools, Safe Routes to Transit.

Loage: We should be looking at finding housing for very poor individuals. I don't think Concord has done a good job of this. Have to get the City Council on board.

Waller: Inclusionary requirements – has the City done an impact fee study?

Ryan: No, we haven't started. Current in-lieu fee is low.

Tepperman-Gelfant: This could really be a source of funding. What is the right balance?
Market-rate housing is probably coming to Concord. The City should make sure that this development can also support affordable housing.

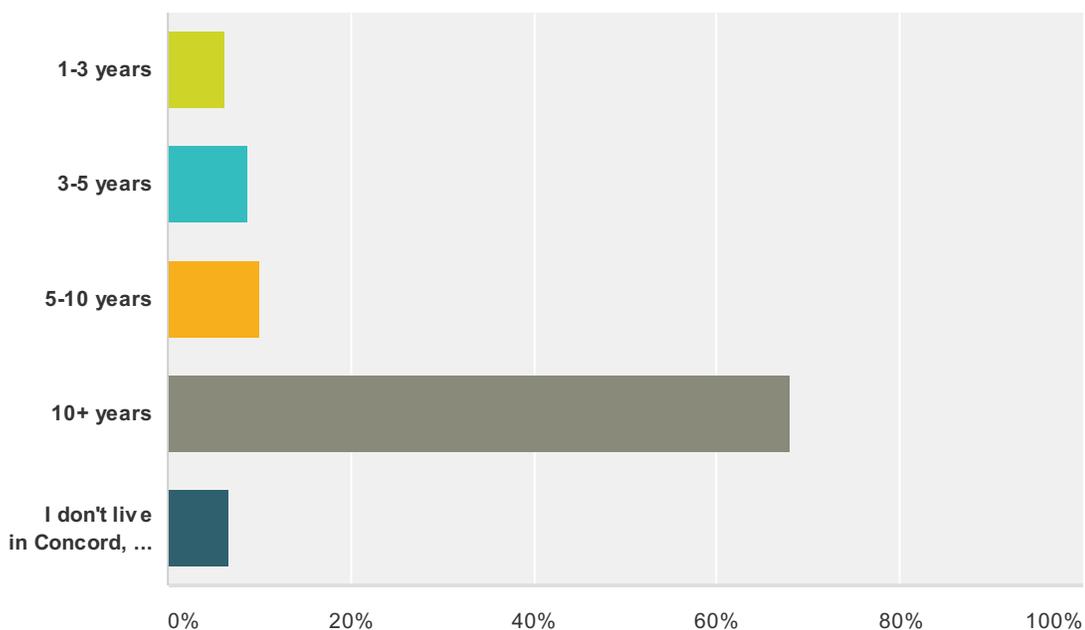
Bourassa: The housing stock has to be diverse – housing dynamics change over time. E.g. kids move out, people age. Mix of unit sizes at 30% AMI, mix of incomes.

Waller: It would be good to have another workshop with affordable and market-rate developers together, think about opportunities to team, figure out where overlap is and collectively work toward these goals.

Intentionally left blank

Q1 How long have you lived in Concord?

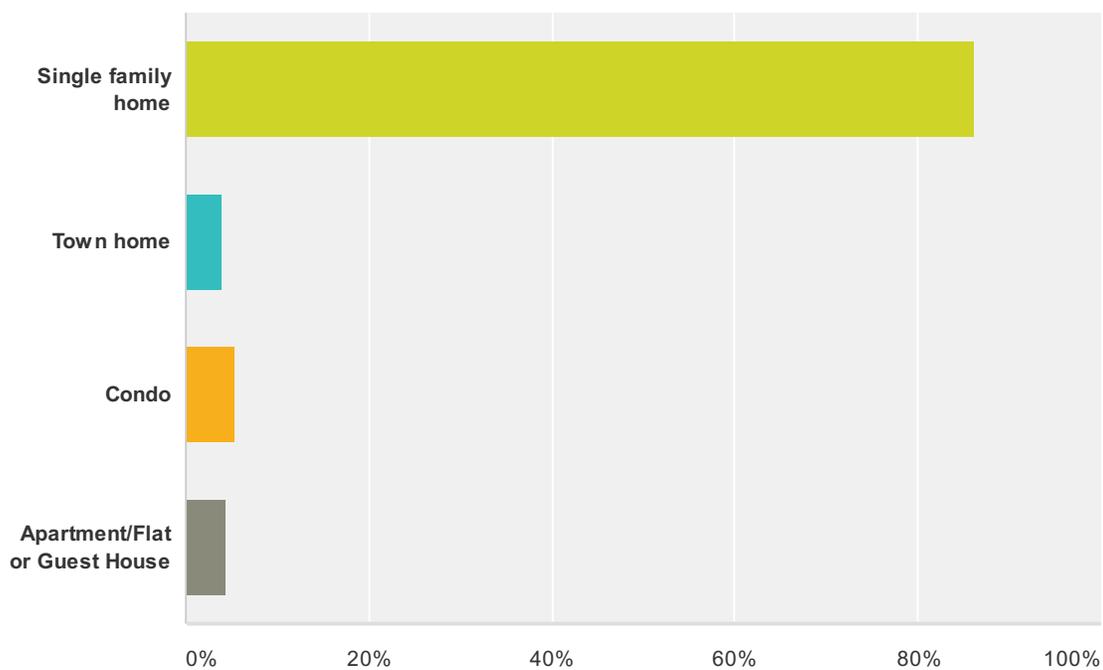
Answered: 457 Skipped: 3



Answer Choices	Responses	
1-3 years	6.35%	29
3-5 years	8.75%	40
5-10 years	10.07%	46
10+ years	68.05%	311
I don't live in Concord, but am interested in filling out a survey	6.78%	31
Total		457

Q2 Where do you currently live?

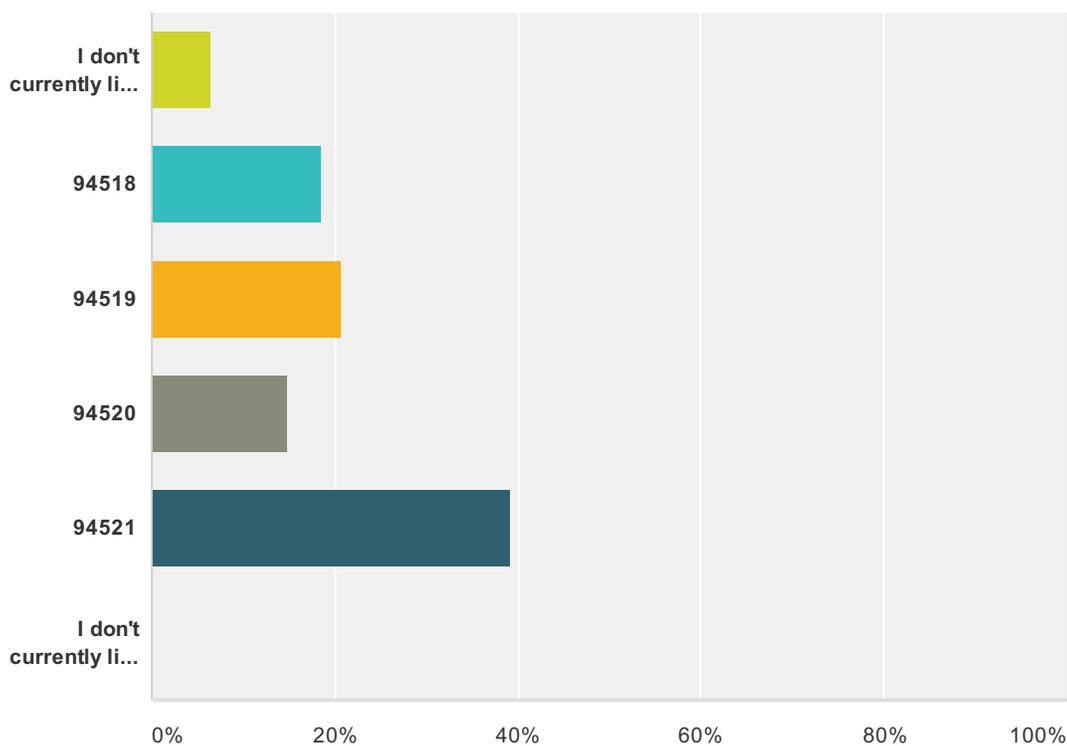
Answered: 457 Skipped: 3



Answer Choices	Responses
Single family home	86.21% 394
Town home	3.94% 18
Condo	5.47% 25
Apartment/Flat or Guest House	4.38% 20
Total	457

Q3 What is your zip code?

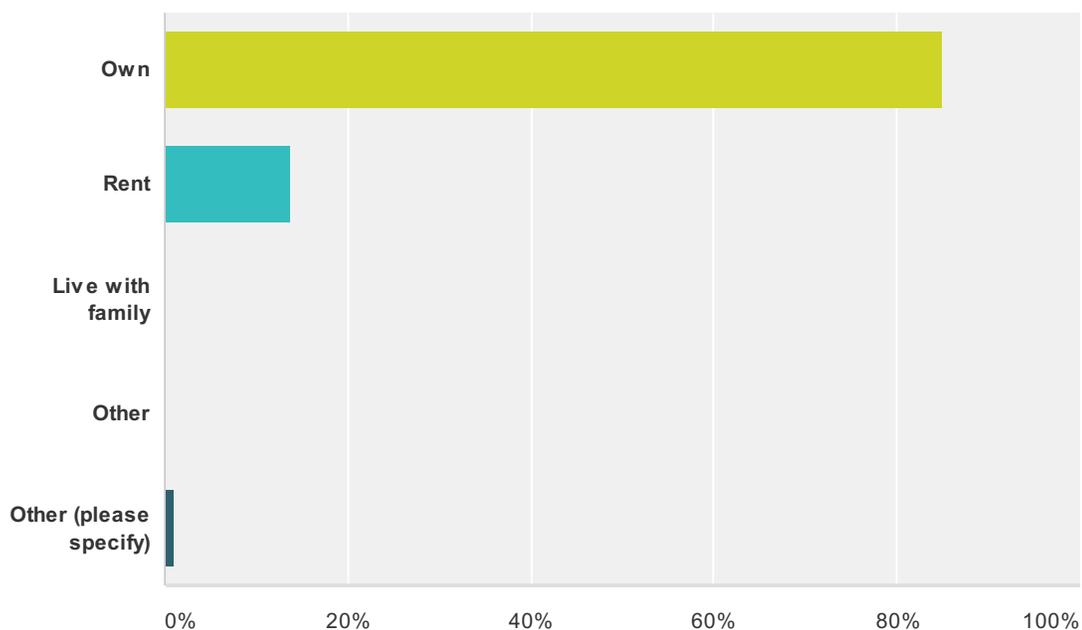
Answered: 457 Skipped: 3



Answer Choices	Responses	
I don't currently live in Concord	6.56%	30
94518	18.60%	85
94519	20.57%	94
94520	14.88%	68
94521	39.17%	179
I don't currently live in Concord	0.22%	1
Total		457

Q4 Do you own or rent?

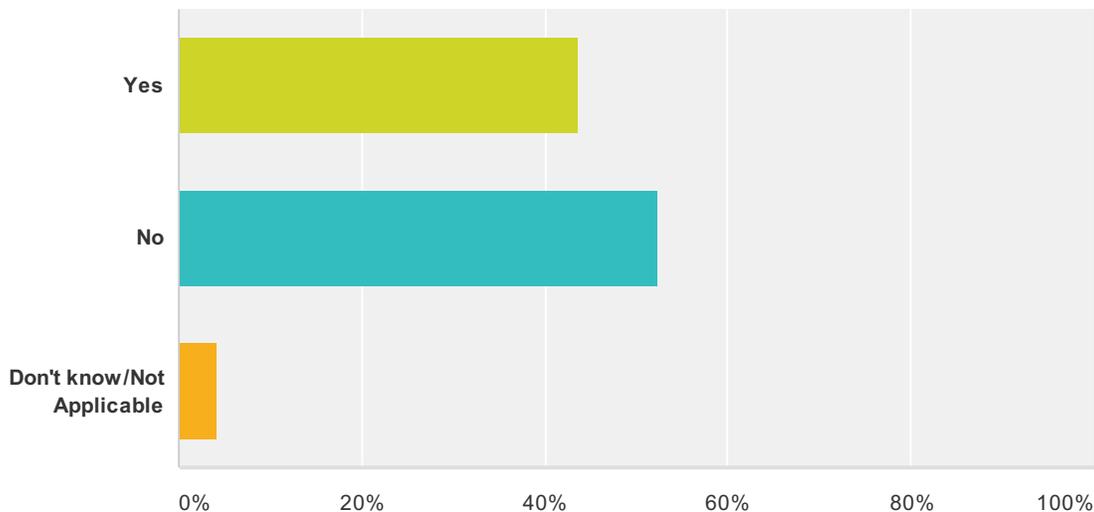
Answered: 457 Skipped: 3



Answer Choices	Responses	
Own	84.90%	388
Rent	13.79%	63
Live with family	0.22%	1
Other	0%	0
Other (please specify)	1.09%	5
Total		457

Q5 Do you spend more than 30% of your gross monthly income on housing (rent payment or if you own, mortgage payment, property taxes and insurance)?

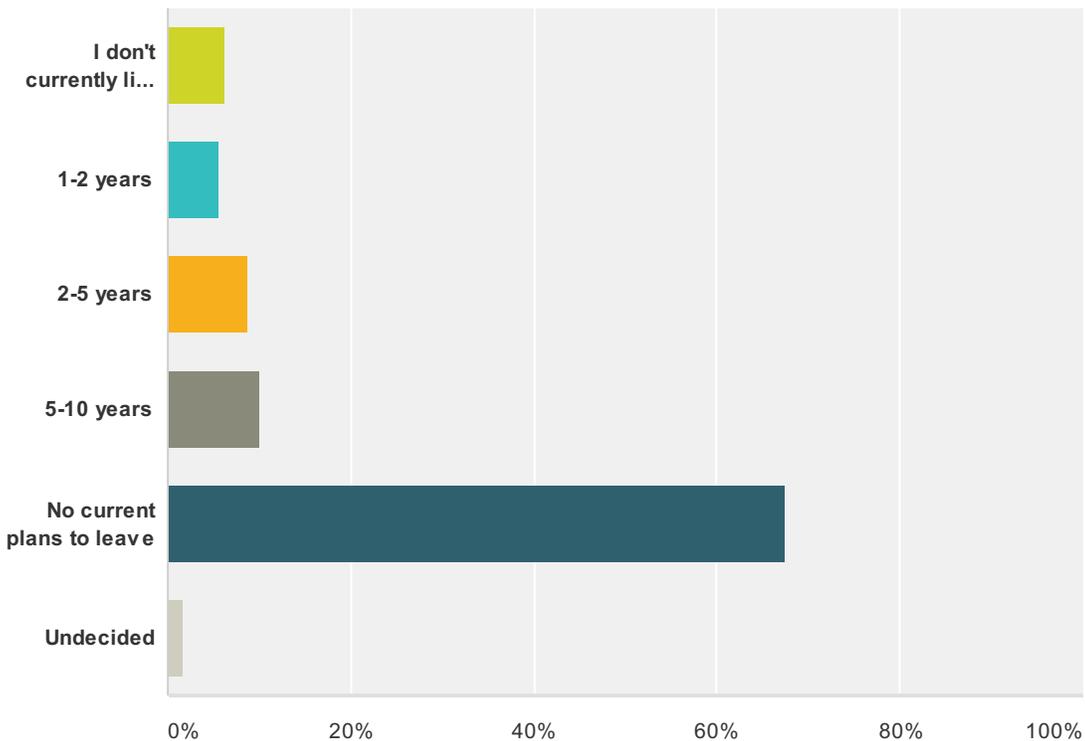
Answered: 457 Skipped: 3



Answer Choices	Responses
Yes	43.54% 199
No	52.30% 239
Don't know/Not Applicable	4.16% 19
Total	457

Q6 How many years do you plan to remain a resident of Concord?

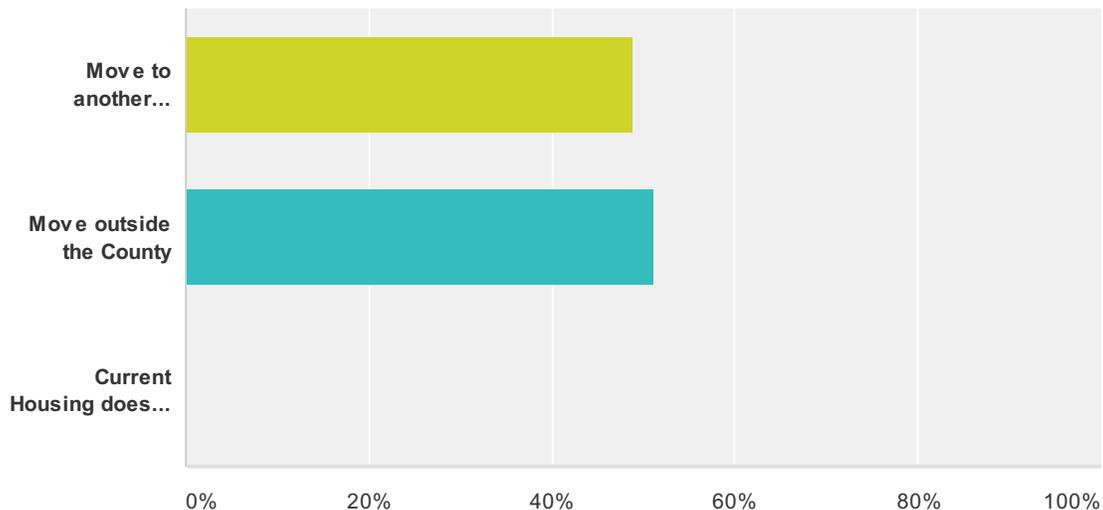
Answered: 457 Skipped: 3



Answer Choices	Responses
I don't currently live in Concord	6.35% 29
1-2 years	5.69% 26
2-5 years	8.75% 40
5-10 years	10.07% 46
No current plans to leave	67.40% 308
Undecided	1.75% 8
Total	457

Q7 If you were to move, where would you move?

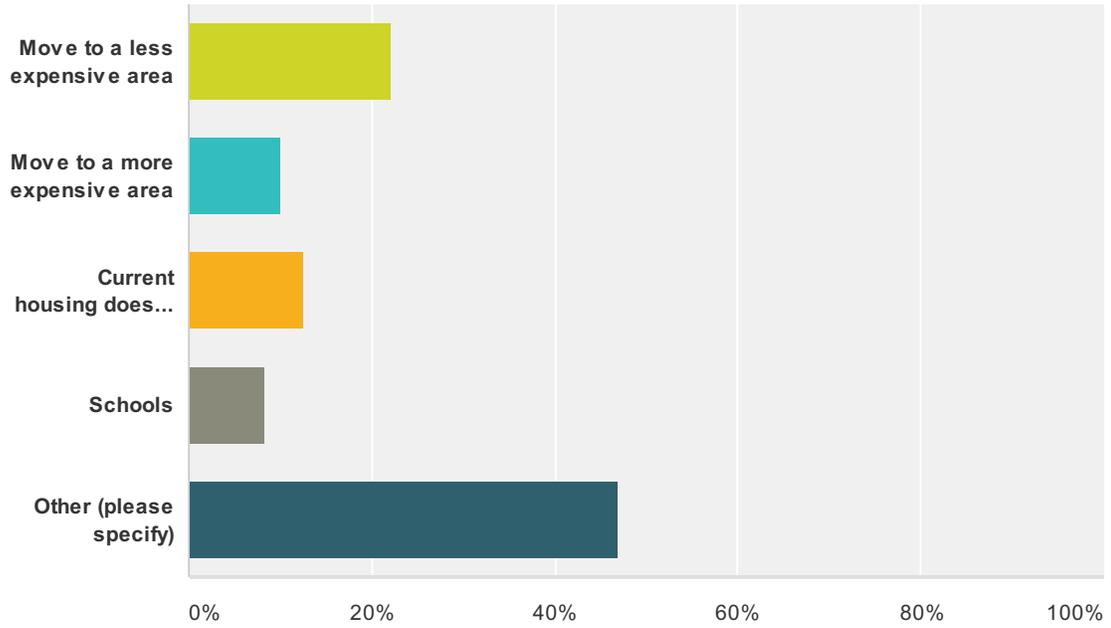
Answered: 457 Skipped: 3



Answer Choices	Responses
Move to another community in Contra Costa County	48.80% 223
Move outside the County	51.20% 234
Current Housing does not meet my family needs	0% 0
Total	457

Q8 What is the primary reason you would consider moving?

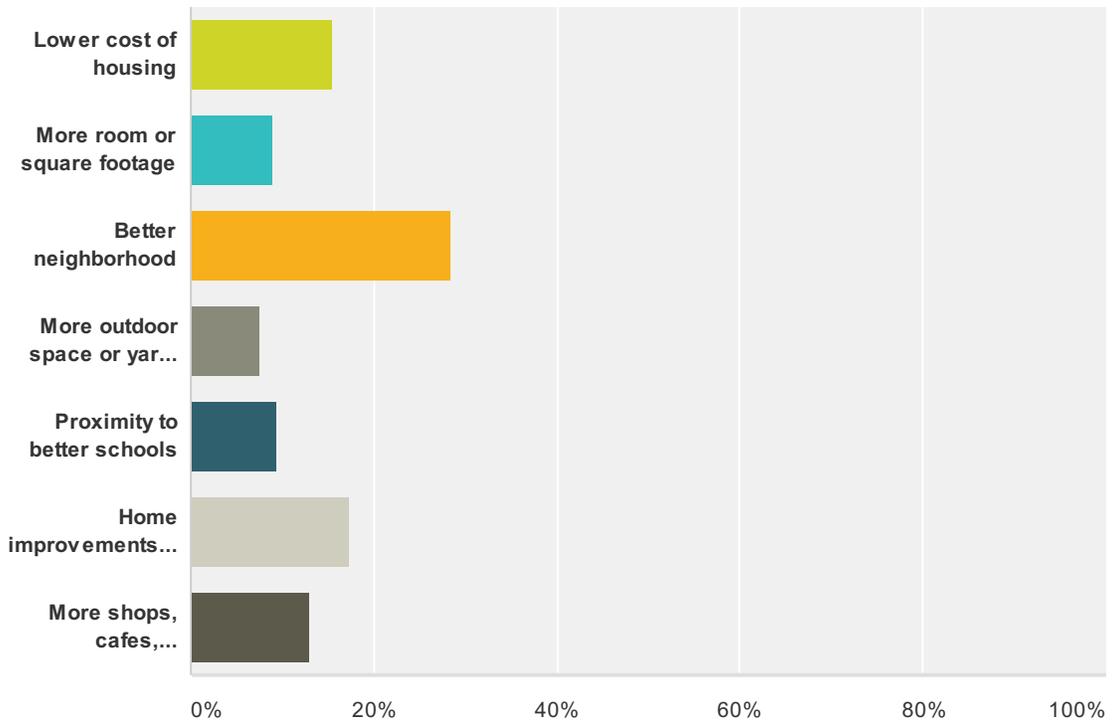
Answered: 457 Skipped: 3



Answer Choices	Responses
Move to a less expensive area	22.10% 101
Move to a more expensive area	10.07% 46
Current housing does not meet my family needs	12.47% 57
Schools	8.32% 38
Other (please specify)	47.05% 215
Total	457

Q9 What is the most important factor that would improve your current housing situation?

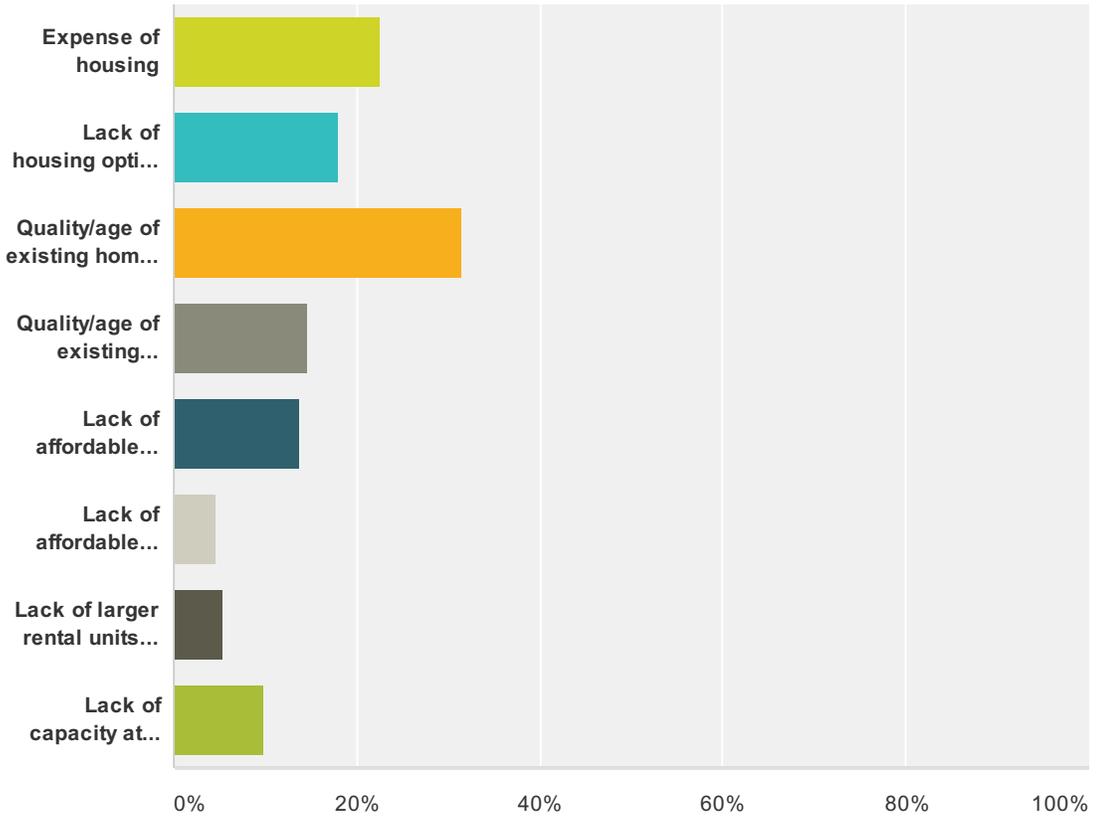
Answered: 457 Skipped: 3



Answer Choices	Responses
Lower cost of housing	15.54% 71
More room or square footage	8.97% 41
Better neighborhood	28.45% 130
More outdoor space or yard area	7.44% 34
Proximity to better schools	9.41% 43
Home improvements/repairs to existing home	17.29% 79
More shops, cafes, restaurants within walking distance	12.91% 59
Total	457

Q10 The City of Concord's most significant housing issue is:

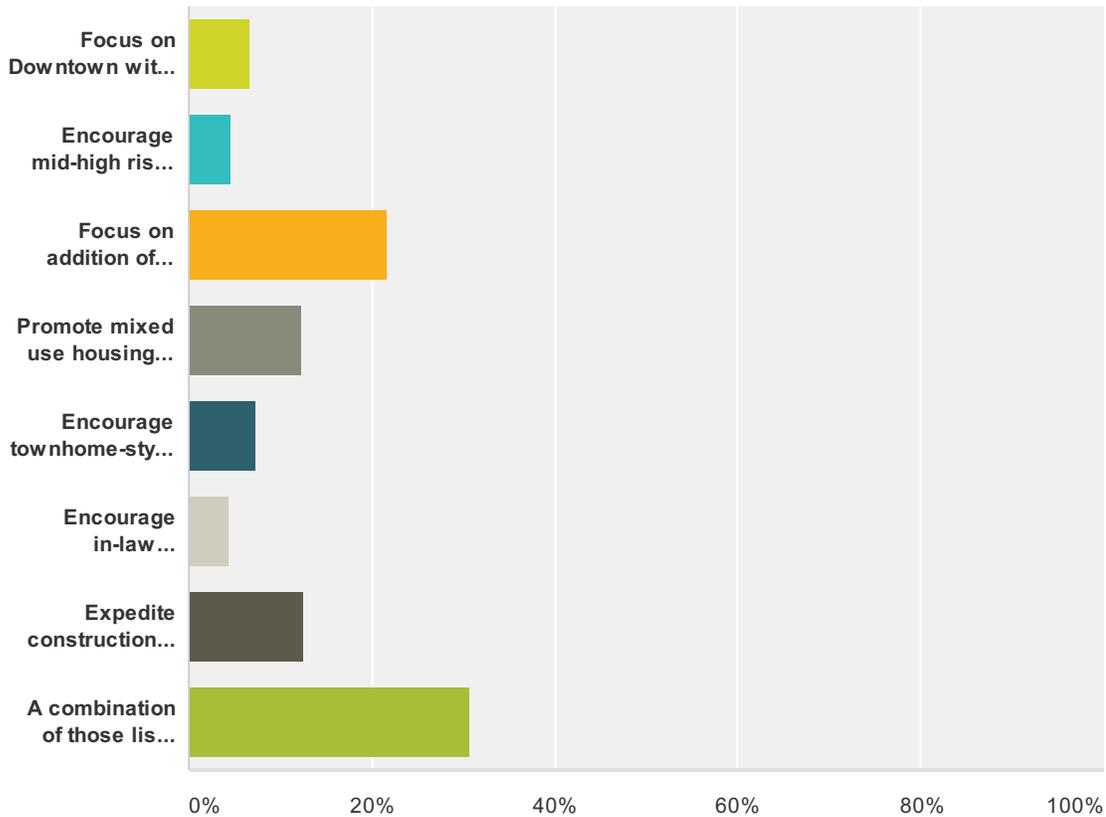
Answered: 391 Skipped: 69



Answer Choices	Responses
Expense of housing	22.51% 88
Lack of housing options (product type)	17.90% 70
Quality/age of existing homes for sale	31.46% 123
Quality/age of existing apartment rentals	14.58% 57
Lack of affordable housing for lower income households (income up to \$66,250 for a household of 4)	13.81% 54
Lack of affordable housing for middle to moderate income households (income between \$66,251 to \$112,200 for a household of 4)	4.60% 18
Lack of larger rental units (2,3 and 4 bdrm. units)	5.37% 21
Lack of capacity at emergency shelter	9.72% 38
Total Respondents: 391	

Q11 The City of Concord must be prepared to add approximately 3,470 housing units throughout the City during the next 8 to 9 years to address Statewide growth. What would your primary approach be toward accommodating future units?

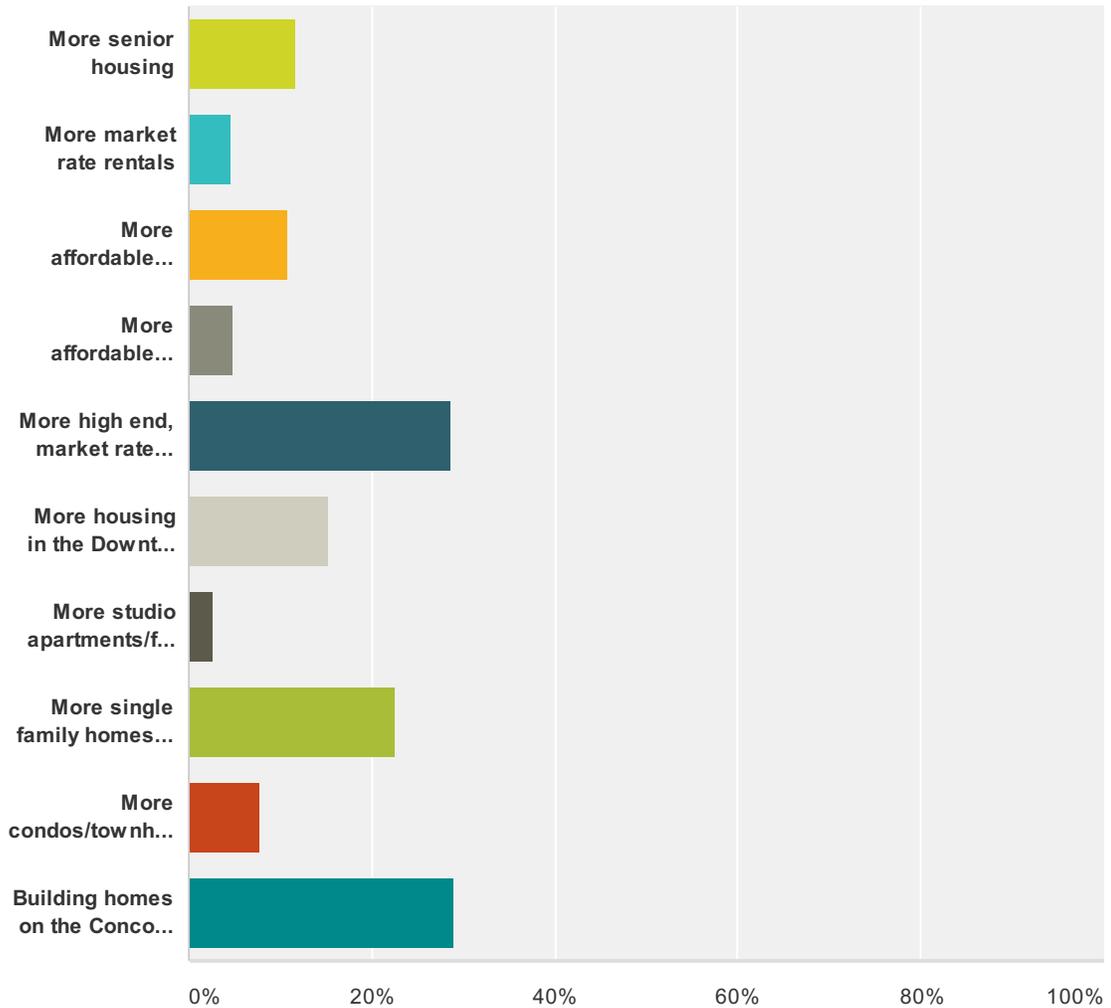
Answered: 457 Skipped: 3



Answer Choices	Responses
Focus on Downtown with multi-story apartments	6.78% 31
Encourage mid-high rise condos at key locations throughout the City	4.60% 21
Focus on addition of Single Family units on vacant/under-utilized parcels	21.66% 99
Promote mixed use housing along major transit corridors/under-utilized commercial sites	12.25% 56
Encourage townhome-style housing	7.22% 33
Encourage in-law (secondary living) units on Single Family properties	4.38% 20
Expedite construction of housing on the Concord Naval Weapons Station	12.47% 57
A combination of those listed above	30.63% 140
Total	457

Q12 What would be the best improvement to housing within Concord?

Answered: 457 Skipped: 3



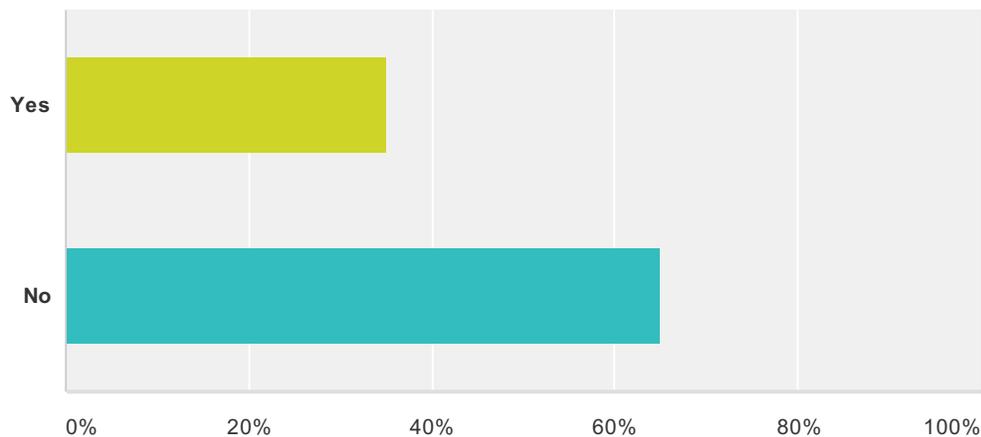
Answer Choices	Responses
More senior housing	11.60% 53
More market rate rentals	4.60% 21
More affordable rentals (defined as affordable to households making less than 80% of area median income, for example a household of 4 with an income of less than \$66,250)	10.94% 50
More affordable housing for middle to moderate income households (income between \$66,251 to \$112,200 for a household of 4)	4.81% 22
More high end, market rate housing	28.67% 131
More housing in the Downtown near BART	15.32% 70
More studio apartments/flats	2.63% 12

ED - Housing Survey

More single family homes for sale	22.54% 103
More condos/townhomes for sale	7.66% 35
Building homes on the Concord Naval Weapons Station	29.10% 133
Total Respondents: 457	

Q13 Concord is anticipating having to add an increased number of multi-story housing units in the Downtown area over the next 20-25 years. Would you ever consider living Downtown?

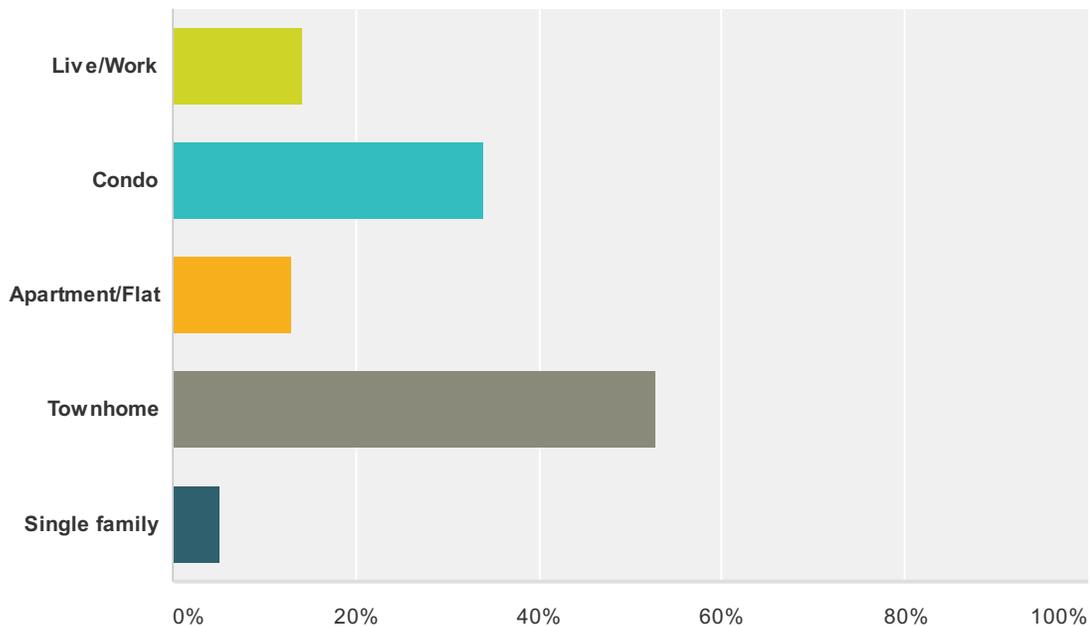
Answered: 457 Skipped: 3



Answer Choices	Responses
Yes	35.01% 160
No	64.99% 297
Total	457

Q14 If you would consider living Downtown, what type of housing unit would be of interest to you?

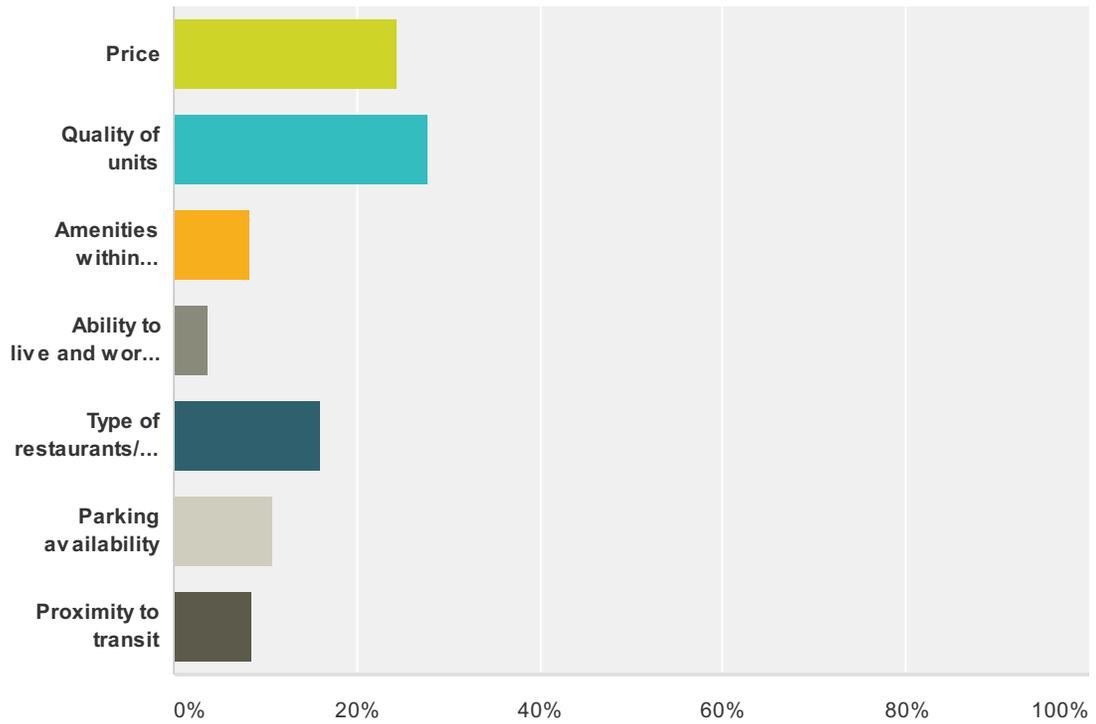
Answered: 324 Skipped: 136



Answer Choices	Responses
Live/Work	14.20% 46
Condo	33.95% 110
Apartment/Flat	12.96% 42
Townhome	52.78% 171
Single family	5.25% 17
Total Respondents: 324	

Q15 If you answered "Yes" to question 13, What would be your top consideration?

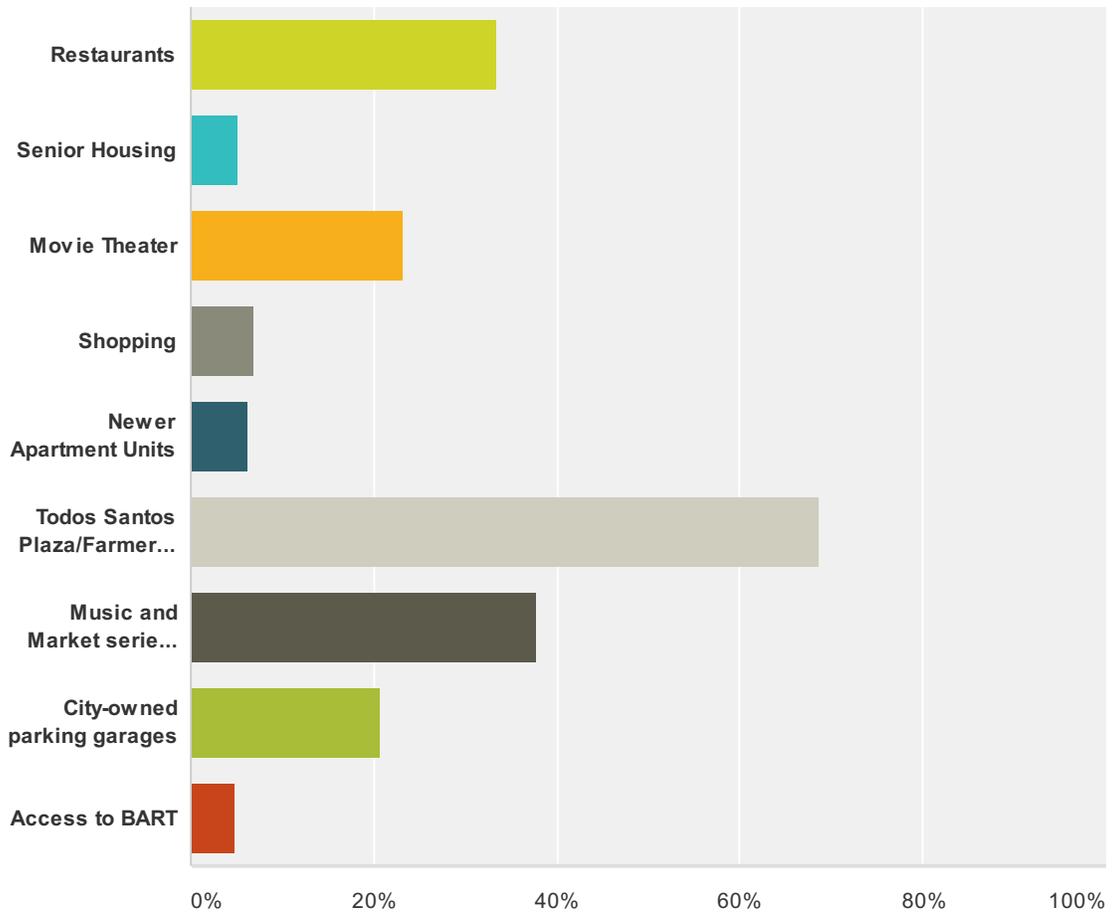
Answered: 266 Skipped: 194



Answer Choices	Responses
Price	24.44% 65
Quality of units	27.82% 74
Amenities within units/project (pool, clubhouse, etc.)	8.27% 22
Ability to live and work in the unit	3.76% 10
Type of restaurants/shopping available in Downtown	16.17% 43
Parking availability	10.90% 29
Proximity to transit	8.65% 23
Total	266

Q16 Currently the TWO best amenities/features in the Downtown include:

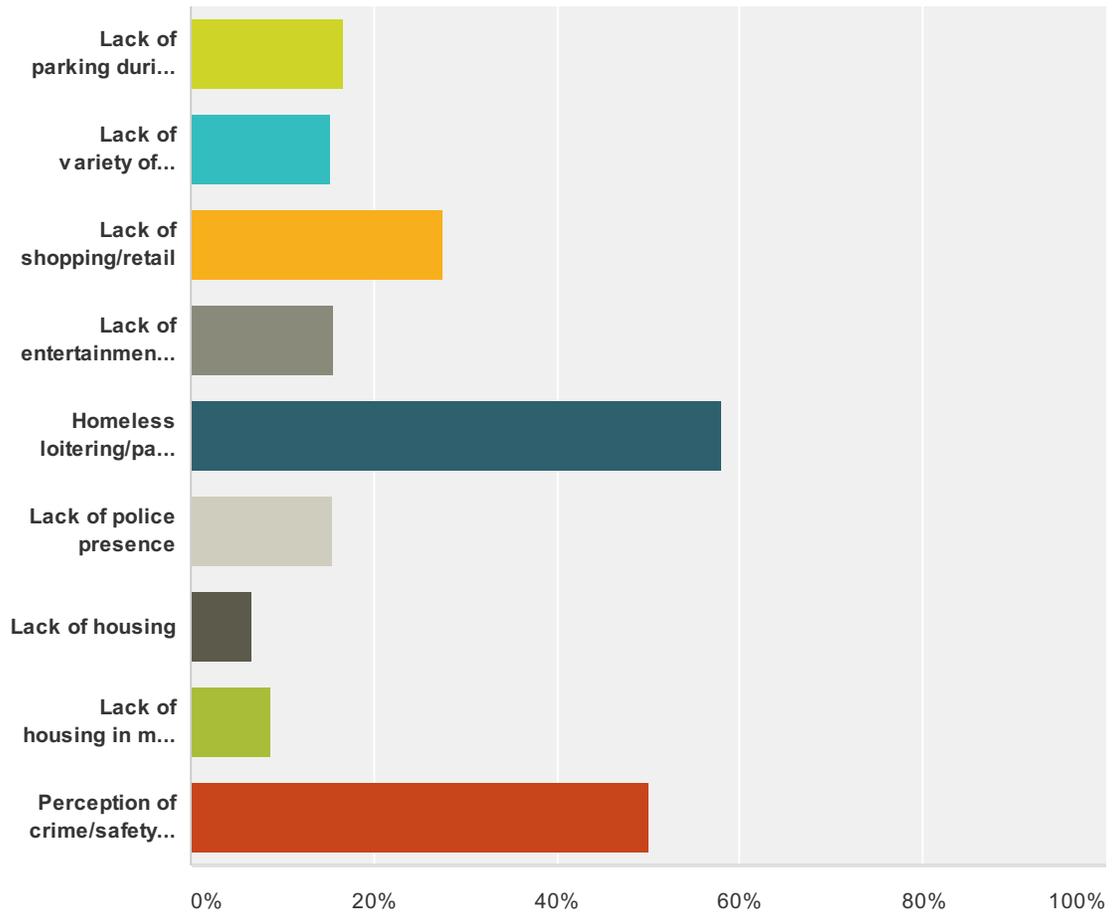
Answered: 429 Skipped: 31



Answer Choices	Responses
Restaurants	33.33% 143
Senior Housing	5.13% 22
Movie Theater	23.08% 99
Shopping	6.99% 30
Newer Apartment Units	6.29% 27
Todos Santos Plaza/Farmer's Market	68.76% 295
Music and Market series during the summer	37.76% 162
City-owned parking garages	20.75% 89
Access to BART	4.90% 21
Total Respondents: 429	

Q17 Currently, the TWO most significant problems in Downtown Concord are:

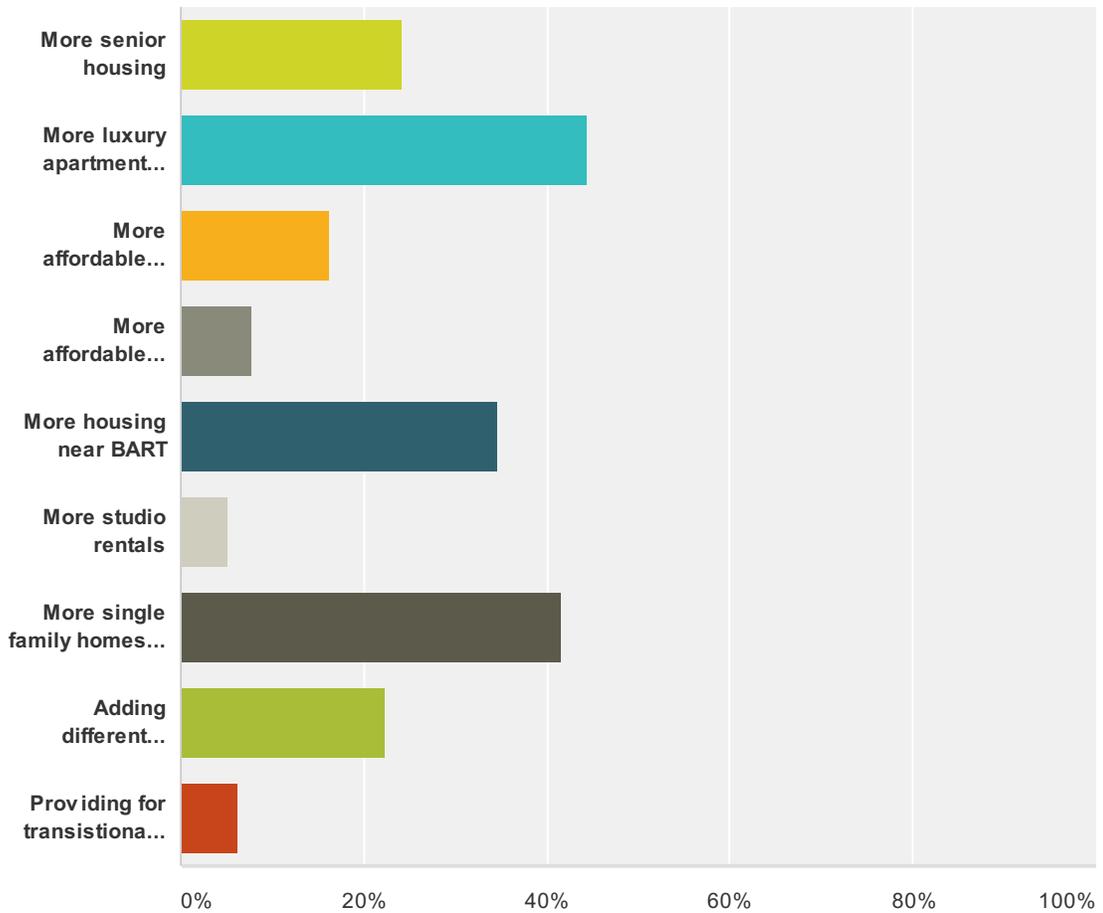
Answered: 429 Skipped: 31



Answer Choices	Responses
Lack of parking during events	16.78% 72
Lack of variety of restaurants	15.15% 65
Lack of shopping/retail	27.51% 118
Lack of entertainment venues, things to do	15.62% 67
Homeless loitering/panhandling	58.04% 249
Lack of police presence	15.38% 66
Lack of housing	6.76% 29
Lack of housing in my price range	8.86% 38
Perception of crime/safety concerns	50.12% 215
Total Respondents: 429	

Q18 What would be the TWO best improvements to housing within Downtown Concord?

Answered: 429 Skipped: 31



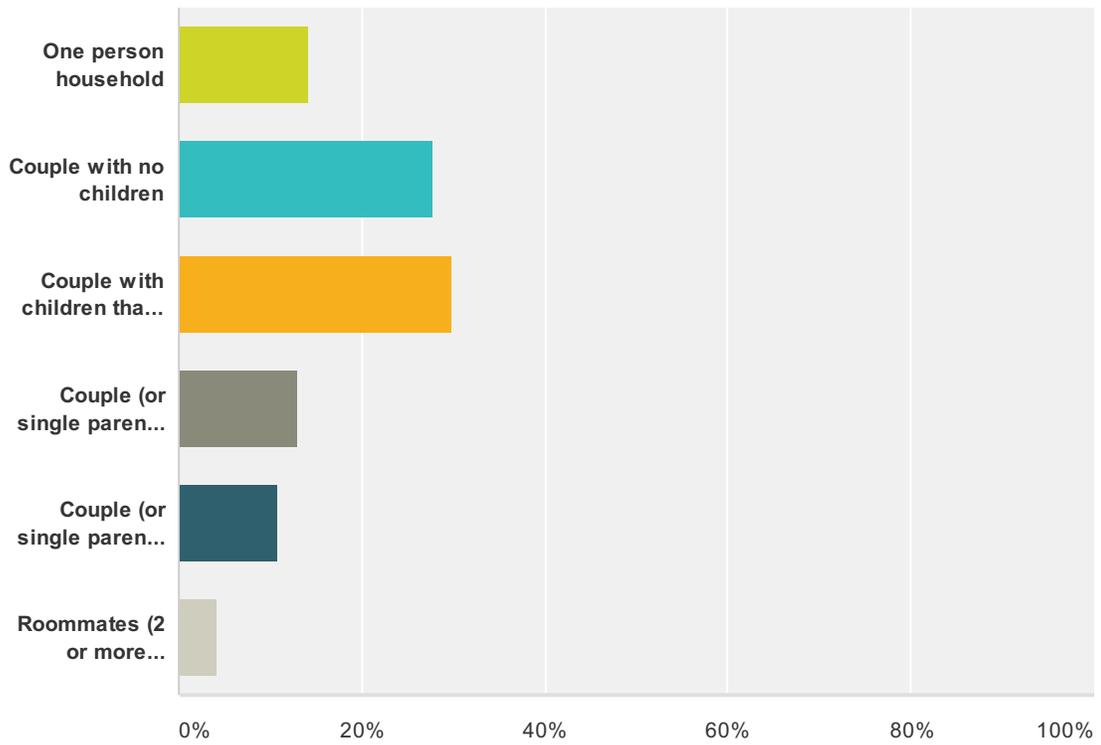
Answer Choices	Responses
More senior housing	24.24% 104
More luxury apartment rentals	44.52% 191
More affordable rentals (defined as affordable to households making less than 80% of area median income, for example a household of 4 with an income of less than \$66,250)	16.32% 70
More affordable housing for middle to moderate income households (income between \$66,251 to \$112,200 for a household of 4)	7.69% 33
More housing near BART	34.73% 149
More studio rentals	5.13% 22
More single family homes for sale	41.49% 178

ED - Housing Survey

Adding different product types (Live-work units, micro units of 300-400 sq. ft. and/or secondary units to existing homes)	22.38%	96
Providing for transitional housing	6.29%	27
Total Respondents: 429		

Q19 What best describes your household?

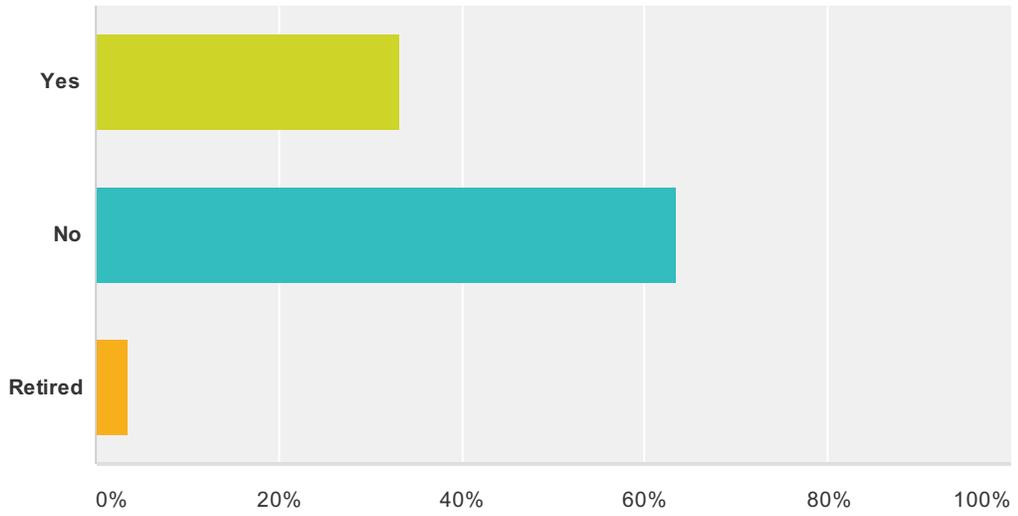
Answered: 424 Skipped: 36



Answer Choices	Responses	
One person household	14.15%	60
Couple with no children	27.83%	118
Couple with children that are 18 or under	29.95%	127
Couple (or single parent) with parents or grown children living at home	12.97%	55
Couple (or single parent) with grown children no longer at home	10.85%	46
Roommates (2 or more unrelated individuals)	4.25%	18
Total		424

Q20 Do you work in Concord?

Answered: 429 Skipped: 31



Answer Choices	Responses
Yes	33.10% 142
No	63.40% 272
Retired	3.50% 15
Total	429