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HOUSING ELEMENT GOALS AND POLICIES

PREFACE

This volume of the Concord 2030 General Plan includes in a summary format the Goals, Policies, and Implementing Programs of the City's Housing Element, as adopted by the Planning Commission on November 5, 2002 (Resolution No. 02-033) and by the City Council on January 14, 2003 (Resolution No. 03-4823.1).

The complete Housing Element of the Concord General Plan is available at the City offices and the Library and on the City's website at www.ci.concord.ca.us/citygov/dept/planning/housing-element.pdf. The complete Housing Element includes additional information on regional housing needs, and the City's "regional fair share" housing requirement, which is summarized in Table 1-1, detailed information on the City's housing needs, resources and constraints affecting housing production, including an inventory of sites suitable for housing, an evaluation of the 1990 General Plan Housing Element. The Appendix to the complete Housing Element has more information on the land inventory of housing sites, a list of assisted units, a Housing Implementation Plan, including sources and uses of funds for the period FY 2002-03 through 2010-11, a summary of development standards and summaries of community workshops on housing issues.

This General Plan update does not propose to make any changes in the adopted goals and policies of the Housing Element. They are published in this excerpted format to make them an easy reference for the Planning Commission and others interested in this General Plan update.

Table 1-1: Fair-Share Housing Objectives, 1999-2006

Income Category	ABAG	Built/Approved	Remaining Fair-Share Need
	Fair-Share Need	Since 1999	
Very Low	453	125	328
Low	273	73	200
Moderate	606	65	541
Above Moderate	987	1,308*	0
Total	67,730	371,310	373,000

**The 321 above moderate units built in excess of the fair-share requirement do not count toward the fulfillment of the total required units.*

GOAL 1: HOUSING SUPPLY AND MIX

Promote a balanced supply of housing for all income groups residing or who wish to reside in Concord.

Policy 1.1 Fair-Share Housing Objectives

Housing production objectives for the City of Concord for the 1999 to 2006 planning period, as established through the Regional Housing Needs Process of the Association of Bay Area Governments (ABAG), are presented below. The City shall strive to achieve these ‘fair-share’ need numbers for new housing development in Concord through the year 2006.

Implementing Programs

1.1a Identify Potential Sites for Reuse or Rezoning

To ensure an adequate supply of land for residential development to accommodate the City’s fair-share housing need both now and in the future, utilizing the Zoning Ordinance Update (and upcoming General Plan Update) as an opportunity to identify potential sites for reuse or rezoning to residential or mixed-use designations, focusing in particular on ‘study zones,’ surplus institutional sites, and older, under-utilized commercial sites.

- Initiate the rezoning of individual ‘study zones,’ surplus institutional sites and under-utilized commercial sites, to Planned District (PD) and the General Plan designation of Medium Density or High Density that would result in a total of 26 acres to be redesignated and 470 anticipated units.

Policy 1.2 Affordable Single-Family Homes

Encourage the development of single-family homes that are affordable to very-low-, low- and moderate-income households in all new single-family developments as well as in existing single-family neighborhoods. For the purposes of this policy, “single-family” includes detached homes, townhomes, and similar housing types. Condominiums are considered separately under Policy 1.5.

Implementing Programs

1.2a Smaller Units, Attached Housing and Small Lot Subdivisions

Revise the Zoning Ordinance and provide financial incentives where possible to encourage the development of smaller single-family homes to provide homes for first-time homebuyers. Also encourage attached single-family homes and small-lot subdivisions to promote affordability and provide homeownership opportunities for low-income families, as demonstrated through the design, development, and affordability of the Ellis Street Townhomes by Mt. Diablo Habitat for Humanity, which provided homeownership opportunities for low-income families.

Zoning Ordinance revisions to encourage the development of smaller units, attached housing and small lot subdivisions may include changes to minimum lot size requirements, FARs, setbacks, height restrictions, and/or minimum and maximum densities as may be identified through further analysis of individual residential zoning districts through the City’s comprehensive Zoning Ordinance review and update. Financial incentives may be provided on a project-by-project basis through the Redevelopment Agency’s Low- and Moderate-Income Housing Fund. Indirect financial support may be provided to support homeownership opportunities linked to small-unit developments through the City’s First-Time Homebuyer Program, as was done in the Ellis Street Townhomes project, whereby homebuyers received downpayment assistance from the City.

1.2b Single-family Infill Housing Program

Create development standards and review procedures to facilitate the development of single-family homes on small infill lots.

1.2c Site Inventory

Maintain a current listing of sites and buildings that are available for adaptive reuse and development by the private sector, public sector, or private non-profit corporations for the development of housing affordable to very low, low, and moderate income households.

1.2d Fees Charged by Special Districts

Support legislation that requires special districts to reduce their fees as a means of facilitating the development of affordable housing.

1.2e Inclusionary Housing Feasibility Study

Explore the feasibility of establishing an Inclusionary Housing Program to require the development of units affordable to lower income households in all new housing developments, with the possible option of an in-lieu fee payment or in-lieu land donation for developments that cannot provide units on-site.

Policy 1.3 Duplexes and Second Units

Permit the development of duplexes and second units in new and existing single-family developments in accordance with state law and Concord Municipal Code requirements. (NOTE: “duplex” as used here refers to two dwelling units in a building on a single lot, generally signifying that at least one of the two units will be a rental unit.)

Implementing Programs

1.3a Duplex Condominiums

Encourage duplex condominiums (with requirements to protect the public health, safety, and general welfare) to increase opportunities for home ownership.

1.3b New Duplexes in Existing Neighborhoods

Encourage duplexes in single-family residential zones on lots that are significantly larger than the minimum lot size required by the zoning district, as long as development standards are met in accordance with the City's zoning and development standards. Review existing standards pertaining to duplex development during the Zoning Ordinance Revision process to determine possible revisions that might serve to encourage new duplex development in appropriate locations in existing neighborhoods.

1.3c Second Units

Allow second units on lots zoned single-family in accordance with state law and Concord Municipal Code Requirements. Establish standards and procedures for ministerial review and approval of second unit applications in accordance with recently enacted State legislation.

1.3d Mix of Unit Types in New Subdivisions

Revise the Zoning Ordinance and provide financial incentives where possible to encourage a diversity of housing types in new subdivisions, avoiding the creation of new neighborhoods that include only single-family detached homes. Housing types that should be encouraged include duplexes, townhomes, small apartment buildings or condominiums, and single-family homes with second units.

Zoning ordinance revisions to encourage the development of a mix of housing types in new subdivisions may include changes to minimum lot size requirements, FARs, setbacks, height restrictions, and/or minimum and maximum densities as may be identified through further analysis of individual residential zoning districts through the City's comprehensive Zoning Ordinance review and update. Financial incentives may be provided on a project-by-project basis through the Redevelopment Agency's Low- and Moderate-Income Housing Fund, as exemplified in recent project assistance provided to the Ellis Street Townhomes, Oakmont Apartments and Vintage Brook Apartments.

1.3e Second Unit Amnesty Program

Review the possibility of establishing an Amnesty Program for existing but illegal second units, providing homeowners an opportunity to bring their units into compliance with City codes without penalty. Provide low-interest financing through the City's rehabilitation loan programs to help bring illegal second units into compliance.

Policy 1.4 Affordable Multi-Family Housing

Encourage the development and conservation of multi-family housing that is affordable to very-low-, low- and moderate-income households. (NOTE: "Multi-family" as used here indicates rental apartments in buildings of three units or more.)

Implementing Programs

1.4a Facilitating Multi-Family Housing

Facilitate the development of affordable multi-family housing through density bonuses (in accordance with City codes), land write-downs, priority permit processing, direct subsidies and other financial incentives.

1.4b Site Inventory

Develop and maintain an inventory of suitable sites, and provide information to interested parties. The site inventory should include a listing of potential infill sites and potential re-use sites.

1.4c Rezoning for Multi-Family Residential Development

Identify potential sites for rezoning to multi-family residential through the Zoning Ordinance Revision process to increase the City's inventory of higher density residential development sites. Consider vacant and underutilized sites not currently designated for residential use; lower density residential sites that could be increased in density; and potential mixed-use sites. Rezone adequate sites to accommodate development of new housing to meet the City's 'fair-share housing objectives,' as established in Policy 1.1.

1.4d Minimum Density Standards

Establish minimum density standards for residential zoning districts, consistent with General Plan land use policies, to ensure that sites designated for higher density residential development are not lost to lower density and/or non-residential uses.

1.4e Mixed-Use Development

Promote mixed-use development where housing is located in close proximity to urban services, shopping and/or public transportation by:

- Preparing development criteria to be used for mixed-use projects incorporating residential uses over ground-floor retail and identify candidate sites for such projects.
- Providing incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and
- Identifying candidate sites where higher density residential development might be feasible and appropriate.

1.4f Mixed-Income Housing in the Downtown Redevelopment Area

Collaborate with developers in the Downtown area to facilitate the development of mixed-income housing to help meet the need for units affordable to lower income households, providing financial and regulatory incentives where possible to encourage mixed-income housing development.

1.4g Multi-family Infill Housing Programs

Develop a comprehensive strategy to facilitate infill residential development that provides affordable (work force) housing and/or housing for special needs populations. The strategy shall:

- Conduct a public outreach program that includes developing an Infill Housing Primer to provide a broad overview on all types of infill housing development and illustrates various infill projects throughout the Bay Area.

- Evaluate potential of existing vacant and underutilized for the development of multi-family housing.
- Identify vacant and underutilized multi-family lots with the potential for parcel consolidation and make this information available to residential developers.
- Consider offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multi-family development.
- Establish design guidelines to ensure infill development is compatible with surrounding uses and to reduce the potential opposition and encourage developers to work with the community to ensure compatibility.
- Establish alternatives to density standards (e.g. floor area ratio standards, lot coverage standards and/or other design standards) to increase the amount of new housing.

1.4h Streamlining of the Planned District Review Process

Review and revise the development review process for Planned District proposals to remove redundancy and ensure an efficient review process.

1.4i Parking Standards

Revise the Zoning Ordinance to clarify where and under what circumstances the City will consider and/or grant reduced parking requirements for multi-family housing developments. Issues to be considered in determining revisions include proximity to transit, housing unit size and type, affordability, and special needs groups (e.g., Senior Housing or Housing for People with Disabilities).

1.4j Fast-Track Processing

Continue to streamline the processing of building permits for residential developments that include a portion of units as below-market rental rate (BMR) units.

1.4k Counseling and Referral Services

Encourage the provision of public and private sector housing assistance including housing referral services and landlord-tenant counseling to 120 low-income households in addition to new construction conservation and rehabilitation objectives stated in Policy 1.

Policy 1.5 Manufactured Housing and Mobile Homes

Continue to allow manufactured housing in all residential zones, consistent with State law requirements, and ensure the conservation and improvement of the City's existing mobile home parks as part of the City's affordable housing stock.

Implementing Programs

1.5a Manufactured Housing in Residential Districts

Continue to allow manufactured housing units (also known as factory-built or modular homes) in all residential zones, as provided for in State law, if placed on a permanent foundation, connected to public utilities and provided with one covered parking space (required in all residential districts).

1.5b Mobile Home Park Conservation

Continue to enforce the City's Mobile Home Conversion Ordinance to discourage the conversion of existing mobile home parks to other uses.

1.5c Mobile Home Rehabilitation Loans

Continue to provide low-interest loans to qualifying households to support the rehabilitation of mobile home units in the City.

Policy 1.6 Condominiums

Encourage the development of new condominiums and cooperatives to provide homeownership opportunities for lower income families and individuals. However, ensure that the creation of condominium opportunities is not at the expense of the City's rental housing stock by limiting the conversion of apartments and other rental units to condominium ownership.

Implementing Programs

1.6a Facilitating Condominium Development

Assure that condominiums and cooperatives continue to meet high standards of quality while providing for entry level rental and ownership housing by approving density bonuses in accordance with City codes and by encouraging the efficient use of sites through zero-lot line development, reciprocal easements, common driveways and other cost-saving design solutions to providing affordable housing.

1.6b Condominium Conversions

Continue to limit the conversion of rental housing stock into condominiums in order to protect the City's rental housing stock and rental tenants.

1.6c Construction Defect Litigation

Advocate for reasonable reform through the State legislature to address construction defect litigation issues and create an environment in which insurers and builders are willing to re-enter the condominium construction market.

Policy 1.7 Above-Moderate-Income Housing

Continue to encourage a diversity of housing choices for all levels of income, including the types of housing desired by households whose incomes are above 120 percent of the area's median household income.

Implementing Programs

1.7a Lower Density Designations and Preservation of Large Lots

Promote a diversity of housing types by providing a wide range of zoning categories and densities, including adequate sites to facilitate the development of higher income housing on large lots.

1.7b Higher Cost Housing

Encourage amenities that exceed minimum standards in subdivisions where the applicant states that the homes to be constructed are for upper income households.

1.7c Market Rate Housing Downtown

Encourage the production of ownership and rental housing in the downtown that is attractive and affordable to moderate and above-moderate income households.

GOAL 2: QUALITY NEIGHBORHOODS

Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.

Policy 2.1 Rehabilitation and Conservation

Continue to assist in meeting housing rehabilitation and conservation needs, giving particular attention to the needs of identified special needs groups (see Goal 3).

Implementing Programs**2.1a Rehabilitation Loans**

Provide assistance in the rehabilitation and conservation of deteriorated single-family homes, multi-family developments and mobile homes. Provide assistance in the form of low-interest, deferred-payment loans and, where appropriate, provide construction monitoring whereby City staff writes construction specs and acts in the capacity of the general contractor for the rehabilitation project.

2.1b Price and Rent Restrictions through Acquisition and Rehabilitation

Through acquisition, financial assistance, and other incentives, strive to establish rent and price restriction agreements on rehabilitated units to ensure that they remain affordable to very-low-, low- and moderate-income households. Review program guidelines and strive to increase the time period for which rent and price restrictions apply, striving to establish restrictions in perpetuity where possible, but requiring a minimum restriction period of 30 years.

2.1c Counting Rehabilitated Units towards Meeting Fair-Share Housing Goals

Review the City's acquisition and rehabilitation program guidelines and procedures in light of the requirements set forth in California Assembly Bill 438 (AB 438). Identify and implement program changes to help ensure that when and where possible, deteriorated units that are being acquired and rehabilitated with long-term rent or price restrictions put in place through that process can then be counted as helping to meet the City's 'fair-share' housing need (as identified in Policy 1.1).

2.1d Legislation Regarding the Counting of Rehabilitated Units towards Meeting Fair-Share Housing Goals

Lobby State legislators to review and revise the State's requirements (AB 438) for qualifying rehabilitated, rent-restricted units for credit towards meeting regional fair-share housing requirements. To date, no jurisdictions in California have met the AB438 requirements.

2.1e Inspection and Code Enforcement

Continue to monitor housing conditions through ongoing housing inspections and code enforcement activities, including strict application of existing codes and standards and the development of new codes, plans, and programs, to ensure that the existing housing stock is not diminished in quantitative or qualitative terms.

2.1f Multi-Family Rental Housing Inspection Program

Continue the City's Multi-Family Rental Housing Inspection Program and consider expanding it to include developments with less than four units as well as rented condominiums.

2.1g Maintenance Standards, Tenant Screening and Management Training

Continue to incorporate maintenance standards, tenant screening and management training requirements in regulatory agreements for developments

that receive City assistance, and work to ensure the enforcement of such standards and agreements.

2.1h Conservation of ‘At-Risk’ Housing

Ensure the conservation of existing subsidized housing that is at risk of converting to market rates, including in the near-term the federally-assisted Clayton Villa senior housing (which has an expiration date of December 2004) as well as the locally- and State-assisted developments listed in the Housing Element. Work with the owners of these developments and interested nonprofit groups to ensure that these units are conserved as part of the City’s affordable housing stock, using City funds and other incentives where possible to facilitate conservation and establish long-term rental restrictions. Give highest priority for conservation to units in multi-family developments and to units serving low- and very-low-income households.

Policy 2.2 Neighborhood Quality

Preserve and enhance the quality of Concord’s residential and mixed-use neighborhoods to ensure a comfortable, safe, healthy, and attractive living environment for all residents.

Implementing Programs

2.2a Neighborhood Services Strategic Plan

Continue to implement the City’s Neighborhood Services Strategic Plan.

2.2b Development Standards and Development Review

Regularly review and update the City’s development standards and apply them through the development review process to ensure that new developments contribute to creating a functional, pleasing, and high quality living environment for all Concord residents. Standards should help ensure that the materials and construction methods in all residential developments reflect very high standards.

2.2c Energy Efficiency and Conservation

Encourage energy efficiency and conservation (and support long-term housing affordability) by continuing to require compliance with Title 24 energy conservation requirements in all new residential development and by encouraging both passive and active solar power in new housing as well as other alternative energy sources and housing designs that encourage conservation.

2.2d Design Principles

While striving to achieve higher densities to support affordability goals, ensure that the design and quality of new housing developments ‘fit in’ with their neighborhood context and contribute to an overall enhancement and upgrading of their neighborhood environment. The City shall strive to achieve ‘beautiful density’ and protect and enhance existing community character (architecture, site planning, amenities) through the application of the following design principles:

- 1) Reduce the Perception of Building Bulk. In multi-unit buildings, require designs that break up the perceived bulk and minimize the apparent height and size of new buildings. Ensure a human scale in new development.
- 2) Recognize Existing Street Patterns. Design new housing so that it relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings.
- 3) Enhance the “Sense of Place” by Incorporating Focal Areas. Design new housing around natural and/or designed focal points, emphasized through direct pedestrian, transit or automobile connections.
- 4) Minimize the Visual Impact of Parking and Garages. Encourage driveways and garages to be located to the side of buildings and recessed, or along rear alleyways. Discourage home designs in which garages dominate the public façade of the home.

- 5) Pay Attention to Windows and Doors. Windows and doors are an important element of building design and an indicator of overall building quality.
- 6) Provide Variety in Single-Family Home Design. In new single-family subdivisions, new homes should provide a variety of street façades.
- 7) Use Quality Building Materials. Building materials should be high quality, long lasting, and durable.

2.2e Design Guidelines

Review, update, and regularly apply the City’s Community Design Guidelines in the review of development proposals (multi-family, single-family and mixed-use) to ensure that new housing achieves the Design Principles set forth in 2.2d above.

2.2f Design Review

Conduct design review for all residential developments with the Design Review Board, applying the City’s Design Guidelines including design principles outlined in Program 2.2d above.

2.2g Jobs/Housing Balance

Promote a higher quality of life for all Concord residents by striving to achieve a balance between jobs and housing, including a balance between the types and pay structures of local jobs and the types and costs of local housing choices. Achieving a jobs/housing balance will help reduce traffic and its associated environmental impacts while strengthening the community by allowing people to spend less time commuting and more time participating in community activities.

GOAL 3: MEETING SPECIAL NEEDS

Encourage the expansion of housing opportunities for special needs groups, including seniors, female-headed households, people with disabilities, first-time homebuyers, large families and homeless individuals and families.

Policy 3.1 Senior Housing

Actively seek and encourage the development of affordable housing for very-low-, low- and moderate-income seniors.

Implementing Programs

3.1a Assistance for Senior Housing

Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and fast-track 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.

3.1b Senior Housing Development and Design

Encourage senior housing developments to be located in areas that are convenient to shopping and other services, including public transit services, and/or to provide transit services (e.g., van shuttles) for their residents. Also, encourage senior developments to incorporate ‘universal design’ and accessibility features in all new and rehabilitated units, with such features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.

Policy 3.2 Housing for People with Disabilities

Actively seek to expand housing opportunities for people with disabilities in new and existing single-family and multi-family developments.

Implementing Programs

3.2a Assistance for Accessible Housing

Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and continue to fast-track processing for housing developments that make at least 15 percent or more of the total units accessible to people with disabilities through appropriate design and amenities.

3.2b Accessibility Requirements

In accordance with State Law, require the inclusion of accessible units in multi-family housing developments with accessibility features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.

3.2c Information on Accessible Design and Resources for Independent Living

Make information and related resources available to the public, including people with disabilities, to raise awareness regarding accessibility issues (including the requirements of the Americans with Disabilities Act), encourage ‘universal design’ and accessibility in all new and rehabilitated developments, and provide referrals to independent living centers and other resources. Provide public information on accessibility issues and resources at the City’s Permit Center and on the City’s website. Provide referrals to independent living centers and other resources as appropriate.

3.2d Accessibility Requirements

In accordance with State law, meet or exceed the requirements to provide the inclusion of accessible units in larger housing developments as a condition of approval.

3.2e Constraints on Housing for Persons with Disabilities

Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Policy 3.3 Housing for Female-Headed Households

Actively seek and encourage the development of affordable housing for female-headed households, especially those who are very-low-, low- or moderate-income.

Implementing Programs

3.3a Concord Childcare Program

Continue to support the City of Concord Child Care Program.

3.3b Section 8 Assistance

Continue to support Section 8 rental assistance for Concord's female-headed households, administered by the Contra Costa County Housing Authority.

Policy 3.4 Housing for First-Time Homebuyers

Actively seek and encourage the development of housing that is affordable to very-low-, low- and moderate-income first-time homebuyers.

Implementing Programs

3.4a First-Time Homebuyer Program

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.

3.4b Mortgage Credit Certificate Program

Continue to support and participate in the Mortgage Credit Certificate (MCC) Program administered by the Contra Costa County Community Development Department. MCC recipients may take 20 percent of their annual mortgage interest payments as a dollar-for-dollar tax credit against their federal income taxes.

3.4c Lease-Purchase Homeownership Program

Utilize the East Bay-Delta Lease-Purchase Homeownership Program to provide lease-purchase homeownership opportunities for qualified Concord residents. East Bay-Delta purchases homes on behalf of lease-purchasers and manages the lease agreements during the 38-month lease purchase period. Eligible households receive down payment assistance and assume the loan at the end of the lease-purchase term.

3.4d Sweat Equity Homeownership Opportunities

Work with local nonprofit housing developers to facilitate sweat-equity homeownership opportunities for Concord residents.

Policy 3.5 Housing for Large Families

Actively seek and encourage the development of affordable housing for large families that are very-low-, low- or moderate-income, and continue to take actions to prevent discrimination against children in housing.

Implementing Programs

3.5a Construction of Large Units

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.

Regulatory incentives may include increases in the allowed FAR, lot coverage, or building height; reduced setbacks, or reduced parking requirements

based on location near transit and/or affordability considerations. Financial incentives will be provided through the Redevelopment Agency's Low- and Moderate-Income Housing Fund, as administered by the Housing Division to assist the development of affordable housing, including the development of three- and four-bedroom units in affordable multi-family developments.

3.5b Rehabilitation of Large Units

When identifying potential properties for the City's Acquisition and Rehabilitation Program, and in reviewing applications for the City's Rehabilitation Loan Program, give priority to developments with large units that are deteriorated or at risk of being lost from the City's housing stock. Recent rehabilitation projects that have included large units include Camara Circle (RCD), Maplewood Apartments, Golden Glen Apartments, Vintage Greens, and Victoria Place.

Policy 3.6 Homeless Individuals and Families

Actively seek and encourage emergency, transitional, and long-term affordable housing to reduce the problem of homelessness in the City of Concord.

Implementing Programs

3.6a Contra Costa Consortium and Consolidated Plan

Continue to actively participate in the Contra Costa Consortium to identify and respond to the needs of homeless individuals and families in Concord and surrounding communities, giving high priority to the implementation of the strategies and actions identified in the Consortium's Consolidated Plan.

3.6b Homeless Shelter Facility Siting and Permit Processing

Accommodate the potential development of new homeless shelter facilities, in accordance with State law requirements, by identifying appropriate zoning districts in which homeless shelters and transitional housing facilities shall be identified as a conditional use taking into consideration access to

transportation and services in the evaluation of appropriate districts. Also, ensure that applications for homeless shelters and transitional housing facilities receive priority review and streamlined processing. Consistent with State law, continue to allow State-licensed residential care facilities serving six or fewer clients located in residential areas without requiring any special use permits.

3.6c Financial Assistance for Supportive and Transitional Housing and Emergency Shelter Facilities and Programs

Continue to provide financial support, where feasible and appropriate, to private non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for people who are homeless or at risk of homelessness. State or County housing oversight and accountability is a prerequisite to City, or City pass-through, funding.

GOAL 4: EQUAL HOUSING OPPORTUNITIES

Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

Policy 4.1 Ensuring Equal Housing Opportunities for All

Reaffirm the City’s commitment to work towards the elimination of discrimination in housing with regard to race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

Implementing Programs

4.1a ‘Fair Housing’ Services

Maintain current funding levels for anti-discrimination services, including the City’s Fair Housing services and Discrimination Hotline. Expand these services when and where feasible. Make information regarding the City’s Fair Housing Services

available in both English and Spanish, and advertise the availability of these services through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.

4.1b Tenant-Landlord Counseling

Continue to provide tenant-landlord counseling services to help resolve problems and conflicts that occur in tenant/landlord relationships. Make information regarding Tenant-Landlord Counseling available in both English and Spanish, and advertise the availability of the service through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.

4.1c Rent Monitoring Program

Monitor rental rates in Concord on an annual basis to provide up to date, reliable information on average and median rents in the City by unit size and type. Use the collected data to inform decision making on city housing policies and programs and help reduce the potential impact of rapidly escalating rents and/or disparities in the local housing market (e.g., the monitoring program may call attention to a shortage of a particular housing type).

4.1d Rent Mediation Program

Study the feasibility of establishing a Rent Mediation Program to discourage unreasonable rent increases if the information from the Rent Monitoring Program indicates a rapid escalation or continued elevation of local rents. An example of a similar ordinance is in the City of Fremont and may provide a model for consideration.

GOAL 5: HISTORIC PRESERVATION

Ensure the preservation of older and historical areas, homes, and buildings.

Policy 5.1 Preserving Concord's Historic Resources

Preserve Concord's historic homes, areas, and buildings.

Implementing Programs

5.1a Resources for Historic Preservation

Pursue public and private resources to be used in establishing, expanding, and continuing a Historic Preservation Program in Concord.

5.1b Age of Structure Data on Demolition Permit Applications

Add 'Age of Structure' as required information on demolition permits. Permits where the age of structure is 50 years or greater should be reviewed against the City's historic resources inventory to ensure compliance with any historic resource restrictions that may apply.

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