



CONCORD HOUSING ELEMENT UPDATE 2014-2022

What is a Housing Element?

- **California State Law requires that each city & county create a plan to meet projected housing needs**
 - In the Bay Area, ABAG and MTC work with local jurisdictions to distribute Regional Housing Needs Allocation (RHNA)
 - Each city must update its Housing Element to plan for projected RHNA
 - The 5th Cycle of the Housing Element Update covers the 2014-2022 period
 - The RHNA for Concord between 2014 and 2022 totals 3,478 units

Income Category	Projected Need	Percent of Total
Very Low (0-50% AMI)	798	22.9%
Low (51-80% AMI)	444	12.8%
Moderate (81-120% of AMI)	559	16.1%
Above Moderate (over 120% of AMI)	<u>1,677</u>	<u>48.2%</u>
Total Units	3,478	100.0%

Sources: ABAG, 2013; BAE, 2013.

Concord's Housing Element Update

Concord has taken key steps to encourage housing development since the adoption of the previous Housing Element

- **Development Code Update**

- ▣ Increased the size of secondary units
- ▣ Created Transit Overlay - provides for additional development density and intensity incentives
- ▣ Affordable Housing Incentive Program

- **Downtown Concord Specific Plan**

- ▣ Encourages residential and commercial development near BART

- **Concord Reuse Project Area Plan**

- ▣ Provides a vision for the future of the planning area

Housing Element Contents

- **Introduction and Housing Needs Analysis** – Chapters 1 & 2
- **RHNA and Special Housing Needs** – Chapter 3
- **Land Inventory** – Chapter 4
- **Resources and Constraints** – Chapter 5
- **Evaluation of the Previous Housing Element** – Chapter 6
- **Housing Goals, Policies and Programs** – Chapter 7

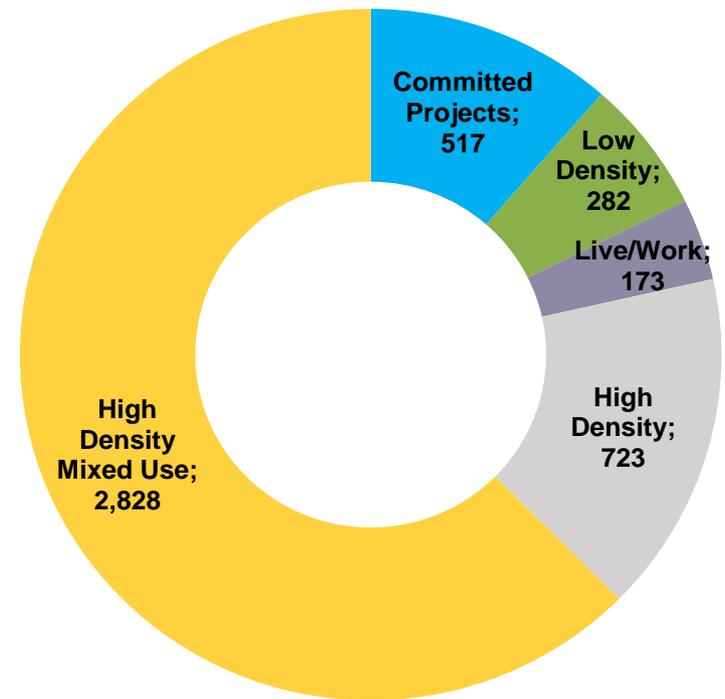
Potential for Housing Development

□ **Concord has adequate sites to meet the City's 2014-2022 RHNA**

- 187 sites with 4,523 potential units
- Most sites zoned for 30 DU/acre +
- Many sites are in Downtown Specific Plan Area, near BART, or along corridors
- No further rezoning is required

□ **In addition to the Housing Element sites, the Concord Reuse Area and the Coast Guard sites offer future housing opportunities**

Number of Potential Units from Housing Element Opportunity Sites



Key Policy Issues	Concern	Program Added or Refined
1. TOD Parking Overlay - Expand for Res Units	Concern over further modifications until Dev Code has been tested	H-1.9.5: Review res parking requirements in 2018
2. Enhanced code enforcement and retail improvement program		No policies included (note: Downtown SP includes Ec Vitality Strategies)
3. Increase feasibility of 2nd Units	Supported by Planning Commission and City Council	H-1.4.3: Review ordinance to increase flexibility of dev standards and owner-occupancy requirements
		H-1.4.4: Work with Contra Costa Water District to reduce fees for 2nd units
4. Generate funding for affordable housing by increasing In-Lieu Fee	Concern about constraining new market rate unit feasibility	H-1.5.9: Initiate Nexus Study to examine in-lieu fee after residential construction activity has increased
		H-1.5.10: Advocate for policies and legislation at State/Federal levels to support development & preservation of affordable housing

Key Policy Issues	Concern	Program Added or Refined
5. Displacement of existing tenants - Direct displacement - Indirect displacement	Community members concerned about rising rents and impacts of new market-rate development	H-2.3.1: Establish a mechanism to identify displacement risk and programs to mitigate: also monitor local and regional displacement studies
		H-2.1.3: Work to extend the terms of affordable housing properties that have regulatory agreements
		H-4.1.1 and H-4.1.4: Continue to provide financial support for tenant/landlord and fair housing resources
6. Transit-Oriented Development	Ensure that Housing Element Update supports TOD	H-2.2.2: Modified to specify that the Housing Element Update supports TOD through mixed-use development Downtown
7. Public-Private Partnerships	Planning Commission interest in public-private partnerships for affordable housing	H-1.5.11: Examine opportunities to develop public-private partnerships to create affordable housing
8. Energy and Water Conservation	Supported by public and Planning Commission	Housing Element already has programs aimed at reducing energy consumption
		H-5.1.1: Modified to encourage water conservation features in residential development along with energy conservation features

Next Steps

July 2014:	Submit draft to HCD for 60-day review
August 2014:	Prepare Initial Study (environmental review)
Sept/Oct 2014:	Revise Housing Element based on HCD comments
November 2014:	Planning Commission public hearing
December 2014:	City Council public hearing and adoption