CITY OF CONCORD
PERMIT CENTER
1950 Parkside Drive
Concord, California 94519-2578
(925) 671-3064
MS/27
Telephone: (925) 671-3454
Fax: (925) 671-3381

(925) 671-3364
Planning & Economic Development
Housing Division

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Daniel C. Helix
Laura M. Hoffmeister

Thomas J. Wentling, City Treasurer

Valerie Barone, Interim City Manager

April 30, 2012

Sent via: **E-Mail**
(Original via Regular Mail)

Linn Warren, Director
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252

Subject: Submittal of the City of Concord's General Plan Annual Progress Report

Dear Mr. Warren:

The City of Concord is submitting our General Plan Annual Progress Report (Attachment 1) to the State of California on the status of the *Concord 2030 Urban Area General Plan* and its implementation. On April 24, 2012, the Concord City Council considered and accepted the Report. The General Plan Annual Progress Report includes a summary of General Plan amendments for calendar year 2011 and Concord's progress in meeting its share of regional housing needs during the reporting period from 2007 to 2011. The General Plan Annual Progress Report complies with the requirements of the California State Government Code Section 65400 (b) by providing a progress report to the legislative body on the status of the General Plan and the Housing Element and the progress in its implementation. The progress report is now being submitted for your review. If you have any questions, please contact me at (925) 671-3370.

RECEIVED
MAY - 1 2012
HOUSING AND COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

Sincerely,

Joan Ryan, AICP
Senior Planner-Housing

cc: Scott Morgan, State Clearing House Director, Governor's Office of Planning and Research; e-mail: Scott.Morgan@opr.ca.gov
Melinda Coy, e-mail: mcoy@hcd.ca.gov
John Montagh, Economic Development and Housing Manager
Carol Johnson, Planning Manager

Attachment: City of Concord's General Plan Progress Staff Report with Exhibit A: 2011 Annual Housing Element Progress Report with Tables A, A, A3, B and C

12ltr.037HSNG.doc

EXHIBIT A

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City Name: **City of Concord**

Mailing Address: **1950 Parkside Drive, MS/27**
Concord, CA 94519

Contact Person: Joan Ryan Title: Senior Planner-Housing

Phone: (925) 671-3370 FAX: (925) 671-3443 E-mail: Joan.Ryan@ci.concord.ca.us

Reporting Period by Calendar Year: from January 1, 2011 to December 31, 2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Concord

Reporting Period 1/1/2011 - 12/31/2011

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
2011					1	4	5	5	1	1	
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	0	0				
(10) Total by Income Table A/A3 ► ►					1	4	5	5			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Concord

Reporting Period 1/1/2011 - 12/31/2011

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Concord

Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	639	0	0	0	0	0							639
	Non-deed restricted		0	0	0	0	0							
Low	Deed Restricted	426	0	0	0	0	0							426
	Non-deed restricted		0	0	0	0	0							
Moderate	Deed Restricted	498	0	6	0	0	1						7	491
	Non-deed restricted		0	0	0	0	0							
Above Moderate		1,480	97	48	61	0	4						210	1,270
Total RHNA by COG. Enter allocation number:		3,043	97	54	61	0	5						217	2,826
Total Units ► ► ►														
Remaining Need for RHNA Period ► ► ► ► ►														

Note: units serving extremly low-income households are included in the very low-income permitted units totals.

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.	Ongoing
	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 or DMX - 664 residential units	Within one year of adoption of the Housing Elem. -Adopt Zoning Ordinance Amendments - Complete rezoning of sites - report the status of the rezones to HCD	The new Development Code will require minimum densities in multifamily zoning districts.	July 2012
	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. List to be updated in 2012/14	Nov. 2012 and Nov. 2014
	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 currently allowed on parcels that have the General Plan designation of Downtown Mixed Use and Commercial Mixed Use. The Development Code update will provide new zoning classifications and development	July 2012
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 will provide development standards for new mixed use projects and housing types.	July 2012
	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 will provide development standards for mixed-use projects.	July 2012

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. Staff submitted ABAG submittal for designation of Downtown Concord BART Station Area as Priority Development Area to facilitate growth.	Dec. 2011 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). All have inclusionary obligations. None constructed as of yet. FTHB would be available.	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 will provide development standards for small lot single family homes.	July 2012
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.	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 will continue to allow.	Completed
	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
H-1.5		**Promote the development & conservation of multifamily housing that is affordable to extremely-low, very-low, low & moderate-income hou**					

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-1.5.1	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 will establish additional affordable housing provisions that, among other things, will create incentives for mixed income housing.	Development Code for Adoption July 2012 – 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 and State website updates are provided on the City's website.	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. Updated Development Code will continue to promote infill development.	Ongoing July 2012
	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.**	-Priority lot consolidation list Within six months of adoption of the Housing Element. **May 16, 2011** -Site consolidation Within two years after list is completed. **May 2013** -Annually evaluate the effectiveness of the programs. **Nov. 12, 13, 14**	This work effort is currently in process.	May 2011 list completed — May 2013 to consolidate
	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 of Draft Development Code encourages such development by providing incentives for affordable housing meeting certain criteria.	July 2012
	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 will provide development standards that include incentives such as reduced parking requirements	July 2012
	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 update will provide development standards for group housing.	July 2012

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-1.5.8	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 will contain new provisions in the Affordable Housing Section including an Affordable Housing Incentive Program.	July 2012
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.	July 2012
	H-1.6.2	Require **compliance** with the **City's Mobile Home Conversion Ordinance**, as adopted or amended to comply with State Law to address impacts associated with the closure or conversion of existing mobile home parks to other uses.	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.	As necessary
	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 In addition, City has provided emergency grants and weatherization and security grants to 14 mobile homes during the last four fiscal (including current) years. FY 11-12 1 loan and 4 grants	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 carports**, & 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 In addition, City has provided emergency grants and weatherization and security grants to 14 mobile homes during the last four fiscal (including current) years. FY 11-12 1 loan and 4 grants	2011
H-1.7		**Promote the development of new condominiums and cooperatives.**					

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-1.7.1	**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, and 51 single family units since 2007, however due to the residential market downturn these projects are on hold for construction. One downtown project of 129 condos was constructed, and is leased out as rentals.	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	2014
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	The City currently promotes infill development to increase densities in Downtown. The Development Code will provide additional affordable housing that, among other things, will create incentives for affordable housing. The national and more localized continuing economic donwturn has hindered the City's abilities to promote new housing particularly due to the increased number of foreclosed units, short sales and vacant units. City submitted Downtown BART Station Area (500 acres) application to ABAG for designation as Priority Development Area.	Ongoing and Development Code for Adoption 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	Start program following the 2009 fee review.	Annual fees reviewed and updated each July 1. City's In-Lieu fees were reduced as result of fee study.	Ongoing
	H-1.9.2	Continue to offer a centralized, one-stop counter for permit processing to streamline the development process.	Division, Building Division & Economic Development and Housing Division	N/A	Ongoing	The City is continuing to offer the one-stop counter.	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-1.9.3	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.	Ongoing
	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 127 homes and 29 mobile homes since the start of fiscal year 07-08. The City also rehabilitated 65 units through HUD lead hazard progam between 2008-2011.	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.	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 quantative 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	Ongoing thru 2014
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 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 will continue to promote high quality development.	July 2012
	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 to be adopted **July 2012**	Ongoing	Updated Development Code will continue to promote high quality development. Design Review of projects is continuing.	July 2012

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-2.2.4	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.	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	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.	Ongoing
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 enterred into Letter of Understanding (Aug. 2010) with State Historic Preservation Office for the Housing Rehabilitation Program.	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 including priority permit processing.	July 2012
	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.	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
H-3.2		**Actively seek to expand housing opportunities for persons with disabilities in new and existing single family and multi family developments.**					

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-3.2.1	**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
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
	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.	Ongoing
3.4		**Actively seek & encourage the development of housing that is affordable to very low, low and moderate income first time homebuyers.**					

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-3.4.1	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. City winded down program as funding through redevelopment became unclear Statewide.	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 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.	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.**					
	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
	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.	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

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-3.6.2	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.	The new Development /Code process will codify this program/policy.	July 2012
	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.	The new Development /Code process will codify this program/policy.	July 2012
	H-3.6.4	Coordinate with the County & local non-profits to identify & address the housing & social needs of the local homeless population.	Community and Recreation Services and Community Grants Division	N/A	Ongoing	City Staff refers clients to local resources and attends Interagency Council on Homelessness.	Ongoing thru 2014
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 and tenant/landlord services to provide fair housing counseling, education and outreach.	Ongoing thru 2012
	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 ECHO Housing to provide tenant-landlord counseling services to resolve problems and conflicts.	Ongoing thru 2012
	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.	Ongoing thru 2013
	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 annyal updates through Action Plan.	Ongoing thru 2014
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.**					

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-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	Staff encourages 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 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

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