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

Concord

City Council
Daniel C. Helix, Mayor
Timothy S. Grayson, Vice Mayor
Edi E. Birsan
Laura M. Hoffmeister
Ronald E. Leone

Thomas J. Wentling, City Treasurer

Valerie Barone, Interim City Manager

March 27, 2013

Housing Policy Department
Received on:
MAR 29 2013

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 March 26, 2013, 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 2012 and Concord's progress in meeting its share of regional housing needs during the reporting period from 2007 to 2012. 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.

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
Ray Kuzbari, Transportation Manager

Attachment: City of Concord's General Plan Progress Staff Report with Exhibit A: 2012 Annual Housing Element Progress Report with Tables A, A, A3, B and C

13ltr.019HSNG.doc

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Concord

Mailing Address: 1950 Parkside Dr., MS/27
Concord, CA 94519

Contact Person: Joan Ryan Title: Senior Planner

Phone: (925) 671-3370 FAX: None E-mail: joan.ryan@cityofconcord.org

Reporting Period by Calendar Year: from Jan 1, 2012 to Dec 31, 2012

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

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

Jurisdiction City of Concord

Reporting Period Jan. 1, 2012 - Dec. 31, 2012

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	Deed Restricted Units	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			See Instructions	See Instructions	
None											
(9) Total of Moderate and Above Moderate from Table A3 ► ►											
(10) Total by income Table A/A3 ► ►											
(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 Jan. 1, 2012 - Dec. 31, 2012

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**	1					1	1
No. of Units Permitted for **Above Moderate**	4					4	4

* Note: This field is voluntary

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

Jurisdiction City of Concord

Reporting Period Jan. 1, 2012 - Dec. 31, 2012

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.			2007	2008	2009	2010	2011	2012				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	0				0	639
	Non-deed restricted		0	0	0	0	0	0				0	
Low	Deed Restricted	426	0	0	0	0	0	0				0	426
	Non-deed restricted		0	0	0	0	0	0				0	
Moderate	Deed Restricted	498	0	6	0	0	1	1				8	490
	Non-deed restricted		0	0	0	0	0	0				0	
Above Moderate		1,480	97	48	61	0	4	4				214	1,266
Total RHNA by COG. Enter allocation number:		3,043											
Total Units ► ► ►			97	54	61	0	5	5				222	2,821
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. ***The City's Downtown Specific Plan will examine these sites in 2013.***	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 (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. List to be updated in 2012/14	Nov. 2012 and Nov. 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***
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. ***The downtown Concord PDA was designated (approx. 500 acres) and grant funds were allocated to the City fo development of a Downtown Specific Plan preparation effort to increase housing***	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. ***Wisteria development is the only one under construction at this time (2 inclusionary constructed and sold). 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 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.	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.	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

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 house**					
	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.	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 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. 2012 Development Code continues to promote 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 Developme nt Code update***
	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**	***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.***	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.	***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 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.	***Provisions retained in July 2012 Code Update*** Ongoing
	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

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 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 2 loans and 13 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 2 loans and 13 grants***	2011 ***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, 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	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	The City currently promotes infill development to increase densities in Downtown. The Development Code provides among other things, incentives that will create opportunities for affordable housing. (Article IV, Div. 8) The national and more localized continuing economic downturn has hindered the City's abilities to promote new housing particularly due to the continuing number of foreclosed units, short sales and vacant units. ***City received Priority Development Area grant for Downtown BART Station Area (500 acres) and retained a consultant in Dec 2012 to implement the grant through preparation of a Specific Plan.***	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.***	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
	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

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 ***135*** homes and ***37*** 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

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 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.	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. A new Economic Vitality Strategy was recently adopted.	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.	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 affodable 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 will provide 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
	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.**					
	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 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

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.	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

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 and tenant/landlord services to provide 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 ECHO Housing 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 C.C. 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 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

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	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

Concord REPORT TO MAYOR AND COUNCIL

AGENDA ITEM NO. **3.i**

TO THE HONORABLE MAYOR AND COUNCIL:

DATE: March 26, 2013

SUBJECT: GENERAL PLAN ANNUAL PROGRESS REPORT

Report in Brief

The City Council is requested to review and accept the annual progress report on the status of the *Concord 2030 Urban Area General Plan* and its implementation. This report also documents the City's progress in 1) providing its share of regional housing needs; and 2) removing governmental constraints to the maintenance, improvement, and development of housing. On February 20, 2013, the Planning Commission considered the General Plan Annual Progress Report (Attachment A) and recommended acceptance of the report by the Council.

Staff recommends that the City Council review and accept the General Plan Progress Report as submitted to the Planning Commission on February 20, 2013 and authorize its submittal to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

Background

The purpose of the report is twofold. First, it informs the State of California of the City's planning activities and assists in facilitating the legislative process as it pertains to land use and local planning issues. Second, it also serves to appraise the City Council of the progress toward implementation of policies of the *Concord 2030 Urban Area General Plan (2030 General Plan)* and assists in formulating future implementation priorities. State Government Code § 65400 requires that the local legislative body review and accept the annual progress report. This report on the City's *2030 General Plan* covers planning activities during calendar year 2012.

The Planning Commission has reviewed the General Plan Progress Report and voted to forward a recommendation to the City Council to accept the report.

Discussion

In 2007, the City of Concord updated its General Plan and adopted the *Concord 2030 Urban Area General Plan*. Additional discussion on the individual elements of the *2030 General Plan* is provided in Attachment A.

Progress toward General Plan implementation in 2012, included:

1) The adoption of major amendments to the *2030 General Plan* to reflect the additional development potential of the Community Reuse Project (CRP) Area Plan for the former Concord Naval Weapons Station (CNWS) on January 24, 2012;
2) The adoption of the City's new Development Code on July 24, 2012; and
3) Continued review of development projects for conformance to the policies of the *2030 General Plan.*
4) Obtaining the designation for approximately 620 acres surrounding the downtown Concord BART Station as a Priority Development Area (PDA) in January 2012. This designation is made through the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC). Areas designated as PDAs become eligible for technical assistance and funding for planning and capital projects. The PDA designation encourages and promotes transit-oriented development and infill housing as part of a wider regional development and conservation strategy called FOCUS within the San Francisco Bay Area.
5) Receipt of two planning grants: A) a $480,000 grant from MTC for preparation of a Specific Plan and associated environmental documentation for the Downtown Concord BART Station PDA; and B) a $200,000 grant toward preparation of an Infrastructure Plan for the CRP Area Plan for the CNWS, laying the groundwork for future development of up to 12,200 housing units and the provision of 3,500 acres of open space.

The City's current Housing Element was adopted on November 16, 2010, and covers the period from January 1, 2007 to June 30, 2014. It includes policies, programs, and quantified objectives to guide the City's development decisions and is designed to implement the removal of governmental constraints to the maintenance, improvement and development of housing in Concord. The Housing Element of the General Plan requires a separate annual progress report, which is presented here in conjunction with the annual progress report on the overall General Plan.

The Housing Element Annual Progress Report (APR) has been prepared in accord with the suggested guidelines issued by the Governor's Office of Planning and Research. The APR (Exhibit A to Attachment A) indicates that only five new housing units received permit approval in calendar year 2012, and no substantial rehabilitations of housing units occurred. This follows two previous years where very few new building permits for new housing units were issued in calendar year 2010 (0) and calendar year 2011 (5). Table C of the APR summarizes the City's implementation of each policy/program within the Housing Element to date.

The economic downturn caused by the Great Recession continues to have a substantial impact on residential development within the City of Concord, as has been the case during the last five years. Submittals for new developments have been quite limited. The number of vacant homes due to foreclosures had been substantial and sales prices dropped significantly during the recessionary period, but by the end of 2012 sales prices were leveling out. As of January 2013, Concord's average home prices are on the increase, as statistics

for Concord reflect a 27.4% increase in year over year sales price for single family homes. Even so, Concord has thus far experienced little residential construction activity since 2006. In 2012, some partially completed projects that had been placed on hold for a few years began construction once again. This continues, although slowly, with developers willing to build only in small phases and initiate new phases once built homes are sold. Currently, there are some indications of returning interest with applications in for Phase II of the Renaissance multi-family development, other small subdivisions and numerous inquiries on other sites.

The Analysis of Concord's Progress in Meeting the City's Regional Housing Needs Analysis (RHNA) is shown in Attachment A (Table 1) with a summary for the planning period of 2007-2014. Concord's 'fair share' of the regional housing need for the planning period provided is 3,043 residential units, broken down by income category as shown in Attachment A (page 4), as was determined by the Association of Bay Area Governments.

The City has approved several housing development projects since January 1, 2007, including approval of 342 housing units (5 built), and therefore has an unmet remaining need of 2,701 housing units. This unmet RHNA of 2,701 total units is calculated as 639 units of Very Low Income (31 to 50% of Median Household Income) housing, 425 units of Low Income (51 to 80% of Median Household Income) housing, 493 units of Moderate (81 to 120% of Median Household Income) housing, and 1,144 units remaining of Above Moderate Income (greater than 120% of Median Household Income) housing.

The State Department of Housing and Community Development updates the State Income Limits each year, reflecting median income and household income levels for very low, low, and moderate income households for California's Counties. Current income levels for Contra Costa County are reflected on Attachment B. In July 2013, the City will receive new housing goals for the 2014-2022 RHNA period and these new housing goal numbers will be used to update the City's Housing Element.

Fiscal Impact

Acceptance of the General Plan and Housing Element Progress Reports does not have a fiscal impact on the City.

Public Contact

Posting of the Council agenda.

Recommendation for Action

Staff recommends the City Council approve the recommendation of the Planning Commission and accept the General Plan Annual Progress Report, including the Housing Element Annual Progress Report, and direct staff to submit the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

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

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

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

Approved by: Victoria Walker
Dir. Comm. and Econ. Develop.
Victoria.walker@cityofconcord.org

Attachment A – Planning Commission Report (dated February 20, 2013) including Exhibit A: 2012 Annual Housing Element Progress Report with Tables A, A2, A3, B and C

Attachment B – 2013 State Income Limits for Contra Costa County

Attachment C – Draft Planning Commission minutes from February 20, 2013

Concord **REPORT TO PLANNING COMMISSION**

DATE: February 20, 2013

SUBJECT: **GENERAL PLAN ANNUAL PROGRESS REPORT**

Recommendation: **Consider and recommend to the City Council acceptance of the General Plan Annual Progress Report for submission to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.**

I. Introduction

The Planning Commission is requested to review and accept a report on the progress of the General Plan including the implementation of the Housing Element. The report's purpose is to apprise State government of local planning activities and facilitate the legislative process as it pertains to land use and local planning issues. The information provided in this report is intended to assist the Commission in tracking policy implementation in the City's Housing Element and in formulating future priorities.

II. Background

The State Government Code § 65400 (b) (1) requires that the planning agency of local governments prepare an annual progress report to the legislative body, which in Concord's case is the City Council, on the status of the General Plan and progress in its implementation, including meeting its share of regional housing needs pursuant to §65584. The annual report includes progress pertaining to the City's Housing Element, a required element of the City's General Plan. The annual report allows the Commission to evaluate the status of the General Plan and determine a recommendation to the City Council. This is the tenth report on the City's General Plan and covers calendar year 2012.

In March 2010, the Department of Housing and Community Development formalized the reporting process and adopted new forms and definitions for the Annual Housing Element Progress Report to achieve consistency in reporting among jurisdictions. The Report serves as a tool for the State to use in monitoring progress as to how Statewide housing needs and goals are being addressed.

III. Analysis

A. Status of the General Plan Implementation Progress

In 2007, the City of Concord updated its General Plan, the *Concord 2030 Urban Area General Plan.* The following discussion summarizes the implementation progress of the various elements of the General Plan during calendar year 2012.

Land Use Element

The Land Use Element constitutes the framework for land use planning in Concord to the year 2030. This Element designates the location and extent of land use categories such as housing, business, industry, public facilities, and open space. It includes policies and a land use diagram. The two primary achievements during 2012 included the following:

1) ***Development Code*** - On July 24, 2012, the City Council adopted the 2012 Development Code, after a lengthy planning and public outreach process. The new code provides consistency with the Concord 2030 General Plan (2007) and is intended to help the City carry out its economic development programs. The Development Code streamlines the approval process for new businesses and supports local business growth while ensuring that property is upgraded to enhance the City's appearance and image. The regulations also respond to new trends in subdivision design, while protecting the quality of existing Concord neighborhoods. A strong emphasis is placed on sustainable development, including the protection of hillsides, creeks, and mature trees.

   In addition to the former Concord Naval Weapons Station area (discussed in item 2 below), the General Plan land use designations were changed for 757 acres or 2.2 percent of the Concord planning area (over 1,300 parcels). The two largest impacts from these map changes were: A) an increase in open space area; and B) a reduction in the size of the downtown, as follows:

   A. Open space area increased by approximately 200 acres. The definition of open space was clarified to include trails and privately owned areas dedicated as permanent open space within residential subdivisions.

   B. Area designated as Downtown Mixed Use decreased by about 120 acres as the downtown boundary was redrawn to focus high density development in the central downtown core. Much of the area west of State Route 242 was changed from Downtown to West Concord Mixed Use and automotive uses on Market Street were changed to Service Commercial.

   C. Many other changes were map corrections, rather than substantive amendments including:
      - Open Space lands had been incorrectly designated as utility right-of-way or some other undesignated area.
      - The City Hall complex had an incorrect land use of CMU, rather than Public/Quasi-Public.
      - Several low density residential developments were found to be medium density residential, and historic low density residential closely intermingled with other land uses near downtown became North Todos Santos land use.

   In addition:
   - Per the Housing element, properties chosen as "housing opportunity sites" were reclassified from lower density to medium or high density residential.
   - A transit station overlay was established for the Downtown and North Concord BART stations allowing additional development density and intensity incentives within the overlay area.
   - An Affordable Housing Incentive Program (Section 122-581) was established which meets the goal of promoting affordable housing on land designated for multi-family residential.
   - A North Todos Santos land use designation was created for consistency with the General Plan.

2) ***Community Reuse Project*** - On January 24, 2012, the City Council adopted major amendments to the General Plan to reflect the additional development potential of the Community Reuse Project (CRP) Area Plan for the former Concord Naval Weapons Station. By approving the CRP Area Plan and incorporating it into the City's General Plan, the City laid the groundwork for the future development of up to 12,200 housing units, and the provision of 3,500 acres of open space.

   - The former Concord Naval Weapons Station area was provided with more detailed planning. Two land use classifications, (Concord Naval Weapons Station- Inland Area and Tidal Area) were replaced with the following more precise new land use designations:
     - CRP - Neighborhood and Village Districts
     - CRP – Transit Oriented Development Districts
     - CRP – Non-Residential Development Districts
     - CRP – Open Space
     - Military includes the port and industrial buildings of the former Tidal area, as well as the Military Ocean Terminal Center and Coast Guard Housing.

3) ***Processing Projects*** - In addition, the City continued the processing of development projects for conformance to the Land Use Element. These included projects such as: An adaptive reuse of the former Fitzpatrick Chevrolet Dealership (Service Master Use Permit), 7-Eleven Use Permit, Krispy Kreme Doughnuts Use Permit, Sun Valley Mall Master Sign Program, McDonalds Use Permit, and ARCO AM/PM and Popeye's Use Permit.

4) ***Priority Development Area*** – The City applied for and was granted the designation of the Downtown Concord BART area as a Priority Development Area (PDA) which allowed staff to submit for a PDA grant for future planning of the area. Staff submitted and obtained a PDA grant for $480,000 to prepare a Specific Plan and appropriate environmental documentation for the 500-acre Downtown Concord Specific Plan Area and an additional $200,000 to study and prepare infrastructure plans for the CRP Area Plan.

<u>Growth Management Element</u>

The Growth Management Element establishes policies and standards for traffic levels of service, and to establish performance standards for parks, fire, police, sanitary facilities, water service and flood control. This comprehensive, long range element balances the demands for public facilities generated by new development with plans, capital improvement programs and development mitigation programs. The progress towards implementation includes the ongoing review of development projects for conformance to the Growth Management Element.

A complete re-write of this Element was approved in January 2012 as part of the Concord Reuse Project Area Planning process. The rewrite ensures that the Element complies with County Measure J requirements and will enable the City to receive return-to-source funds from Contra Costa Transportation Authority (CCTA) for local transportation improvements.

The revised Element includes a new table and map showing traffic level of service benchmarks at signalized intersections for Congestion Management Plan intersections, the central business district, BART stations and other sites.

Economic Vitality

The original development estimates for the General Plan's 25 year planning period were changed to reflect current economic and market conditions. The estimated population, number of households, housing units and jobs at 2030 buildout are lower than the original 2007 General Plan document.

The status of the Redevelopment Agency was updated acknowledging the dissolution of the Agency, loss of redevelopment funds and referencing that the City was named as the Successor Agency for managing non-housing assets and obligations.

Transportation and Circulation Element

The Transportation and Circulation Element provides guidance and specific actions to ensure the continued safe and efficient operation of the City's circulation system. The Element indicates the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. These are correlated with the Land Use Element. Progress towards implementation includes ongoing review of development projects for conformance to the Transportation and Circulation Element. A community workshop for Complete Streets was also held on July 25, 2012. On October 17, 2012, the Planning Commission adopted a resolution recommending the City Council adopt a Complete Streets policy.

In addition, major revisions to policies were completed as part of the Reuse Planning process. This includes the design of neighborhoods for walking, bicycling, and transit as the preferred mode of travel with the goal of supporting a multi-modal system of transportation with linkages to North Concord BART. The plan includes the extension of the existing street network into the CRP Area Plan to maintain continuity.

Parks, Open Space, and Conservation Element

The Parks, Open Space, and Conservation Element provides guidance for preservation of the City's open spaces, natural resources, as well as identifying the parks and recreation facilities available to local residents. The Element incorporates policies to address the acquisition, management, preservation, and conservation of parks, open space, and natural resources. The progress towards implementation includes ongoing review of development projects for conformance to the Parks, Open Space, and Conservation Element. In addition, the adopted Development Code established standards to implement General Plan creek and riparian habitat protection policies.

Safety and Noise Element

The Safety and Noise Element identifies the natural and man-made hazards that exist within the City, and mitigates their potential impacts through both preventative and responsive measures. The Element provides policies for the protection and safety of the general public concerning air quality, noise, seismic and geologic hazards, flooding, hazardous materials, and wildland fires. The progress towards implementation includes ongoing review of development

projects for conformance to the Safety and Noise Element. In addition, a Local Hazard Mitigation Plan was updated in March 2012.

Public Facilities and Utilities Element

The Public Facilities and Utilities Element addresses service and infrastructure needs for development. The Element provides policies for the public services that Concord provides including wastewater collection, law enforcement, childcare programs and cultural arts, and education programs. The progress towards implementation includes ongoing review of development projects for conformance to the Public Facilities and Utilities Element. Policy PF-2.2.3 was amended to exclude child care facilities in Downtown Pedestrian and Heavy Industrial designations. In addition, revised projections of school students at buildout decreased from over 7,400 to approximately 6,800 students.

Housing Element

The City's Housing Element was adopted on November 16, 2010, after considerable public input and covers the period from January 1, 2007 to June 30, 2014. It includes updated policies, programs, and quantified objectives to guide the City's development decisions and is designed to implement the removal of governmental constraints to the maintenance, improvement and development of housing in Concord.

The progress towards implementation includes ongoing review of development projects for conformance to the Housing Element. Progress also includes the established Affordable Housing Incentive Program through the adopted Development Code, which meets the goal of promoting affordable housing in land designated for multi-family residential.

The City was also successful in submittal of an application to the Association of Bay Area Governments and the Metropolitan Transportation Commission for designation of the Downtown Concord BART Station Planning Area as a Priority Development Area (PDA). The PDA designation encourages and promotes transit-oriented development and infill housing as part of a wider regional development and conservation strategy called FOCUS within the San Francisco Bay Area. Areas designated as PDAs become eligible for technical assistance and funding for planning and capital projects. Applications to ABAG and MTC later in the year for funding were also successful and the City was granted $480,000 toward the City's Downtown Concord BART Specific Plan efforts and $200,000 toward Infrastructure Planning associated with the CRP Area Plan.

B. Local Efforts to Remove Governmental Constraints

The City has taken several steps to remove governmental constraints that hinder implementation of the General Plan. These include adoption of a comprehensive Development Code Update to remove inconsistencies with the General Plan, and approving several resolutions to assist development through the deferral of the collection of fees until later in the development process (at certificate of occupancy) and by reducing fees in an effort to generate housing starts (in-lieu fee for inclusionary housing).

General Plan Amendments

The City amended the Concord 2030 General Plan during Calendar Year 2012. The Reuse Plan Amendment was approved on January 24, 2012 to achieve consistency between the General Plan and Concord Reuse Project Area Plan, adopting the CRP Area Plan as part of the General Plan and re-designating the 2030 Urban Area General Plan and the 2030 General Plan. At that time, the Council also approved options for the provision of additional affordable housing as part of the CRP Area Plan to be incorporated into the City's Housing Element Update for 2013. Along with those, the Council adopted the Addendum to the Certified Final EIR for the CRP Area Plan, re-affirming findings of significance, mitigations and overriding considerations.

C. Housing Element Annual Progress Report

The Housing Element Annual Progress Report has been prepared in accord with the suggested guidelines issued by the Governor's Office of Planning and Research. The report includes the Housing Element Annual Progress Report (Exhibit A) that includes the following:

- **Cover Sheet**
- **Table A** – Summary Building Permits Issued for New Construction
- **Table A2** – Summary of Building Permits Issued for Rehabilitated Units (These must meet specific criteria i.e., substantial rehabilitation/long-term affordability restrictions)
- **Table A3** – Summary Building Permits for Moderate/Above Moderate-Income Units.
- **Table B** – Regional Housing Needs Allocation Progress
- **Table C** – Program Implementation Status

Tables A and B for the 2012 calendar year indicate there were only five new housing units permitted in calendar year 2012, and no substantial rehabilitations. This follows a year where no new building permits for new housing were issued in calendar year 2010 and only five permits were issued in 2011. Table C summarizes the City's implementation of each policy/program within the Housing Element to date.

The economic downturn of the Great Recession continues to have a substantial impact on development within the City, as has been the case during the last five years (2008-12). Submittals for new developments have been extremely limited, particularly for housing. The number of vacant homes due to foreclosures has been substantial but is lessening and sales prices are now leveling out. In 2012, partially completed projects previously on hiatus, continued slowly building out phases and a few entitled projects have begun pre-construction processing once again. Developers have indicated some interest in re-engaging on previously entitled projects that have been on hold, awaiting a rebound of the economy.

The City faces harsh challenges with respect to affordable housing, and has lost $8.6 million for affordable housing since California dissolved redevelopment agencies statewide, while also currently anticipating 8 to 10 percent cuts to its affordable housing funds from federal programs (CDBG).

D. Progress in Meeting the City's Share of Regional Housing Needs Allocation

Concord's 'fair share' of the regional housing need for the Housing Element planning period (2007 to 2014) was determined by the Association of Bay Area Governments. The Regional Housing Needs Allocation (RHNA) for the City of Concord indicates the City is required to provide 3,043 residential units, broken down as follows, by income category.

Regional Housing Needs Allocation

2007-2014	Income category
639	Very-low Income
426	Low Income
498	Moderate Income
1,480	Above-Moderate Income
3,043	**Totals**

The State Department of Housing and Community Development's regulations require that the need under each category must be met individually, and excess units in one income category cannot be used to reduce the unaccommodated need from the other categories.

Analysis of Concord Progress in Meeting Regional Housing Needs

Table 1 provides a summary of Concord's progress in meeting regional housing needs for the planning period of 2007-2014. The City has approved several housing development projects since 2007. The information in the table shows the number of residential units that have been approved. The City has approved **342** housing units since January 1, 2007 and has an unmet remaining need of **2,701** housing units.

Table 1: Concord's Progress in Meeting Regional Housing Needs

Project Name	Very Low	Low	Moderate	Above Moderate	Total Units
Total RHNA (2007-2014)	639	426	498	1,480	3,043
Approved (2007-2012)					
Kings Crest				3	3
Palmero Condominiums				224	224
Poetry Gardens Townhomes		1		27	28
Ridgeview Estates (built)				5	5
Villa De La Vista			1	11	12
Chestnut Subdivision				10	10
Copperleaf Subdivision				11	11
Enclave Townhomes			4	22	26
Farry Grove Subdivision				5	5
Ramirez Triplex				3	3
Willows Subdivision				7	7
Pine Street Townhomes				8	8
Potential Units		1	5	336	342
Remaining Need	639	425	493	1,144	2,701

The City's new RHNA numbers are anticipated to be finalized by July 2013 for the next planning period of 2014-2022.

IV. Fiscal Impact

The General Plan Progress Report will not have a fiscal impact on the City.

V. Public Contact

This item has been posted at the Civic Center at least 10 days prior to the public hearing.

VI. Summary and Recommendations

The General Plan Annual Progress Report provides the Planning Commission with information regarding the implementation of the General Plan and Housing Element. It provides pertinent information to the Office of Planning and Research to identify necessary modifications and improvements to General Plan Guidelines. The Housing Element Annual Progress Report (Exhibit A) includes information on the City's progress in addressing the regional housing need allocation, including the number of housing units permitted by income level, status of programs and efforts to remove governmental constraints.

Staff recommends that the Planning Commission recommend acceptance of the General Plan Annual Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development.

VII. Motion

I (Comm. _____) hereby move that the Planning Commission recommend acceptance of the General Plan Annual Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development. (Seconded by Comm. ____ .)

Prepared by: Joan Ryan, AICP
Senior Planner-Housing
(925) 671-3370
joan.ryan@cityofconcord.org

Reviewed by: Carol Johnson, AICP
Planning Manager
925-671-3369
carol.johnson@cityofconcord.org

Reviewed by: John Montagh
Redevelopment and Housing Manager
925-671-3082
john.montagh@cityofconcord.org

ATTACHMENTS

Exhibit A: 2012 Annual Housing Element Progress Report with Tables A, A2, A3, B and C

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

Jurisdiction City of Concord

Reporting Period Jan. 1, 2012 - Dec. 31, 2012

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					
(9) Total of **Moderate and Above Moderate** from Table A3 ►											
(10) Total by income Table A/A3 ► ►			0	0	0	0	0				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

EXHIBIT A

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

Jurisdiction City of Concord

Reporting Period Jan. 1, 2012 - Dec. 31, 2012

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**	1					1	1
No. of Units Permitted for **Above Moderate**	4					4	4

* Note: This field is voluntary

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

Jurisdiction City of Concord

Reporting Period Jan. 1, 2012 - Dec. 31, 2012

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.			2007	2008	2009	2010	2011					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	0				0	639
	Non-deed restricted		0	0	0	0	0	0				0	
Low	Deed Restricted	426	0	0	0	0	0	0				0	426
	Non-deed restricted		0	0	0	0	0	0				0	
Moderate	Deed Restricted	498	0	6	0	0	1	1				8	490
	Non-deed restricted		0	0	0	0	0	0				0	
Above Moderate		1,480	97	48	61	0	4	4				214	1,266
Total RHNA by COG. Enter allocation number:		3,043	97	54	61	0	5	5				222	2,821
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. ***The City's Downtown Specific Plan will examine these sites in 2013.***	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 (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. List to be updated in 2012/14	Nov. 2012 and Nov. 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***
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. ***The downtown Concord PDA was designated (approx. 500 acres) and grant funds were allocated to the City fo development of a Downtown Specific Plan preparation effort to increase housing***	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. ***Wisteria development is the only one under construction at this time (2 inclusionary constructed and sold). 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 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.	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.	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

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 hous**					
	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.	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 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. 2012 Development Code continues to promote 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 Developme nt Code update***
	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**	***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.***	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.	***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 122-1580	***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 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.	***Provisions retained in July 2012 Code Update*** Ongoing
	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

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 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 2 loans and 13 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 2 loans and 13 grants***	2011 ***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, 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	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	The City currently promotes infill development to increase densities in Downtown. The Development Code provides among other things, incentives that will create opportunities for affordable housing. (Article IV, Div. 8) The national and more localized continuing economic downturn has hindered the City's abilities to promote new housing particularly due to the continuing number of foreclosed units, short sales and vacant units. ***City received Priority Development Area grant for Downtown BART Station Area (500 acres) and retained a consultant in Dec 2012 to implement the grant through preparation of a Specific Plan.***	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.***	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.	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.	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.**	City Council, 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 ***135*** homes and ***37*** 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	All of the City's affordable 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

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 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.	City Council, 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.	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. A new Economic Vitality Strategy was recently adopted.	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.	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 affodable 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 will provide strategies to increase housing for a range of incomes within proximity to BART.***	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	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
	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.**					
	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 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

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	**Amend the Zoning 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.	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

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 and tenant/landlord services to provide 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 ECHO Housing 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	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 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 Choice.	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

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	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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State Income Limits for 2013

County	Income Category	Number of Persons in Household 1	2	3	4	5	6	7	8
Alameda County	Extremely Low	19,650	22,450	25,250	28,050	30,300	32,550	34,800	37,050
4-Person	Very Low Income	32,750	37,400	42,100	46,750	50,500	54,250	58,000	61,750
Area Median Income:	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
$93,500	Median Income	65,450	74,800	84,150	**93,500**	101,000	108,450	115,950	123,400
	Moderate Income	78,550	89,750	101,000	112,200	121,200	130,150	139,150	148,100
Alpine County	Extremely Low	16,350	18,700	21,050	23,350	25,250	27,100	29,000	30,850
4-Person	Very Low Income	27,250	31,150	35,050	38,900	42,050	45,150	48,250	51,350
Area Median Income:	Lower Income	43,600	49,800	56,050	62,250	67,250	72,250	77,200	82,200
$85,300	Median Income	59,700	68,250	76,750	**85,300**	92,100	98,950	105,750	112,600
	Moderate Income	71,650	81,900	92,100	102,350	110,550	118,750	126,900	135,100
Amador County	Extremely Low	14,550	16,600	18,700	20,750	22,450	24,100	25,750	27,400
4-Person	Very Low Income	24,250	27,700	31,150	34,600	37,400	40,150	42,950	45,700
Area Median Income:	Lower Income	38,750	44,300	49,850	55,350	59,800	64,250	68,650	73,100
$69,200	Median Income	48,450	55,350	62,300	**69,200**	74,750	80,250	85,800	91,350
	Moderate Income	58,150	66,450	74,750	83,050	89,700	96,350	103,000	109,650
Butte County	Extremely Low	12,350	14,100	15,850	17,600	19,050	20,450	21,850	23,250
4-Person	Very Low Income	20,550	23,500	26,450	29,350	31,700	34,050	36,400	38,750
Area Median Income:	Lower Income	32,900	37,600	42,300	46,950	50,750	54,500	58,250	62,000
$58,700	Median Income	41,100	46,950	52,850	**58,700**	63,400	68,100	72,800	77,500
	Moderate Income	49,300	56,350	63,400	70,450	76,100	81,700	87,350	93,000
Calaveras County	Extremely Low	14,650	16,750	18,850	20,900	22,600	24,250	25,950	27,600
4-Person	Very Low Income	24,400	27,900	31,400	34,850	37,650	40,450	43,250	46,050
Area Median Income:	Lower Income	39,050	44,600	50,200	55,750	60,250	64,700	69,150	73,600
$69,700	Median Income	48,800	55,750	62,750	**69,700**	75,300	80,850	86,450	92,000
	Moderate Income	58,550	66,900	75,300	83,650	90,350	97,050	103,750	110,400
Colusa County	Extremely Low	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
4-Person	Very Low Income	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
Area Median Income:	Lower Income	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
$57,900	Median Income	40,550	46,300	52,100	**57,900**	62,550	67,150	71,800	76,450
	Moderate Income	48,650	55,600	62,550	69,500	75,050	80,600	86,200	91,750
Contra Costa County	Extremely Low	19,650	22,450	25,250	28,050	30,300	32,550	34,800	37,050
4-Person	Very Low Income	32,750	37,400	42,100	46,750	50,500	54,250	58,000	61,750
Area Median Income:	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
$93,500	Median Income	65,450	74,800	84,150	**93,500**	101,000	108,450	115,950	123,400
	Moderate Income	78,550	89,750	101,000	112,200	121,200	130,150	139,150	148,100
Del Norte County	Extremely Low	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
4-Person	Very Low Income	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
Area Median Income:	Lower Income	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
$57,900	Median Income	40,550	46,300	52,100	**57,900**	62,550	67,150	71,800	76,450
	Moderate Income	48,650	55,600	62,550	69,500	75,050	80,600	86,200	91,750
El Dorado County	Extremely Low	16,000	18,300	20,600	22,850	24,700	26,550	28,350	30,200
4-Person	Very Low Income	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250
Area Median Income:	Lower Income	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
$76,100	Median Income	53,250	60,900	68,500	**76,100**	82,200	88,300	94,350	100,450
	Moderate Income	63,900	73,050	82,150	91,300	98,600	105,900	113,200	120,500
Fresno County	Extremely Low	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
4-Person	Very Low Income	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
Area Median Income:	Lower Income	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
$57,900	Median Income	40,550	46,300	52,100	**57,900**	62,550	67,150	71,800	76,450
	Moderate Income	48,650	55,600	62,550	69,500	75,050	80,600	86,200	91,750

See instructions on last page to use these income limits to determine applicant eligibility and calculate affordable housing cost and rent

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REGULAR MEETING OF THE CITY OF CONCORD PLANNING COMMISSION COUNCIL CHAMBER, 1950 PARKSIDE DRIVE CONCORD, CALIFORNIA

February 20, 2013

7:00 P.M.

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Ernie Avila at 7:01 P.M., Wednesday, February 20, 2013, in the City Council Chamber.

ROLL CALL

COMMISSIONERS PRESENT: Chair Ernie Avila; Vice Chair Tim McGallian; Commissioner Robert Hoag; Commissioner John Mercurio; and Commissioner Carlyn Obringer

COMMISSIONERS ABSENT: None

STAFF PRESENT: Carol Johnson, Planning Manager; G. Ryan Lenhardt, Senior Planner; Joan Ryan, Senior Planner; and Susanne Meyer Brown, Assistant City Attorney

PLEDGE TO THE FLAG

Vice Chair McGallian led the Pledge of Allegiance.

PUBLIC COMMENT PERIOD

There were no comments from the public.

ADDITIONS / CONTINUANCES / WITHDRAWALS

Planning Manager Carol Johnson announced that staff had received a request for a continuance from the applicant for the Non-Consent Item for St. Mary/St. Mina's Coptic Orthodox Church Environmental Determination Appeal. She advised that if the applicant is granted a continuance there will be a continuation fee of $635. She also recommended continuation to a date uncertain in order to allow for any report prepared on behalf of the applicants to be provided to City staff for review and preparation of a City response.

As requested by a member of the public, sign language interpreters were available and signed for the discussion of the St. Mary/St. Mina's Coptic Orthodox Church application.

CRAIG ANDERSON, Wood, Smith, Henning and Berman, Concord, requested a continuance on behalf of the St. Mary/St. Mina's Coptic Orthodox Church. He acknowledged the fee for a continuance, stated that Richard Loewke and Associates had been retained by the applicant as a consultant and his report will be made available and provided to the City, and explained that Mr. Loewke will need 60 days to prepare a written report for review to be provided to the City.

Commissioner Hoag moved to allow a continuance to a date uncertain as requested by the applicant. The motion was seconded by Commissioner Obringer.

Chair Avila advised for the benefit of the public that this will not be the time to discuss the merits of the project although members of the public could speak to the continuance request.

In response to Commissioner Mercurio as to when the application will be considered by the Planning Commission, if continued, Ms. Johnson stated that the applicant requested a 60-day continuance in which to prepare a report and go through all the comments received during the Initial Study and Mitigated Negative Declaration (MND) comment period that had taken place in the fall. Staff will need 30 days to review the report and prepare a staff report and recommendation to the Planning Commission. As such, it was likely the application will return at the end of May for the continued hearing which will require renoticing of the hearing date to the public.

MIKE PELOSI, Concord, stated that he had been involved as a resident of Concord in the project for some time, had met with a number of neighbors, and is speaking for a number of neighbors in the audience. He suggested there is legal precedence to require an Environmental Impact Report (EIR) based on the research he and others have done, and continuing the application for another 60 days when the applicant's original application had been made in 1999 did not make sense. He suggested there is legal precedent that an EIR be required and that an MND did not fully engage all the different aspects of the project. He referred to the Treat Boulevard/San Miguel intersection which had not been addressed in the MND, and emphasized there were almost 65 people present in the audience who were passionate about the project and wanted their voices to be heard.

PUBLIC COMMENTS CLOSED

Commissioner Mercurio acknowledged the many people in the audience and the possibility the application may be continued. He explained that the Commission did not take the applicant's request lightly given the time and effort of the public to participate in the process.

Commissioner Hoag also recognized those who had come out to make their views and feelings known. Based on his reading of the issues involved, granting everyone an opportunity to fully be prepared for the discussion is reasonable.

Commissioner Hoag urged those present to continue to support their views and be active with the Commission to be fair and equitable during the public hearing for all involved. He expressed his appreciation for all those present.

Vice Chair McGallian expressed his disappointment that the application could be continued. In the interest of ensuring that not only the City but the residents and all those involved in the project are taking the right steps, he found that to be the only reason to continue the application. He acknowledged that the issue had been ongoing for many years, members of the Commission had been apprised of the information, and there is a desire to make sure that everything is being done correctly. He apologized to the public for the need for a continuance and thanked those present for coming out to address the Commission.

Commissioner Obringer acknowledged the number of people present and thanked them for their patience emphasizing that all Commissioners are taking seriously all the comments from both sides.

Chair Avila echoed the comments and expressed appreciation for the value of public input in making a decision.

MOTION: Commissioner Hoag moved to continue St. Mary/St. Mina's Coptic Orthodox Church Environmental Determination Appeal (AP 13-001) to a date uncertain. Commissioner Obringer seconded the motion.

AYES: Hoag, Obringer, Avila, Mercurio
NOES: McGallian
ABSTAIN: None
ABSENT: None

CONSENT CALENDAR

1. February 6, 2013 Meeting Minutes

MOTION: Vice Chair McGallian moved to adopt the Consent Calendar, as submitted. Commissioner Obringer seconded the motion.

AYES: McGallian, Obringer, Hoag, Mercurio
NOES: None
ABSTAIN: Avila
ABSENT: None

NON-CONSENT ITEM

1. **St. Mary/St. Mina's Coptic Orthodox Church Environmental Determination Appeal (AP 13-001)** – Appeal of the Zoning Administrator's determination that the preparation of an Environmental Impact Report (EIR) is the appropriate environmental document for the project on a 3.39-acre site at 930 San Miguel Road. The General Plan designation is Rural Residential; Zoning classification is RR-20 (Single-Family Residential, 20,000 square foot minimum lot size); APN 130-261-002. **Project Planner: G. Ryan Lenhardt @ (925) 671-3162**

Action had earlier been taken to continue the application.

COMMISSION CONSIDERATIONS

1. General Plan Annual Report

Joan Ryan, Senior Planner, explained that the Planning Commission is being asked to consider and recommend to the City Council acceptance of the General Plan Annual Progress Report for submission to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development (HCD), a State requirement to summarize the status of the General Plan and its progress in implementation including meeting regional housing needs. The report includes progress pertaining to the City's Housing Element as well. She highlighted the major projects including the adoption of the Development Code, adoption of major amendments to the General Plan to reflect the additional development potential of the Community Reuse Project Area Plan for the Concord Naval Weapons Station, and the City's application and approval of the Downtown as a Priority Development Area (PDA). This allowed the City to apply for a PDA grant it has subsequently received from the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG), kicking off the process for the preparation of a Specific Plan for the Downtown. She recommended the acceptance of the report and asked for a recommendation from the Planning Commission to the City Council, stating that City Council review is scheduled for March 26, and the report will then be forwarded to the HCD.

In response to Commissioner Obringer as to whether the City has met its housing targets; if not, whether there were repercussions for not meeting the targets; and how the City of Concord compared to others in meeting housing targets, Ms. Ryan explained that the City is required to have enough land zoned to accommodate its allocation but is not required to have the units built. She added that ABAG's Regional Housing Needs Allocation (RHNA) outlined in the General Plan Progress Report through the year 2014 is expected to be updated in July 2013, but will not roll over; and is comparable to the numbers in the prior planning period.

Ms. Ryan added that housing in other cities appeared to be recovering more quickly than Concord which may potentially be related to the number of foreclosures that Concord had experienced throughout the prior three to four years.

Ms. Johnson reported that the City had received praise from the affordable housing community; particularly as a result of the new Development Code and the affordable housing bonus program which is a model other jurisdictions are being encouraged to review.

Chair Avila noted that the Design Review Board (DRB) has been busy lately in the review of housing projects.

Commissioner Hoag presented a current research report from the American Institute of Economic Research which reported that growth and Gross Domestic Product (GDP) is growing at a lower rate than the country is used to, and once people are used to a lower rate of growth, attitudes will change along with the financing necessary to make certain projects more viable. He expressed optimism that the pickup will become obvious and suggested that in going forward home prices are increasing which will place pressure on affordable housing jeopardizing progress. He suggested that the City is in a good position to take advantage of growth and that many approved projects have not yet come to fruition.

Chair Avila stated that even though there has been an uptick in home prices, Contra Costa County is still one of the most affordable housing markets in the Bay Area.

Commissioner Mercurio referred to Table 1 on Page 7 of the report and commented that when the time is right, there are a number of projects that are ready to proceed.

In response to Commissioner Hoag as to whether or not there was a statute of limitation in terms of approved projects, Ms. Ryan stated that use permits have expiration dates and applicants may apply for an extension of a use permit although there are timelines associated with extensions.

MOTION: Vice Chair McGallian moved to recommend acceptance of the General Plan Annual Progress Report by the City Council and submission of the report to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development. Commissioner Mercurio seconded the motion.

AYES: McGallian, Mercurio, Avila, Hoag, Obringer
NOES: None
ABSTAIN: None
ABSENT: None

STAFF REPORTS / ANNOUNCEMENTS

There were no staff reports or announcements.

COMMISSION REPORTS / ANNOUNCEMENTS

Chair Avila thanked Vice Chair McGallian for chairing the last meeting in his absence.

FUTURE PUBLIC HEARING ITEMS

Ms. Johnson reported that the March 6 Planning Commission meeting will be canceled but there will be a meeting on March 20.

Ms. Ryan reported that the Council Committee on Housing & Economic Development will hold interviews on February 26th in the afternoon for the at-large members of the Downtown Ad Hoc Steering Committee, and on that same day the Council will confirm the Ad Hoc Steering Committee membership. The Ad Hoc Steering Committee will hold its first meeting on March 13.

ADJOURNMENT

BY ORDER OF THE VICE CHAIR THE MEETING WAS ADJOURNED AT 7:35 P.M.

APPROVED:

Carol Johnson
Planning Commission Secretary

Transcribed by Anita Tucci-Smith