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March 25, 2015

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 24, 2015, 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 2014 and Concord's progress in meeting its share of regional housing needs during the reporting period from 2007 to 2014. 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
Laura Simpson, Planning Manager
Ray Kuzbari, Transportation Manager

Attachment: City of Concord's General Plan Progress Staff Report with Exhibit A: 2014 Annual Housing Element Progress Report with Tables A, A, A3, B and C

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

**Jurisdiction** City of Concord

**Reporting Period** Jan. 1, 2014 - Dec. 31, 2014

### 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 | |
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| | | | | | | | | | | | |
| (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

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

**Jurisdiction** City of Concord
**Reporting Period** Jan. 1, 2014 - Dec. 31, 2014

### 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 | | 0 | City provided financial assistance for two substantial rehabilitations for Very Lowm Income Households with Resale Restriction and Regulatory Agreement recorded. |
| (2) Preservation of Units At-Risk | | | | 0 | |
| (3) Acquisition of Units | | | | 0 | |
| (5) Total Units by Income | 0 | 0 | 0 | 0 | |

* Note: This field is voluntary

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

| | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|---|---|---|---|---|---|---|
| No. of Units Permitted for **Moderate** | 0 | | | | | 0 | 0 |
| No. of Units Permitted for **Above Moderate** | 15 | | | | | 15 | 15 |

* Note: This field is voluntary

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

**Jurisdiction** City of Concord

**Reporting Period** Jan. 1, 2014 - Dec. 31, 2014

### 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 | 2013 | 2014 | | 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 | 0 | | 0 | 639 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | |
| Low | Deed Restricted | 426 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 426 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | |
| Moderate | Deed Restricted | 498 | 0 | 6 | 0 | 0 | 1 | 1 | 0 | 0 | | 8 | 490 |
| | Non-deed restricted | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | |
| Above Moderate | | 1,480 | 97 | 48 | 61 | 0 | 4 | 4 | 2 | 15 | | 231 | 1,249 |
| Total RHNA by COG. Enter allocation number: | | 3,043 | 97 | 54 | 61 | 0 | 5 | 5 | 2 | 15 | | 239 | 2,804 |
| Total Units ► ► ► | | | | | | | | | | | | | |
| Remaining Need for RHNA Period ► ► ► ► ► | | | | | | | | | | | | | |

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

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

**Jurisdiction** City of Concord

**Reporting Period** Jan. 1, 2014 - Dec. 31, 2014

### Table C

### Program Implementation Status

| Program Description (By Housing Element Program Names) | **Housing Programs Progress Report - Government Code Section 65583.** Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E.** | **Status of Program Implementation** |
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# ANNUAL ELEMENT PROGRESS REPORT
## *Housing Element Implementation*
(CCR Title 25 §6202 )

**Jurisdiction** City of Concord

**Reporting Period** Jan. 1, 2014 - Dec. 31, 2014

**General Comments:**

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| | GOAL H-1 | HOUSING SUPPLY & MIX | | | | | |
| H-1.1 | | **Ensure an adequate supply of housing sites to achieve the City's Regional Housing Needs Allocation (RHNA) numbers for the 2007-2014 planning period.** | | | | | |
| | H-1.1.1 | Continue to **identify potential sites** for reuse to ensure an adequate supply of land for residential development. | Planning Division | N/A | Ongoing | The Housing Inventory Sites list is located on the City's Website (Planning page) under "Housing Element" in Appendices A and B. The City will continue to identify additional sites and the list will be updated in 2012 and 2014. ***The Housing Element Update Task 4 is analyzed sites Citywide in 2014 for incorporation into the Housing Element Update, adopted on January 5, 2015.*** | Sites Analysis is included in Housing Element Update submittal to HCD in Oct. 2014 and adopted in Jan. 2015 ***Completed*** |
| | 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.<br>- 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 was updated an is located on the website (Planning page) under "Housing Element Update" in Appendix A. Housing Element Updated on January 5, 2015 | Nov. 2012 and June 2014 ***Completed in Jan. 2015*** |
| | H-1.1.4 | **Allow multifamily** residential development **projects** on parcels identified in the Housing Element land inventory as Downtown Mixed Use (DMX) & Commercial Mixed Use (CMX) zoning districts. | City Council, Planning Commission & Planning Division | N/A | Ongoing | Multifamily residential development is allowed on parcels that are zoned Downtown Mixed Use (Section 122-154) and Commercial Mixed Use (Section 122-131) with a Use Permit. | July 2012 ***Completed*** Renaissance Phase II approved in Dec. 2013 (179 units) |
| H-1.2 | | **Encourage a variety of housing types in new subdivisions, including duplexes, townhomes, small apartment buildings or condominiums.** | | | | | |
| | H-1.2.1 | **Promote mixed use** developments and housing types. | City Council, Planning Commission & Planning Division | N/A | Ongoing | The new Development Code provides development standards for new mixed use projects and housing types. Sections 122-132; 122-155; 122-178; and 122-627. | July 2012 ***Completed*** |
| | H-1.2.2 | **Promote mixed-use development Downtown** where housing is located in close proximity to urban services, shopping and/or public transportation. | City Council, Planning Commission & Planning Division | N/A | Ongoing | This is currently allowed and the new Development Code provides development standards for mixed-use projects. Sections 122-155 and 122-627. ***The new Code also provides an Affordable Housing Incentive Program*** | July 2012 ***Completed*** |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| | H-1.2.3 | **Facilitate** the development of **mixed income housing** in the Downtown. | City Council, Planning Commission & Planning Division | **50** new mixed-income units in or near Downtown. | Ongoing | This is an ongoing work effort that includes meetings with non-profit developers. ***The Downtown Concord Specific Plan was prepared to initiate and promote mixed-income housing in the downtown (approx. 600 acres) with focus on the the transit overlay.*** | June 2014 |
| **H-1.3** | | **Promote the development of single-family homes that are affordable to very low, low & moderate-income households in all new single family developments as well as in existing single-family neighborhoods.** | | | | | |
| | H-1.3.1 | **Encourage** the development of **small lot subdivisions** & provide financial incentives through the FTHB program for low-income families. | City Council, Planning Commission & Planning Division, Economic Development Division | **60 new single family homes** affordable to low & very low income households & **90** new single family homes affordable to moderate income. | Ongoing | There have been several small lot subdivisions approved which would provide homes for low and moderate income homebuyers. Wisteria (37), Enclave (26), Poetry (28), Villa de la Vista (12), Willows (7) and La Vista Villas. All have inclusionary obligations. ***Wisteria development is the only small lot development under construction at this time (2 inclusionary constructed and sold). FTHB Program continues to be available with limited funding.*** | Ongoing |
| | H-1.3.2 | **Provide standards** for **small-lot** single-family homes. | City Council, Planning Commission & Planning Division | N/A | Specific standards to be completed and incorporated into the Zoning Ordinance by amendment within one year of adoption of this element. | The Development Code provides development standards for small lot single family homes. Section 122-335. | July 2012 ***Completed*** |
| **H-1.4** | | **Encourage second units in new & existing residential developments & the development of duplex condominiums where consistent with the General Plan.** | | | | | |
| | H-1.4.1 | **Encourage duplex, condominiums**, where consistent with the General Plan density standards. | City Council, Planning Commission & Planning Division | **75 units** created through new duplex, condominium or second unit developments. | Ongoing | Current ordinance allows. This is an ongoing effort made by staff when discussing proposed residential projects. CO/CMX allows duplex, RM allows attached and duplex. | Ongoing 2014 |
| | H-1.4.2 | **Allow second units** in the single-family districts in accordance with State law. | City Council, Planning Commission & Planning Division | N/A | Ongoing | Current ordinance allows. Development Code continues to allow. Section 122-78 and 122-631. Size allowance increased to 1,000 s.f. for lot sizes +12,000 s.f. | July 2012 ***Completed*** |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

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

# 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 established an Affordable Housing Incentive Program and Transit Overlay and continues the Density Bonus Program to create incentives for mixed income housing. **The City's Affordable Housing Incentive Program was recently highlighted on the State HCD website as an example ordinance for promoting affordable housing. The City's Downtown Specific Plan was adopted in June 2014, which plans for 4,020 units to 2040.** | Development Code Adoption ***July 2012 Completed*** -- Specific Plan Adoption June 2014 |
| | H-1.5.2 | Create & publish on City's website a **list of State & Federal low-interest land acquisition/ construction funds available** for development of homes affordable to low & moderate income households. | Economic Development and Housing Division | N/A | By mid 2011 | Links to Federal/State website updates are provided on the City's website on the Housing Assistance Page. | **Completed 2011** Ongoing |
| | H-1.5.3 | Continue **Multifamily Infill Housing Programs** that facilitate infill residential development & provide affordable (workforce) housing and/or housing for those with special needs. | Planning Division and Economic Development and Housing Division | N/A | Ongoing | 2012 Development Code promotes infill development through Code sections including Transit Station Overlay Districts; Live/Work Units; Mixed Use Projects; Secondary Living Units; and Small Lot Standards. | Ongoing July 2012 ***Completed*** |
| | 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.* ***In addition, Masonic Temple was moved from site (June 2013), so site is now vacant. Long Range Property Management Plan approved by Council on 12/10/13 and forwarded to DOF.*** | 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 of Development Code encourages such development by providing incentives for affordable housing meeting certain criteria. **The Transit Overlay Ordinance also provides for additional flexibility in development. The Downtown Specific Plan will further promote mixed-income mid and high density housing.** | ***July 2012 Code Completed and Ongoing Efforts*** |
| | 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 18.160.050 Adjustment to Parking Requirements and Affordable Housing Incentive Program provides incentives and flexibility. | ***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 in Sections 18.30.030, 18.40.030, 18.45.030. Group Housing includes SROs. | ***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** | City Council, Planning Commission City Attorney & Planning Division | N/A | Within one year of the adoption of the Housing Element, City will establish the AHO District. | The Development Code (2012) contains new provisions in the Affordable Housing Section including an Affordable Housing Incentive Program. Section 122-581. | ***July 2012 Completed*** |
| **H-1.6** | | **Allow manufactured housing in all residential zones, consistent with State law requirements, & ensure the conservation & improvement of the City's existing mobile home parks as part of the City's affordable housing stock.** | | | | | |
| | H-1.6.1 | **Implement** the City's adopted **regulations** that **allow manufactured housing units** in all residential zones. | Building Division and Planning Commission | N/A | Ongoing | This is an ongoing work effort, upon building application | ***Provisions retained in July 2012 Code Update*** Ongoing |
| | H-1.6.2 | 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 | Planning Division and Economic Development and Housing Division | N/A | Ongoing | There are no current applications related to mobile home closure or conversion. However, projects proposing mobile home closure or conversion will be processed according to City ordinance. | Processed As necessary |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| | H-1.6.3 | Provide **low-interest loans** to qualifying households to support the rehabilitation of mobile home units in the City. | Economic Development and Housing Division | **30 rehabilitated** manufactured housing & mobile homes. | Ongoing | FY 2007-08 2<br>FY 2008-09 2<br>FY 2009-10 3<br>FY 2010-11 3<br>FY 2011-12 3<br>FY 2012-13 0<br>FY 2013-14 0 In addition, City has provided emergency grants and weatherization and security grants to 14 mobile homes during the first four fiscal years of the planning period. A significant reduction in funding (Loss of Redevelopment) and a change in program administrators has limited the program in the last few years. | Ongoing 2014 |
| | H-1.6.4 | **Allow the use** of the City's **rehabilitation funds** for the **setting up of mobile home foundations**, the **paving of 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<br>FY 2008-09 2<br>FY 2009-10 3<br>FY 2010-11 3<br>FY 2011-12 3<br>FY 2012-13 0<br>FY 2013-14 1 In addition, City has provided emergency grants and weatherization and security grants to 14 mobile homes during the first four fiscal years of the | 2014 ***Completed*** |
| **H-1.7** | | **Promote the development of new condominiums and cooperatives.** | | | | | |
| | H-1.7.1 | **Ensure that condominiums** & cooperatives continue to **meet high standards of quality** while providing for entry level rental & ownership housing by approving density bonuses in accordance with the City ordinance. | Planning Division | **100 new** condominium units | Ongoing | The City has approved 224 condos, 120 condo conversions, 62 townhomes, 171 multi-family units and 70 single family units since 2007, however due to the residential market downturn some of these projects are on hold for construction. One downtown project of 129 condos was constructed, and is leased out as rentals (Renaissance Phase I). | 2014 |
| | H-1.7.2 | **Implement the condominium conversion ordinance** to limit the number of rental housing stock converted into condominiums each year. | Planning Division | Implement Tracking System by **May 2011** | Ongoing | Planning Division has prepared tracking matrix to monitor. **No condo conversions occurred this year.** | 2011 |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| **H-1.8** | | **Promote a diversity of housing types, including efforts to increase rental and ownership opportunities for moderate and above moderate income housing.** | | | | | |
| | H-1.8.1 | **Encourage the production of** ownership & rental **housing in Downtown** that is attractive & affordable to moderate & above-moderate income households. | City Council, Planning Commission & Planning Division | **2.510 new housing units** affordable to moderate & above moderate-income households. | Ongoing | The City promotes infill development to increase densities in Downtown. The Development Code provides incentives that will create opportunities for affordable housing. The housing recovery for the City has been slow, due to the previous number of foreclosed units, short sales and vacant units. ***City has been prepared the Downtown Concord Specific Plan to spur housing and economic development. The plan encourages the production of 4,020 units out to 2040. Plan was approved in June 2014.*** | Ongoing and ***Completion of Development Code*** July 2012 -- Downtown Plan completed **June 2014** |
| **H-1.9** | | **Remove or reduce constraints to housing production by lowering the cost of development & improving the ease of building in Concord.** | | | | | |
| | H-1.9.1 | **Continue** the **annual review** of the City's development **fees,** processing fees, & other charges in the Master Fees & Charges to ensure they are not a constraint to development. | Planning Division, Building Division & Finance Department | N/A | Ongoing | Annual fees reviewed and updated each July 1. ***City's In-Lieu fees were reduced as result of fee study in 2011 to spur development.*** | Nexus study will be completed in the upcoming year |
| | H-1.9.2 | Continue to offer a centralized, one-stop counter for permit processing to streamline the development process. | Planning Division, Building Division & Economic Development and Housing Division | N/A | Ongoing | The City is continuing to offer the one-stop counter and a Community & Econ. Dev. Committee has been formed to improve the permit center lobby to improve the efficiency of processing of permits for customers at the 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. In-lieu fees for inclusionary delayed till Certificate of Occupancy. | Ongoing |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| | H-1.9.4 | Continue to **support legislation** that requires special districts **to reduce** their **fees for affordable** housing **projects.** | City Council, Planning Commission, Planning Division, Building Division & Economic Development and | 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 ***145*** homes and ***38*** mobile homes since the start of fiscal year 07-08. The City also rehabilitated 65 units through HUD lead hazard progam between 2008-2011. Reduced funding due to the loss of redevelopment and a change in program administrators has limited the program in the last two years. However, the program continues to operate on CDBG funds. | Ongoing 2014 |
| | H-2.1.2 | **Continue to establish price and rent restriction agreements through acquisition**, financial assistance, or other means with property owners. | City Council, Economic Development and Housing Division | N/A | Ongoing | Regulatory Agreements implementing income eligibility and monitoring will be recorded for any multi-family rehabilitation projects for 55 years. Funding for new projects is limited. **City provided funds for substantial rehabilitation and sale of 2 single family units to Very Low Income Households in 2013.** | Ongoing 2014 |
| | H-2.1.3 | **Ensure the conservation of existing subsidized housing** including State, Federally, & locally-assisted developments that is **at risk of converting** to market rates. | Economic Development and Housing Division | N/A | Implement program in 2010 & check the status of at-risk projects every two years. | Housing Program monitors compliance with Regulatory Agreements in terms of income levels for affordable units. Building Division monitors affordable units for compliance with health and safety codes. Expiration dates for Regulatory Agreements are monitored. | Ongoing |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| | H-2.1.4 | Continue to **monitor** the **conditions** of housing stock **through ongoing housing inspections** and enforce housing codes and standards to ensure that the existing housing stock is not diminished in 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 | 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 | Economic Development and Housing Division | N/A | Ongoing | Ongoing through Annual General Plan progress report through HCD submittal. | Ongoing thru 2014 |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| H-2.2 | | **Preserve & enhance the quality of Concord's residential & mixed use neighborhoods to ensure a comfortable, safe healthy, & attractive living environment for all residents.** | | | | | |
| | H-2.2.1 | Continue to **implement & update** the City's Neighborhood Services **Strategic Plan.** | Neighborhood Services | N/A | Ongoing | The City's Neighborhood Services (Code Enforcement) Division implements the Strategic Plan on a day-to-day basis. | Ongoing thru 2014 |
| | H-2.2.2 | **Promote** new residential development standards, that create a functional, pleasing & **high quality living environment** for all Concord residents. | City Council, Planning Commission, Planning Division, Building Division & Economic Development and | N/A | Ongoing | Residential development standards in City's Development Code continues to promote high quality development through Development Standards. | ***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 adopted in 2010. | Ongoing |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| **H-2.3** | | **Preserve Concord's historic homes, areas, & buildings** | | | | | |
| | H-2.3.1 | **Support housing rehabilitation**, conservation or preservation. | Planning Division | N/A | Ongoing | Concord has mapped and inventoried historic buildings in downtown. Housing Program has entered into Letter of Understanding (Aug. 2010) with State Historic Preservation Office for the Housing Rehabilitation Program. Development Code incorporates new North Todos Santos district, consistent with GP. **The Masonic Temple was relocated from a Successor Agency owned site to a site adjacent to the Galindo House in 2013 by the Historical Society.** | Ongoing |
| **GOAL H-3** | | **MEETING SPECIAL NEEDS** | | | | | |
| **H-3.1** | | **Actively seek & encourage the development of affordable housing for very-low, low - and moderate income seniors.** | | | | | |
| | H-3.1.1 | Provide financial assistance, regulatory incentives & priority permit processing for **senior housing developments** that provide **25 percent** or more of their units at rents or prices **affordable** to moderate, low or very low income seniors. | City Council, Planning Commission, Planning Division, Economic Development and Housing Division | N/A | Ongoing | Affordable housing division of the Development Code includes incentives, such as priority permit processing, density bonus and modified parking standards for affodable senior housing (Section 18.185) | ***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, adopted in June 2014, provides 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 **$30,000 collected in 2012/13 and $30,000 in 2013/14** |
| | H-3.3.2 | **Support** the **Section 8** Housing Choice Voucher Program administered by the Contra Costa County Housing Authority. | Economic Development and Housing Division | N/A | Ongoing | The rental referral listing for Housing Authority linked to City's Housing Assistance page on City's Website. Referrals frequently provided by staff to the Housing Authority for those inquiring about the voucher program. | |
| 3.4 | | **Actively seek & encourage the development of housing that is affordable to very low, low and moderate income first time homebuyers.** | | | | | |
| | H-3.4.1 | Utilize Redevelopment Housing Set Aside funds to provide **zero interest second mortgages to** qualified low and moderate income **homebuyers** to assist them with down payment and/or closing costs. | Economic Development and Housing Division | Provide assistance to **50 FTHB.** | Ongoing | Nine FTHB loans were closed during 2007-09. Seven FTHB loans were closed within FY2010-11 as housing values begin to stabilize. Redevelopment funding was eliminated in 2011-2012. Other sources now used to provide reduced funding level for 2-3 loans annually. | Ongoing thru 2014 |
| | H-3.4.2 | Support & participate in the **Mortgage Credit Certificate** Tax Credit Program administered by the Contra Costa County Department of Conservation & Development & **make information available** at the permit counter & City Website. | Economic Development and Housing Division | N/A | Ongoing | Information is provided at Permit Center counter and kiosk and a City Website link has been updated with County's new information. | Ongoing thru 2014 |
| | H-3.4.3 | Work with **local nonprofit housing** developers to facilitate sweat-equity homeownership opportunities for Concord Residents. | Economic Development and Housing Division | N/A | Ongoing | Staff has met with Habitat for Humanity to discuss opportunities for new sweat-equity home ownership projects ***and potential joint future projects.*** | Ongoing thru 2014 |
| 3.5 | | **Actively seek & encourage the development of affordable housing for large families that are very low, low or moderate income & continue to take actions to prevent discrimination against children in housing.** | | | | | |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| | H-3.5.1 | Expand the current inventory of large units in the City by providing financial and/or regulatory incentives to encourage the inclusion of **four-plus bedroom units** in new developments, especially in **rental housing** developments. | Economic Development and Housing Division | **100** new or rehabilitated housing units in Concord with four or more bedrooms. | Ongoing | Ongoing work effort negotiated on a case-by-case basis. Approval of Condo Conversion project in Oct. 2006, which included (10) 4-bedroom units. Project completed exterior improvements in phases over 2007-09. | Ongoing thru 2014 |

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## 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. - | The new Development Code provides for the development of emergency homeless shelters in its Business Park and Industrial Districts. | ***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 in certain residential districts and commercial mixed use area with appropriate permits. | ***July 2012 Completed*** |
| | H-3.6.4 | Coordinate with the County & local non-profits to identify & address the housing & social needs of the local homeless population. | Police Dept., Community and Recreation Services and Community Grants Division | N/A | Ongoing | City Staff refers clients to local resources and attends Interagency Council on Homelessness. Police department has a representative on the Executive Committee for the Contra Costa Inter-jurisdictional Council on 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 counseling, education and outreach. | Ongoing thru 2014 |
| | H-4.1.2 | Continue to provide tenant-landlord counseling services through private agencies or non-profits such as Housing Rights, Inc. to help resolve problems & conflicts that occur in tenant/landlord relationships. | Economic Development and Housing Division | N/A | Ongoing | City contracted with Bay Area Legal to provide tenant-landlord counseling services to resolve problems and conflicts. | Ongoing thru 2014 |
| | H-4.1.3 | Continue to monitor rental rates in Concord on an annual basis to provide up to date, reliable information on average & median rents in the City by unit size & type. | Economic Development and Housing Division | N/A | Ongoing | City has contracted with U.S. Communities to monitor the City's affordable inventory for income eligibility and rental rates. Also, provides average and median rental rates. Reduced funding for continuation beyond 2014. | Ongoing thru 2014 |
| | H-4.1.4 | Work with the Contra Costa HOME Consortium to reduce impediments to fair housing choice identified in the Consortium's Analysis of Impediments to Fair Housing Choice. | Community Grants, Economic Development and Housing Division | N/A | Ongoing | The City Council adopted the Consortium's 2010/15 Analysis of Impediments to Fair Housing Choice. Changes to the AI for the 2015/20 Consolidated Plan period are pending further guidance from HUD. Updates are provided through the City's annual Action Plan. | Ongoing thru 2014 |

# TABLE C
## PROGRAM IMPLEMENTATION STATUS

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

| Policy # | Program # | Title | Responsible Agency | Quantified Objective | Time Frame | Status | Completion Date |
|---|---|---|---|---|---|---|---|
| GOAL H-5 | | ENERGY CONSERVATION | | | | | |
| H-5.1 | | **Encourage the incorporation of energy conservation design features in existing & future residential developments to conserve resources, reduce greenhouse gas emissions, & reduce housing costs.** | | | | | |
| | H-5.1.1 | Continue to allow new subdivisions to provide, to the extent feasible, for passive energy conservation & solar access. | Planning Commission and Planning Division | N/A | Ongoing | **City approved a Citywide Climate Action Plan in July 2013 with GHG reduction strategies.** Staff encourages design strategies for new buildings through Design Review of projects. | Ongoing thru 2014 |
| | H-5.1.2 | Continue to enforce State Energy Conservation Standards for new residential construction or additions to existing structures. | Building Division | N/A | Ongoing | Building review and inspection based on Title 24 and new Building Code | Ongoing thru 2014 |
| | H-5.1.3 | Continue to offer rehabilitation loans to low & moderate income homeowners & seniors to improve the energy efficiency of their residence and/or replace existing energy inefficient appliances through various Home Repair Loans and the Weatherization for Seniors Program. | Community Grants, Economic Development and Housing Division | N/A | Ongoing | City continues to offer Emergency Repair Loans and Weatherization and Home Security Grants for Seniors, as CDBG funds allow. | Ongoing thru 2014 |
| | H-5.1.4 | Adopt Green Building Standards in accordance with State Law to implement General Plan policies & promote solar energy & other environmentally sound, energy efficient methods for heating & cooling homes, consistent with adopted building, mechanical & plumbing codes. | Building Division and Planning Division | N/A | Late 2010 | Adopted by Building Division, and effective as of January 1, 2011. | Ongoing thru 2014 |

# DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING

| Strategy | Action # | Title | Responsible Division | Quantified Objective | Time Frame: Short term 2014 | Time Frame: Mid term 2017 | Time Frame: Long term 2022 | Status | Anticipated Completion Date |
|---|---|---|---|---|---|---|---|---|---|
| | | **LAND USE PLAN (LU)** | | | | | | | |
| **LU-1** | | **Adopt the Downtown Vision Plan, Impementation Strategy, and Regulating Code** | | | | | | | |
| | A. | Incorporate the Downtown Plan into the General Plan Update/Housing Element Update | Planning Division | Incorporated as Volume IV of the General Plan | X | | | Completed - Working on updating website and General Plan page to reflect Volume IV as DTSP | **Completed - June 24, 2014** |
| | B. | Prepare and Adopt Addendum for the Vision Plan, Regulating Code, and Implementation Strategy | Planning Division | Adopt Addendum for environmental review | X | | | Completed - Updating website to reflect Volume IV as DTSP and Resolution of Adoption | **Completed - June 24, 2014** |
| | C. | Amend Development Code & other City Ordinances, as necessary to insure consistency with the Regulating Code | Planning Division | Update ordinances to reflect desired modifications | X | | | Planning staff is coordinating with CCWD regarding secondary living units, text amendment regarding transitional and supportive housing will be forthcoming in 2015. | *Ongoing June 2015* |
| **LU-2** | | **Examine Height and Incentive bonuses** | | | | | | | |
| | A. | Define areas where additional height would be beneficial | Planning Division | Examine locations that may benefit from additional height | X | | | Not considered a constraint currently. WMX-140 feet, CO-30 feet, DP 70 feet, CMX-30 feet Premature at this time, WMX does allow increased height with a Use Permit. | Re-examine in 2016 |
| | B. | Develop code sections to recognize certain thresholds; up to 5 stories, 12 stories, over 12 stories | Planning Division | Develop design and develop standards geared toward variety of building styles | | X | X | Mid-term objective | Re-examine in 2017 |
| | C. | Provide FAR/Density bonus for desirable amenities provided (open space, day care facilities, employment, 3-br units, gardens, etc.) (See Emeryville, San Diego, and Portland programs) | Planning Division | Prepare modification to Multi-family and/or Transit Overlay code in particular 122-273c | X | | | Multi-family housing and Transit Overlay mods. - to be initiated upon Housing Element adoption. Aff. Hsg. Imp. Program provides bonus for amenities. Consider incentives also for market rate housing. | *Ongoing June 2016* |
| | D. | Study modifications of Development Code to allow multi-family units w/just design review (within 1/2 mile radius of BART) | Planning Division | Prepare code update for DP and DMX districts or Transit Overlay | X | | | Program already provides for Design Review only; Consider streamlining by eliminating Use Permit. May consider study session to discuss with City's internal DAC. | *Ongoing June 2015* |

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| | E. | Consider parking reduction as incentive for first two initial projects within the downtown of at least 100 units. | Planning / Economic Development Divisions | Consider for Oak Street site and Town Center sites (RFP) | X | | | Study Session held in April 2014, Council was not open to adjustments to parking ordinance. Revisit during RFP process. Examine potential Transit Overlay modifications. Parking Ord. already provides for some adjustments and flexibility (Section 18.160.050) | *Ongoing June 2015* |
| **LU-3** | | **Urban Design and Development** | | | | | | | |
| | A. | Focus primarily on vacant/under-utilized parcels within transit overlay | Planning and Economic Development Divisions | Brainstorm potential ideas/opportunities | X | | | City's Successor Agency sites will move forward once Long Range Property Management Plan is approved by State Dept. of Finance. Set up meeting to discuss at that time. | *Ongoing June 2015* |
| | B. | Define a new district around Pacheco, Adobe and Clay's Alley (restaurants, artisannal local retailers). | Planning Division and Economic Development Divisions | Brainstorm potential ideas/opportunities | X | X | X | Set up meeting to discuss | *Ongoing June 2016* |
| | C. | Develop Grant St. as Vital Commercial link from TSP through to BART through use of developer incentives - tbd. | Planning Division and Economic Development Divisions | Brainstorm potential ideas/opportunities | X | X | | City has received $250,000 grant for Corridors Project including Grant St., Salvio St., and Oak St., for design concepts for complete streets on key segments (Apr. 2015/2016 timeframe). | *Ongoing April 2016* |
| | D. | Study Redevelopment of Park and Shop area. | Planning Division and Economic Development Divisions | Brainstorm potential ideas/opportunities | | | X | Premature at this time - Long term strategy | *Re-examine in 2017* |
| | E. | Work with community groups/hold meetings at different locations to generate more community input. | Planning Division and Economic Development Divisions | Brainstorm potential ideas/opportunities | X | X | | City's Bike and Pedestrian Plan outreach and Detroit Avenue projects have hosted meetings in Todos Santos Plaza, at the Keller House, at Meadow Homes Elementary, Willow Pass Community Center. | *Ongoing Dec. 2015* |
| | | **HOUSING (H)** | | | | | | | |
| **H-1** | | **Housing** | | | | | | | |
| | A. | Provide a greater diversity of housing types including market rate and affordable apts., condos, townhouses. | Planning Division | Brainstorm potential attraction ideas/opportunities | | X | | Consider streamlining by eliminating Use Permit for discussion with City's internal DAC. | *Ongoing June 2015* |
| | B. | Monitor affordability within project area. | Planning Division | Provide bi-annual comparison with existing conditions report | X | X | | Retain consultant (EPS) to provide update in spring of 2015 | *Ongoing June 2015* |

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| | C. | Maintain City's affordable units currently under Regulatory Agreement within project area at 90% of current level to 2022, as financially feasible. | Housing Division | Retain 603 of the 670 affordable units under affordability restrictions through to 2022. | X | X | | Pursue funding mechanisms to retain affordable units as regulatory agreements expire over the next 8 years (Agreements with 142 units due to expire during that period) | *Ongoing* |
| | D. | Develop Anti-Displacement strategies for inclusion in Housing Element. | Planning Division | Incorporate new strategies within the Housing Element Update for adoption in Jan. 2015. | X | X | | Anti-displacement strategy (Program H-2.4.1) was incorporated into the Housing Element Update. | **Completed *Jan. 2015*** |
| | E. | Monitor conditions of affordable units within City's inventory. | Building Division | Units are inspected on a 3-year rotational basis; input dates | X | X | | Building Division inspects multi-family on an ongoing basis, inspection dates into Compliance Services database, and self certification process is still available to property managers. | *Ongoing June 2015* |
| | F. | Examine updates to Secondary Living Unit ordinance to provide affordability and greater flexibility within the Transit Overlay Zone. | Planning Division | Prepare updates to secondary living unit/Transit overlay code | X | | | City CED staff will meet internally to clarify definitions and fee categories. | *Ongoing June 2015* |
| | G. | Coordinate meeting with Contra Costa Water District to explore reducctions to fees and requirements by the District for Secondary Living Units. | Planning Division | Reduce fees for those secondary units within the Transit Overlay | X | | | Met with CCWD on July 31, 2014 to understand definitions of each agency and history of fees. Staff attended CCWD's Stakeholder meeting for their Facility Reserve Charge process in January and met with their planning staff on February 13, 2015. | *Ongoing June 2015* |
| | | **ECONOMIC VITALITY (ED)** | | | | | | | |
| **ED-1** | | **Engage Community Strategically for Downtown Redevelopment/Development** | | | | | | | |
| | A. | Create, distribute, and market the Downtown Concord Vision Poster and Outreach Campaign | Economic Development Division | Prepare marketing campaign for the downtown. | X | | | Retain grant funding or allocate City funds and meet with TSBA to discuss. | *Ongoing June 2016* |
| | B. | Develop Branding Program for Todos Santos District. | Economic Development Division | Prepare branding program | X | | | Retain grant funding or allocate City funds and meet with TSBA to discuss. | *Ongoing June 2016* |
| | C. | Develop a Marketing Plan to: Engage bussiness owners, market properties, and provide infor. On Dev. Incentives. | Economic Development Division | Retain grant funding or determine available City funds and meet with TSBA to discuss. | X | | | Retain grant funding or allocate City funds and meet with TSBA to discuss. | *Ongoing June 2016* |
| | D. | Engage Property Owners to gain an Understanding of City's goal of branding of Todos Santos District | Economic Development Division | Present concepts at TSBA | X | | | Retain grant funding or allocate City funds and meet with TSBA to discuss. | *Ongoing June 2016* |

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| | E. | Re-examine Creation of and Market Support for Property-Based Improvement District. | Economic Development Division | Facilitate adoption of a PBID to support the downtown | X | | | Retain grant funding or allocate City funds to revisit PBID during next year and meet with TSBA to discuss. | *Ongoing June 2016* |
| | F. | Prepare Long-term Property Management Plan for submittal to the State for City's prior Redevelopment sites | Economic Development Division | Submit LRPMP to DoF for review | X | | | Report completed and submitted to Dept. of Finance. Staff will begin RFP for vacant Successor Agency sites (Oak St.) upon completion. | ***July 2014 Completed pending final approval from State Dept. of Fin.*** |
| | G. | Identify target businesses, based on market demand, to attract to the DTSP Area. Plan and Implement. | Economic Development Division | Identify businesses for specific business attraction to within the Downtown limits. | X | | | ED Division Implementing Economic Vitality Program | *Ongoing June 2015* |
| | H. | Seek grants and other funding sources for improvements and activities. | Economic Development Division | Obtain grant related to marketing of the downtown. | X | | | Reseach and pursue State, regional and private grants; pending hire of staff | *Ongoing June 2016* |
| | I. | Expand existing Economic Development Program to Retain and Support existing businesses/offices within the downtown. | Economic Development Division | Track new downtown businesses attracted and retained. | X | | | Current efforts underway and ongoing | *Ongoing June 2015* |
| **ED-2** | | **Support Development/Redevelopment of Downtown Properties** | | | | | | | |
| | A. | Re-Initiate façade improvement program with City supporting design, development and expedited permitting | Economic Development Division | Obtain funding for and renew documents for program | X | | | Reseach and pursue State, regional and private grants; pending hire of staff | *Ongoing June 2016* |
| | B. | Prepare Design Guidelines handout for developers (Excerpt from SP). | **Planning Division** and Economic Development Division | Prepare Handout and publish | X | | | Meet with DRB to review Design Guidelines chapter and concepts during Spring | *Ongoing June 2015* |
| | C. | Encourage and facilitate a Parking Management Program in the DP zoned area and south to BART by initiating a parking management study for the DP & DMX zoning districts that analyzes the availability of existing parking spaces, determines modifications necessary in order to make private spaces available to the public, examines concepts such as unbundled parking & transfer of parking rights, and actions required to form a parking management district. | **Planning Division/ Transportation /** Economic Development and Housing Division | Pursue funding for, retain consultant and prepare a Parking Management Plan | | X | X | Premature at this time - Mid Term | Re-examine in 2017 |
| * | D. | Examine Timed Parking for on-street parking in DP zoned Area to encourage parking turnover. | **Transportation/** Economic Development and Housing Division | Undertake focussed study in limited area | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |
| | E. | Establish Design Parameters for Successful/flexible retail (guidelines) for mixed use projects | **Planning Division/** Economic Development and Housing Division | | X | X | | Identify issues and potential solutions for mixed use projects. Review existing Mixed Use development standards and consider edits. | *Ongoing June 2016* |

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| | F. | Re-examine Development Code for retail requirements within mixed use projects. | **Planning/** Economic Development and Housing Division | | X | | | Need to Identify potential code amendments. | *Ongoing June 2016* |
| * | G. | Re-Examine and Coordinate Procedures and Fees for in-lieu Parking Fee Program. | **Transportation/** Economic Development and Housing Division | Updating of In-Lieu Parking Fee Program procedures | X | | | Research and review of fees needed, identify procedures that would need to be prepared and implemented | Re-examine in 2016-17 |
| **ED-3** | | **Initiate Catalyst Development Projects/Leverage Public Land** | | | | | | | |
| | A. | Use Successor Agency opportunity sites as catalyst development sites to incentivize developers w/ First-In Incentive Package | **Economic Development & Housing Division /** Planning Division | Discussion prior to RFP preparation and negotiation of DDA | X | | | Awaiting DOF signing of on LRPMP | *Ongoing June 2015* |
| | B. | Select a developer for the 4.22 acre Oak St. site through a RFQ, RFP process w/the necessary experience & expertise to complete a high density mixed-use development in a realistic timeframe & negotiate a Disposition & Development Agreement with that developer | Economic Development & Housing Division | Preparation and distribution of RFQ and RFP for Oak Street site | X | | | Awaiting DOF signing of on LRPMP | *Ongoing June 2015* |
| | C. | After Oak St. site, select a developer for the 3-acre Galindo St. site through a RFQ, RFP process w/the necessary experience & expertise to complete a high density mixed-use development in a realistic timeframe & negotiate a DDA with that developer. | Economic Development & Housing Division | Preparation and distribution of RFQ and RFP for Galindo Street site | | X | | Premature at this time - Mid Term | *Re-examine in 2016/17* |
| | D. | Establish cost/feasibility of promoting fee reduction or fixed impact fees for two key sites to incentivize developers at catalyst sites. | **Economic Development & Housing Division/** Planning Division | Discussion prior to RFP preparation and negotiation of DDA | X | | | Awaiting DOF signing off on LRPMP | *Ongoing June 2015* |
| **ED-4** | | **Encourage and facilitate development of other infill sites in Todos Santos District** | | | | | | | |
| | A. | Encourage development of Grant Street sites. | **Planning Division /** Economic Development and Housing | Provide focussed handouts and brochure for developers | X | X | | Meet with developers on ongoing basis. | *Ongoing June 2016* |
| | B. | Encourage development of key opportunity sites in Transit Overlay of Todos Santos District. | Planning Division / **Economic Development and Housing** | Provide focussed handouts and brochure for developers | X | X | | Meet with developers and tenants on ongoing basis. | *Ongoing June 2016* |

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| | C. | Develop inventory and tracking of retail businesses; Definition and tracking of Successful Performing Retail. | Planning Division / **Economic Development Division** | Prepare summary of efforts. | X | X | | Economic Development team - in progress. Staff assists business owners in terms of permit facilitation, site selection services, cross promotion of events, etc. | *Ongoing June 2016* |
| | D. | Coordinate with BART on property adjacent to Successor Agency-owned parcels to create complimentary disposition processes. | **Planning Division /** Transportation Division | Meetings and coordination on three BART station and streetscape projects | X | | | Met with BART regarding three upcoming projects on July 24th and upcoming meeting on August 29th at BART Continued joint meetings and facilitated BART in presenting upcoming project to DRB, PC and CC | *Ongoing June 2017* |
| **ED-5** | | **Develop Plan for Marketing Strategic Sites to Developers** | | | | | | | |
| | A. | Host Second Developer Panel on Implementation and Marketing of Sites | Planning Division | Host Developer Panel on downtown | X | | | ULI Technical Assistance Panel was hosted on April 24-25 with Final Report provided on August 4, 2014. Comments were incorporated into DTSP adopted June 24, 2014 | **Completed - August 2014** |
| | B. | Effective targeting and reaching out to desirable developers with successful regional track record. | **Economic Development and Housing Division /** Planning Division | | X | X | | Meet with developers and tenants on ongoing basis. | *Ongoing June 2016* |
| | C. | Clearly articulate entitlement streamlining achieved through Specific Plan in marketing approach to developers. | Planning Division | Development of brochure/handouts for key developers. | X | | | Pending CED managers initiative with permit center | *Ongoing June 2016* |
| **ED-6** | | **Program Quick Wins as Possible for Downtown** | | | | | | | |
| | A. | Prepare Requests for Proposals to Engage Mural Artwork on utility structures | Economic Development Division | Could be substituted with some other new activity to generate interest in downtown | X | | | Todos Santos Arches scheduled to be installed in late Spring/Summer of 2015 | *Ongoing June 2015* |
| | B. | Host Chalk Art Contest in coordination w/ Music & Market or Downtown Events | City Council, Economic Development and Housing Division | Host new event in downtown to generate interest & attendance | X | | | Giants Celebration - World Series Trophy Tour -Jan. 12, 2015 and Hispanic Chamber of Commerce - Festival of Latin Culture held Aug. 23 | *Ongoing June 2015* **Completed** |
| | C. | Prepare Process and Procedures for Parklet Design Development similar to Sidewalk Café Permit | Economic Development Planning and Public Works | Identify area to activate with parklet design and implement proto-type | X | | | Included in Scope of Work for grant-funded Corridors Project | *Ongoing June 2015* |
| | D. | Coordinate/Facilitate Monthly Vendor Event along Grant St., between WPR and BART | Economic Development Division | Identify event to activate Grant Street between BART and TDS | X | | | examine possibilities over Summer | *Ongoing June 2016* |

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| | E. | Promote existing downtown historic walking tour, Galindo House, Concord Historical Museum & Research Center and key historic properties (example: Todos Santos Days event) | Economic Development Division/Downtown Manager | Coordinate with Historical Society to conduct Downtown Walking tour event | X | | | discuss coordination with historic society over Summer | *Ongoing June 2016* |
| | | **TRANSPORTATION** | | | | | | | |
| T-1 | | **residents.** | | | | | | | |
| | A. | Establish Free Downtown Circulator Shuttle to address first mile/last mile concerns with expanded use of BART through development of PBID. | **Planning Division,** Transportation Division | Implement Trolley Shuttle through CCCTA with short and long routes | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |
| | B. | Use Public Land to Create Interesting pedestrian places, e.g., public seating, "pop-up" retail/event space, etc. | **Planning Division,** Transportation Division | Implement proto-type with draft ordinance | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |
| | C. | Program streetscape furnishing improvements on key corridors. | **Planning Division,** Public Works Division | Green Streets framework programming through Corridors project | | X | | Premature at this time; Corridors Projgect grant will begin to address | Re-examine in 2016-17 |
| | D. | Provide Downtown Concord bike share program and explore the possibility of incorporating electric bikes into the bike share fleet. | Planning Division, **Public Works Division** | Pursue grant-funded program for 5 bikes. | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |
| | E. | Where possible, promote connectivity between Downtown & the Iron Horse Trail, as well as the Contra Costa Canal Trail. | **Planning Division,** Transportation Division | Confirm being address through scope of Citywide Bike and Ped Program | X | X | | Bike and Pedestrian Citywide Plan was kicked off during Summer of 2014. | *Ongoing June 2015* |
| | F. | Study conversion of one-way streets to two-way streets to increase accessibility to retail and downtown navigation. | Planning Division, **Transportation Division** | Scope and retain consultant for focussed study | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |
| * | G. | Re-examine signal timing on through streets, especially during mid-day pedestrian travels. | Transportation Division | Analyze and determine whether further study is needed | X | | | | *Ongoing June 2015* |
| | H. | Strengthen the connection between Park & Shop and Todos Santos Plaza via Willow Pass Road and Salvio Street. | **Planning Division,** Transportation Division | Design Streetscape program, move toward adobe/clay street project. | X | X | | Corridors Project (grant funded) will plan for this kick off in April 2015 | *Ongoing June 2015* |
| T-2 | | **Develop transportation impact study guidelines that establish alternative metrics for evaluating transportation system** | | | | | | | |

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| * | A. | Corridor travel time as opposed to isolated intersection operations. | Planning Division, **Transportation Division** | | X | X | | | *Ongoing June 2015* |
| | B. | Adopt street designation overlay to establish modal priorities. | **Planning Division,** Transportation Division | Completed with Specific Plan, incorporate more completely into Circulation Element | X | X | | Examine Amendment to Circulation Element with any upcoming items for appropriate inclusion of overlay | *Ongoing June 2016* |
| T-3 | | **Improve Parking Strategies** | | | | | | | |
| | A. | Study reduced parking requirements to residential units within 1/2 mile of BART | **Planning Division,** Transportation Division | | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |
| | B. | Evaluate flexible parking standards - i.e. City of Emeryville range of required parking (33% less than expected demand - 10% more than predicated demand for commercial uses). | **Planning Division,** Transportation Division | | X | X | | Coordinate study session with Planning Commission/Council on parking; Transform to present; 'Research Emeryville; consider study session or committee on parking | *Ongoing June 2016* |
| | C. | Work with car-sharing entities to: 1) locate cars within the downtown project area; 2) make downtown residents/employees aware of the opportunities through annual coordination meetings with providers and 3) establishing guidelines for new projects to provide car sharing spaces. | **Planning Division,** Transportation Division | | X | X | | Schedule parking study session | *Ongoing June 2016* |
| | D. | Require parking be unbundled from rent or sales price in residential developments. | **Planning Division,** Transportation Division | Consider modifications to parking ordinance or incentive program | X | | | Incorporate standard into conditions of approval for multi-family projects | *Ongoing June 2015* |
| | E. | Further study charging market rate for public parking in the downtown area, implement companion parking technologies (pay by cell phone, etc.) & parking informational brochure, website, wayfinding signs. Bi-annually monitor availability of street parking in the Downtown Pedestrian (DP) zoning district to track impact of new development and set goal of ensuring availability (e.g. 10-15%). As availability reduces over time re-examine preparation of parking study for potential addition of meters. | Transportation Division | | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |
| | F. | Return parking revenue to the area by establishing Parking District; could be used to fund free shuttle & improve pedestrian/cycling conditions including signate and wayfinding. | Transportation Division | | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |

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| | G. | City will consider a parking reduction of up to 25% for any projects providing the following strategies within the Downtown Specific Plan Area: 1) free (bus) transit passes for residents/employees; 2) car sharing memberships & location of on-site parking space for a car sharing vehicle; 3) unbundled parking. | **Planning Division,** Transportation Division | Define specific strategy options for developers within transit overlay (1/2 mile of BART). | X | | | Can be considered per Section 18.160.050 as part of Use Permit review process for projects within 1/2 mile of BART with development of Transportation Demand Management Plan. | *Ongoing June 2016* **Completed** |
| | H. | Further study a modification to City's parking ordinance to allow flexibility for new housing developments, whereby, the property owner shall provide at no cost to every employee and/or residential unit for X years from certificate of occupancy: 1) a pass for unlimited local bus transit service; or 2) a functionally equivalent transit benefit in an amount at least equal to the price of a non-discounted, unlimited monthly local bus pass, to be approved by the Planning Manager or specified within conditions of approval | **Planning Division,** Transportation Division | Related to item above. Consider incentives for unbundled parking. | X | | | Section 18.160.050 as part of Use Permit review process for projects within 1/2 mile of BART with development of Transportation Demand Management Plan. Consider parking study session with Fehr and Peers, Transform, PC/CC | *Ongoing June 2016* |
| | I. | Further examine Development Code Section 122-386(g) to allow greater flexibility under (g) Adjustments to Parking Requirements to discourage excess parking in proximity to transit stations. | **Planning Division,** Transportation Division | Summarize potential / desired parking adjustments for study session | X | | | Section 18.160.050 provides for adjustments for projects within 1/2 mile of BART with development of Transportation Demand Management Plan. | *Ongoing June 2016* |
| T-4 | | **Optimize Coordination with BART** | | | | | | | |
| | A. | Engage and actively coordinate with BART to streamline development and expedite approval processes for Station and Access Improvements. | **Planning Division,** Transportation Division | Ongoing coordination; retain Concord as a priority on BART priority list. | X | X | X | Met with BART on station improvements on July 24th and Aug. 29th. Facilitated review of Plans with DRB, PC and CC | *Ongoing June 2015* |
| | B. | Explore how the City could convene stakeholders and facilitate the above process. | **Planning Division,** Transportation Division | Coordinate departments on regular and consistent efforts | | X | | Planning staff facilitated review of plans with DRB, PC and CC. BART will host table at Community Workshop for Bike and Pedestrian Master Plan on April 8. | Re-examine in 2016-17 |
| | C. | Develop interim parking strategy and optimizing parking lots. | **Planning Division,** Transportation Division | Prepare Parking Management Plan for DP/DMX districts | | X | | Premature at this time - Mid Term | Re-examine in 2016-17 |
| | D. | Explore potential for BART corridor overlay zoning | **Planning Division** | Grant St. / Salvio St. | X | X | | Consider incentives/ investments along green framework | *Ongoing June 2016* |
| | E. | Coordinate with BART on way-finding program. | **Planning Division,** Transportation Division | Grant St. / Oak St. | X | | | Met with BART on station improvements on July 24th and Aug. 29th. *Ongoing effort* | *Ongoing June 2015* |
| | F. | Coordinate with BART on Concord Station improvements. | **Planning Division,** Transportation Division | Retain Concord at top of BART priority list | X | | | Met with BART on station improvements on July 24th and Aug. 29th. *Plans presented to PC on 2/18 and CC on 2/24/15* | *Ongoing June 2015* |
| | G. | Prepare focused transportation studies on site access/circulation. | **Planning Division,** Transportation Division | Ray to prioritize | X | X | | | *Ongoing June 2016* |

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| | | **INFRASTRUCTURE** | | | | | | | |
| I-1 | | **Program Grant Street Improvements** | | | | | | | |
| | A. | Design Streetscape, Landscape and Lighting Improvements from BART to Todos Santos,; Define Cost Estimate | **Planning Division,** Transportation Division | | X | X | X | Corridors Project (grant funded) be focused on this, kick-off expected April 2015 | *Ongoing June 2015* |
| | B. | Implement Public Art at Key Locations | **Planning Division,** Public Works Division | | X | X | | Arches at Todos Santos Plaza planned for construction in Summer 2015 | *Ongoing June 2015* |
| I-2 | | **Program Pedestrian and Bicycle Plan Improvements** | | | | | | | |
| | A. | Design Green Framework path within Downtown Specific Plan | **Planning Division,** Transportation, PW Division | Prepare design and construction plans; pursue grant funding | X | | | Corridors Project (grant funded) be focused on this, kick-off expected April 2015; Consultant has been selected and Draft Scope of Work prepared | *Ongoing June 2015* |
| * | B. | Coordinate with Construction of OBAG Last Mile and Detroit Avenue projects | Planning Division, **Transportation,** PW Division | | X | | | Effort is ongoing; Presentation provided to Infrastructure Committee in Jan | *Ongoing June 2015* |
| | C. | Coordinate with BART on potential for connection of North Concord BART trail with trail west of Concord BART | **Planning Division,** PW Division | | X | | | Aug. 29th and January 2015 meeting with BART and continued coordination. | *Ongoing June 2016* |
| | D. | Install Fence and Entry Arches along south side of Todos Santos Plaza | Current Engineering, CIP/Eng. Division | | X | | | Design completed with installation planned for Summer of 2015. | *Ongoing June 2015* |
| | E. | Program for On-street Pedestrian and Bicycle facility improvements and incorporate with Bicycle Master Plan | **Planning Division,** PW Division | Formalize Community Outreach Plan | X | X | | Citywide Bike and Ped. Plan currently underway; Bike and Ped. Committee to be selected in February 2015 | *Ongoing June 2015* |
| | F. | Enhance Streetscape on Key streets linking Major Destinations | **Planning Division,** PW Division | Prepare design and construction plans; pursue grant funding | X | | | Corridors Project (grant funded) Draft Scope of work is geared toward this effort.. | *Ongoing June 2015* |
| | G. | Create enhanced pedestrian crossings at key locations: Concord Ave., Galindo St., Willow Pass Road | Transportation Division and CIP/Eng. Division | | | X | | Central Concord Streetscape Project and corridors Project will provide Coordinated improvments | *Ongoing June 2016* |
| | I. | Examine modifying Bicycle Parking within next Development Code Amendment to link bicycle parking requirement to number of units rather than number of spaces. | Planning Division | Revise Section 122-393 consistent with strategy | X | | | Bike and Pedestrian Citywide Plan was kicked off during Summer of 2014. This will be one item examined to include with a future development code update. | *Ongoing June 2015* |
| | J. | Submit application to become a "Platinum Bike City" by 2020 | Planning Division | | | X | X | Premature at this time - Mid Term | Re-examine in 2016-17 |
| | K. | Retain consultant for preparation of Bicycle Master Plan | Planning Division | Prepare staff report for consultant contract for Council consideration | X | | | RFP Sent out on August 7, 2014 and due on September 11, 2014. ALTA selected as consultant and has been | *Ongoing June 2015* |
| | | **DESIGN GUIDELINES** | | | | | | | |
| D-1 | | **Design Guidelines** | | | | | | | |

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| | A. | Hold Study Session with DRB to explore Early California theme | Planning Division | Step 1 | X | | | During Summer of 2015 | *Ongoing June 2015* |
| | B. | Prepare Design Guidelines handout for Developers (excerpt from SP). | Planning Division | Step 2 | X | | | Coordinate with Economic Development on Brochure | *Ongoing June 2015* |
| | | **FUNDING PROGRAMS** | | | | | | | |
| F-1 | | **Investigage Funding Sources and Availability** | | | | | | | |
| | A. | Evaluate Tax Increment Financing (TIF) districts and Urban Transportation Districts (UTDs) that can provide financing for facilities, roads, and transportation enhancements within the project area. | Transportation Division and CIP Division | | X | X | X | | *Ongoing June 2015* |
| | B. | Study Potential for Transfer of development rights. | Economic Development Division | | | X | X | Premature at this time - Mid Term | Re-examine in 2017 |
| | C. | Investigate feasibility of a Benefit Assessment District or other funding mechanisms. | Economic Development and Housing Division | | | X | | Premature at this time - Mid Term | Re-examine in 2017 |
| | D. | Establish Property-based Improvement District (PBID) | Economic Development Division | | X | X | | Revisit concept of PBID at upcoming TSBA meeting | *Ongoing June 2016* |
| | E. | Explore private/public partnerships for neighborhood revitalization projects | Economic Development and Planning Division | | X | | | | *Ongoing June 2015* |
| | F. | Apply for PDA Implementation grants, as available | Planning Division | | X | | | Salvio St. Streetscape Project grant received, Corridors Project $50,000 grant received; grant submitted to CCTA for $200,000 for Greenframe Design. | *Ongoing June 2015* |
| | G. | Program necessary infrastructure projects for Downtown Specific Plan in CIP | Transportation Division, CIP/Eng. Division | | X | | | | *Ongoing June 2015* |
| | H. | Safe Routes to Transit | Transportation Division and CIP/Eng. Division | | X | X | | | *Ongoing June 2015* |
| | J. | Update the City's transportation impact fee to include non-motorized improvements as allowed by law. | Transportation Division and CIP Division | | X | | | | *Ongoing June 2015* |