



TO THE HONORABLE MAYOR AND COUNCIL:

DATE: March 25, 2014

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 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 March 5, 2014, 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 March 5, 2014 and authorize its submittal to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development (HCD).

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 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 the calendar year 2013.

The annual report includes progress pertaining to the City's Housing Element, a required element of the City's General Plan. In 2010, HCD 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 annual report serves as a tool for the State of California's use in monitoring progress toward meeting statewide housing needs and goals.

The Planning Commission has reviewed the General Plan Annual Progress Report and voted (5-0) 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 General Plan*. Additional discussion on the individual elements of the *2030 General Plan* is provided in Attachment A.

Progress toward General Plan implementation in 2013, included:

- 1) The adoption of a Complete Streets Amendment to the Transportation and Circulation Element of the *2030 General Plan* to reflect goals, principles, and policies that more explicitly address the concept of “Complete Streets” as required by State legislation to promote the needs of all users including pedestrians, bicyclists, and public transit patrons, as well as motorists.
- 2) The adoption of a Clean-Up Amendment to the Development Code expanding provisions for temporary uses and revising provisions for temporary signs for new automobile dealerships.
- 3) The preparation of a Specific Plan and environmental documentation for the approximately 600 acres surrounding the downtown Concord BART Station. The Specific Plan is anticipated to be completed and forwarded to the City Council for consideration in May 2014. The Specific Plan will, among other things, serve as a tool to obtain additional grant funding for the downtown.
- 4) The development of strategic planning to support implementation of the first phase of development of the Community Reuse Project Area Plan, with primary focus on the transit oriented development and village districts. The City has been involved in negotiations with the U.S. Navy on land values and land transfer options.
- 5) Continued review of development projects for conformance with the policies of the *2030 General Plan*. These include the Renaissance Apartments (Phase II), the Climate Action Plan and processing of a few minor subdivisions.

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.

Housing Element Annual Progress Report

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 two new housing units received permit approval in calendar year 2013, and two 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 2011 (5) and calendar year 2012 (5).

Table C of the APR (located at the back of Attachment A) summarizes the City’s implementation of each policy/program to date within the Housing Element adopted in 2010. The table provides a listing of programs and policies with the status for each, as noted in the last two columns.

The economic recession continues to have an impact on residential development within the City, and has impacted new housing starts over the last five years. However, Concord’s average home prices are increasing, as statistics for Concord reflect a 28.3% increase in year over year sales price (Feb. 2014) for

residential properties with average median sales prices at approximately \$386,000. Currently, there are indications of returning development interest with increased activity in the City's Permit Center with inquiries for multi-family development, small subdivisions and other commercial projects.

The analysis of the City's progress in meeting the City's Regional Housing Needs Allocation (RHNA) is shown in Attachment A (page 6 of report) with a summary for the planning period of 2007-2014. Concord's 'fair share' of the regional housing need for the current planning period as determined by the Association of Bay Area Governments (ABAG) is 3,043 total residential units, divided by income category.

The City has approved several housing development projects since January 1, 2007, including approval of 518 housing units (10 built), and therefore has an unmet remaining need of 2,525 housing units. This unmet RHNA of 2,525 total units is calculated as 637 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 970 units 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, as of March 3, 2014.

Housing Element Update 2014-2022

The City is currently in the process of preparing the Housing Element Update for Cycle 5, which covers the next planning period of 2014-2022. The City's new RHNA numbers totaling 3,478 will be used to update the City's Housing Element. The numbers are new for the next cycle and are not added to the prior cycle. It is important to remember that the City is not responsible for ensuring these units are constructed. The City's obligation is to provide properly zoned land with sufficient development capacity for private development of the RHNA housing units. In addition, the City is to offer programs and policies that promote an environment where housing construction is encouraged to provide housing for a range of incomes and residents, including those with special needs. On April 8, a joint Planning Commission/City Council study session is scheduled to review progress on the preparation of the Housing Element Update prior to submitting the draft document to HCD in July 2014.

Fiscal Impact

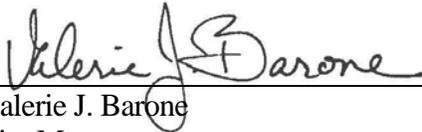
Acceptance of the General Plan and Housing Element Progress Reports does not have a fiscal impact on the City.

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. Pursuant to Government Section 15378(b)(5), the General Plan Annual Progress Report is not considered a "project" and no further environmental review is required.



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Attachment A – Planning Commission Report (dated March 5, 2014) including Exhibit A: 2013 Annual Housing Element Progress Report with Tables A, A2, A3, B and C

Attachment B – 2014 State Income Limits for Contra Costa County

Attachment C – Draft Planning Commission minutes from March 5, 2014



REPORT TO PLANNING COMMISSION

DATE: March 5, 2014

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

California Government Code §65400(a)(2) 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 Government Code §65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to Government Code §65583(c)(3). The annual report is due by April 1 of each year, and must also be presented to the Office of Planning and Research, and the State Department of Housing and Community Development (HCD).

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 eleventh report on the City's General Plan and covers calendar year 2013.

In March 2010, the State HCD 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 annual report serves as a tool for the State of California's 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 2013.

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 five primary achievements during 2013 included the following:

- 1) ***Complete Streets Amendment*** – On December 10, 2013, the City Council adopted Resolution No. 13-4823.1, approving a Complete Streets Text Amendment to the Transportation and Circulation Element of the *Concord 2030 General Plan*. The Transportation and Circulation Element has been reorganized and revised so that the goals, principles, and policies more explicitly address the concept of “Complete Streets” as required by State legislation, which involves designing a transportation system that meets the needs of all users, including pedestrians, bicyclists, and public transit patrons, as well as motorists. The project also describes the types of streets that together make up the City’s street network as well as mapping their physical location. Model cross-sections of the street types showing desired characteristics for each type are also provided. Revised service objectives are also included to reflect Complete Streets concepts.
- 2) ***Development Code*** – On September 24, 2013, the City Council adopted the Second Development Code Clean-Up Amendment adding expanded provisions for temporary uses and revising the provisions for temporary signs for new automobile dealerships. 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.
- 3) ***Downtown Concord Specific Plan*** – The City kicked off the preparation of a Specific Plan and appropriate environmental documentation for the 600-acre Downtown Concord Specific Plan. This project was primarily funded through a Priority Development Area (PDA) grant through the Metropolitan Transportation Commission (MTC) for \$480,000. The Downtown Concord Specific Plan is anticipated to be completed in May 2014. The goals of the plan are geared toward economic development, and realizing the development potential of the downtown consistent with the land use densities adopted through the General Plan in 2007. The Specific Plan will also serve as a tool to obtain additional grant funding for the downtown.
- 4) ***Community Reuse Project*** – During 2013, the City has been progressing on the planning efforts for the future development of up to 12,200 housing units in the Reuse Area. The City has been conducting strategic, specific planning to support implementation of the first phase of development of the Community Reuse Project Area Plan. Primary focus has been on the transit oriented development and village districts.

The City has predominately been involved in negotiations with the U.S. Navy on land values and land transfer options. The City is awaiting Navy completion of federal environmental compliance documents that will allow commencement of property transfer. Initial parcel transfers are slated for 2015. Actual development may occur in 2016.

- 5) ***Processing Projects*** – In addition, the City continued the processing of development projects for conformance to the Land Use Element. These included projects such as: Phase II of the Renaissance project, a multi-family, 171-unit apartment building; the

Climate Action Plan; the Olive Drive Subdivision; and design review of the Lazy Dog Restaurant at the Willows Shopping Center.

Growth Management Element

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.

No specific updates were made to this Element.

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.

No specific updates were made to this Element.

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, and is correlated with the Land Use Element. Progress towards implementation includes ongoing review of development projects for conformance to the Transportation and Circulation Element.

In December 2013, an Amendment to the Transportation and Circulation Element of the *Concord 2030 General Plan* was adopted to more explicitly address the concept of "Complete Streets" which involves designing a system, for all users, including pedestrians, bicyclists, and public transit patrons as well as motorists. Model cross-sections of the street types showing desired characteristics for each type were provided and revised service objectives were included to reflect Complete Streets concepts, including the types of streets that comprise the City's street network and mapping of their physical location.

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.

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.

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.

The City retained a consultant in the September of 2013 to prepare the City's Housing Element Update 2014-2022 for Cycle 5. The project was kicked off in September and two Roundtables were held on November 20, 2013 for market rate and affordable developers to understand needs and challenges associated with development in the City of Concord. The Update project will continue into 2014 and the Draft Update is anticipated to be submitted to State Housing and Community Development in July 2014, with the goal of certification by December 2014.

The City also progressed on the preparation of the Downtown Concord Specific Plan, initiated in January 2013, based on \$480,000 in grant funding received from the Association of Bay Area Governments and the Metropolitan Transportation Commission. The Specific Plan encourages and promotes transit-oriented development and infill housing as well as promoting multi-modal circulation. The project held eight (8) Downtown Steering Committee meetings, four Technical Advisory Committee meetings and two Community Workshops during 2013 during the progression of the project.

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 Climate Action Plan, Complete Streets Amendment, Development Code technical revisions to clarify interpretations and streamline processing, and the ongoing preparation of a Downtown Specific Plan for the 600-acre downtown area adjacent to and surrounding the Concord BART Station. The City recently submitted a copy of the Long Range Property Management Plan

approved by the Successor Agency to the City's Redevelopment Agency and more recently approved by the City's Oversight Board. The City is currently in the process of preparing an update to the City's Housing Element 2014-2022 for Cycle 5 and in the process of conducting an adequate sites analysis for the next cycle.

General Plan Amendments

The City amended the Concord 2030 General Plan during Calendar Year 2013. The Complete Streets Amendment was approved on December 10, 2013 so that goals, principles, and policies more explicitly address the concept of "Complete Streets" within the Transportation and Circulation Element, as required by State legislation. The Amendment focused on designing a transportation system, which meets the needs of all users, including pedestrians, bicyclists, and public transit patrons as well as motorists.

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 2013 calendar year indicate there were only two new housing units permitted in calendar year 2013, and no substantial rehabilitations. This continues a trend where no building permits for new housing were issued in calendar year 2010, only five permits were issued in 2011, and another five in 2012. Table C summarizes the City's implementation of each policy/program within the Housing Element to date.

The economic downturn of the last recession continues to have a lingering impact on development within the City. Submittals for new developments for larger projects have been limited, particularly for housing. The number of vacant homes due to foreclosures was substantial but has been lessening and sales prices were increasing again in 2013. The main housing project processed during the year, Phase II of the Renaissance apartment project, was approved with a re-formulated design; but no other major housing projects were submitted for entitlement processing. 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. On December 10, 2013, the Successor Agency for the Redevelopment Agency for the City of Concord approved a Long Range Property Management Plan (LRPMP) that addresses the disposition and use of the former Redevelopment Agency's real properties. On February 6,

2014, the Oversight Board provided the final approval necessary, prior to sending the LRPMP off to the Department of Finance for approval. The LRPMP could allow the City to retain certain properties for governmental purposes and for future development that fulfilled the former Redevelopment Agency’s plan. A number of these key properties would provide key housing development opportunities in the downtown.

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.

| 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 **513** housing units since January 1, 2007 and has an unmet remaining need of **2,522** 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 (2007-2013) | | | | | |
| Kings Crest (built) | | | | 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 (expired) | | | | 3 | 3 |
| Renaissance Apts. (Phase II) | | | | 171 | 171 |
| Willows Subdivision | | | | 7 | 7 |

| | | | | | |
|--|------------|------------|------------|------------|--------------|
| Pine Street Townhomes | | | | 8 | 8 |
| Olive Drive Subdivision | | | | 6 | 6 |
| Various-Rehabilitated w/ Resale Restriction | 2 | | | | 2 |
| Potential Units | 2 | 1 | 5 | 510 | 518 |
| Remaining Need | 637 | 425 | 493 | 970 | 2,525 |

The City’s new RHNA numbers have been finalized for the next planning period of 2014-2022 and are shown below. The numbers are new for the next cycle and are not added to the prior cycle. ABAG representatives have indicated that they have assumed ten percent (10%) development within the Concord Reuse Area, in calculations of the City’s RHNA. The City’s Housing Element Update will be geared toward planning for these new RHNA numbers. It is important to remember that the City is not responsible for building these units, but instead for providing the properly zoned land capacity to make it possible to build and programs and policies that promote an environment where housing construction is encouraged to provide housing for a range of incomes, and residents including those with special needs.

**Table 1
Final Regional Housing Need Allocation Comparison**

| Planning Period | Very Low 0-50% | Low 51-80% | Moderate 81-120% | Above Moderate 120% | Total |
|------------------------|---------------------------|-----------------------|-----------------------------|--------------------------------|--------------|
| 2007-2014 | 639 | 426 | 498 | 1,480 | 3,043 |
| 2014-2022 | 798 | 444 | 559 | 1,677 | 3,478 |

Source: Concord Housing Element, Nov. 2010
ABAG Memo to City Managers, dated June 3, 2013.

E. CEQA Status

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970, as amended, and pursuant to Section 15378(b)(5), the General Plan Annual Progress Report is not considered a “project” subject to the CEQA guidelines, and therefore, no further environmental review is required.

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. Pursuant to Section 15378(b)(5), the General Plan Annual Progress Report is not considered a "project" and no further environmental review is required. (Seconded by Comm. ____ .)

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ATTACHMENTS

Exhibit A: 2013 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, 2013 - Dec. 31, 2013

Table A

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

| 1 | | Housing Development Information | | | | Housing with Financial Assistance and/or Dead Restrictions | | | 8 | |
|---|---------------|---------------------------------|------------------------------------|------------|-----------------|--|----------------------|--|-----------------------|---|
| | | 2 | 3 | 4 | | | 5 | 5a | | 6 |
| 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 | Housing without Financial Assistance or Dead Restrictions |
| | | | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | | See Instructions | 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. |
| (9) Total of Moderate and Above Moderate from Table A3 ▶ | | | | | | | | | | |
| | | | 0 | 0 | 0 | 0 | 0 | | | |
| (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, 2013 - Dec. 31, 2013

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 in its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1) units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type | Affordability by Household Incomes | | | | TOTAL UNITS | (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 | | | |
| (1) Rehabilitation Activity | | 2 | | | 2 | City provided financial assistance for two substantial rehabilitations for Very Low 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 | 2 | 0 | | 2 | |
| | | | | | | |

* 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 | 2 | | | | | 2 | 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, 2013 - Dec. 31, 2013

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

| Income Level | RHNA Allocation by Income Level | Permitted Units Issued by Affordability | | | | | | | | | | Total Units to Date (all years) | Total Remaining RHNA by Income Level | | |
|---|--|---|------|------|------|------|------|------|--------|--------|--------|---------------------------------|--------------------------------------|-----|-------|
| | | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | Year 7 | Year 8 | Year 9 | | | | |
| Very Low | Deed Restricted Non-deed restricted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 639 |
| Low | Deed Restricted Non-deed restricted | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 426 |
| Moderate | Deed Restricted Non-deed restricted | 0 | 6 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 8 | 498 |
| Above Moderate | | 97 | 48 | 61 | 0 | 4 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 216 | 1,264 |
| Total RHNA by COG. Enter allocation number: | | 97 | 54 | 61 | 0 | 5 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 224 | 2,819 |
| Total Units | | | | | | | | | | | | 224 | | | |
| Remaining Need for RHNA Period | | | | | | | | | | | | | | | |

Note: units serving extremely 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, 2013 - Dec. 31, 2013

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 currently analyzing sites Citywide in 2014. | Ongoing Sites Analysis will be included in Draft Housing Element Update for submittal to HCD in July 2014 |
| | 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. Currently being updated or Housing Element Update. | Nov. 2012 and June 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 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. <i>The Downtown Concord Specific Plan is being prepared to initiate and promote mixed-income housing in the downtown (approx. 600 acres) with focus on the the transit overlay.</i> | 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). All have inclusionary obligations. <i>Wisteria development is the only small lot development under construction at this time (2 inclusionary constructed and sold). FTHB Program continues to be available. Tracking legislation for mechanisms for new funding sources.</i> | 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. CO/CMX allows duplex, RM allows attached and duplex. | 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 |

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PROGRAM IMPLEMENTATION STATUS

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| 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 Schedule meeting with CCWD staff |

**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 households | | | | | |
| | 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. Transit Overlay District Sec. 122-270 added. 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 is anticipated for adoption in June 2014. | 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/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 | This is a continuing program. 2012 Development Code promotes 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 |

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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-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. | <p>-Priority lot consolidation list Within six months of adoption of the Housing Element. May 16, 2011</p> <p>-Site consolidation Within two years after list is completed. May 2013</p> <p>-Annually evaluate the effectiveness of the programs. Nov. 12, 13, 14</p> | <i>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.</i> | 2013 Completed --- May 2013 consolidated |

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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-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. 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 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 (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 | 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. | Processed As necessary |

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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 FY 2011-12 3 FY 2012-13 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 two 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 carparks , & 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 FY 2011-12 3 FY 2012-13 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. | 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, 70 townhomes, 179 multi-family units and 57 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 (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 |

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| 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 | 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 economic downturn resulted in a slow recovery for the City in terms of new development due to the previous number of foreclosed units, short sales and vacant units. City has been preparing a grant-funded Downtown Concord Specific Plan in the 600-acre surrounding the Downtown BART Station. The plan encourages the production of 4,020 units out to 2040. Plan is anticipated for adoption in June 2014. | 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 to spur development. | 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 and a Community & Econ. Dev. Committee has been formed to improve the permit center lobby to improve the efficiency of processing of permits for 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 |
| | 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 | | Ongoing |

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| 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 142 homes and 37 mobile homes since the start of fiscal year 07-08. The City also rehabilitated 65 units through HUD lead hazard program 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. 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 |

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|----------|-----------|--|---|--|--------------|--|-------------------|
| | 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 quantitative 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 through Annual General Plan progress report through HCD submittal. | Ongoing thru 2014 |

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| 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. | 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. 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 |
| | 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 | | Ongoing |

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| 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 affordable 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, anticipated for adoption in June 2014, provides 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 |

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| 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 |

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|------------|-----------|---|--|---|------------|--|--|
| 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 Approx. \$41,400 collected in 2013 |
| | 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. | 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 FT HB. | Ongoing | Nine FT HB loans were closed during 2007-09. Seven FT HB 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. | | | | | |

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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-3.5.1 | 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. | 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 | 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 2013. | 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 | 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 annual 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 | 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 |

| 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: | 47,350 | 54,100 | 60,850 | 67,600 | 73,050 | 78,450 | 83,850 | 89,250 |
| | \$93,600 | 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 | 17,150 | 19,600 | 22,050 | 24,500 | 26,500 | 28,450 | 30,400 | 32,350 |
| | 4-Person Very Low Income | 28,600 | 32,650 | 36,750 | 40,800 | 44,100 | 47,350 | 50,600 | 53,900 |
| | Area Median Income: | 44,750 | 51,150 | 57,550 | 63,900 | 69,050 | 74,150 | 79,250 | 84,350 |
| | \$86,000 | 59,500 | 68,000 | 76,500 | 85,000 | 91,800 | 98,600 | 105,400 | 112,200 |
| | Moderate Income | 71,400 | 81,600 | 91,800 | 102,000 | 110,150 | 118,300 | 126,500 | 134,650 |
| Amador County | Extremely Low | 15,200 | 17,400 | 19,550 | 21,700 | 23,450 | 25,200 | 26,950 | 28,650 |
| | 4-Person Very Low Income | 25,350 | 28,950 | 32,550 | 36,150 | 39,050 | 41,950 | 44,850 | 47,750 |
| | Area Median Income: | 40,500 | 46,300 | 52,100 | 57,850 | 62,500 | 67,150 | 71,750 | 76,400 |
| | \$72,300 | 50,600 | 57,850 | 65,050 | 72,300 | 78,100 | 83,850 | 89,650 | 95,450 |
| | Moderate Income | 60,700 | 69,400 | 78,100 | 86,750 | 93,700 | 100,650 | 107,550 | 114,500 |
| 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: | 32,900 | 37,600 | 42,300 | 46,950 | 50,750 | 54,500 | 58,250 | 62,000 |
| | \$68,700 | 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 | 14,700 | 16,800 | 18,900 | 21,000 | 22,700 | 24,400 | 26,050 | 27,750 |
| | 4-Person Very Low Income | 24,500 | 28,000 | 31,500 | 35,000 | 37,800 | 40,600 | 43,400 | 46,200 |
| | Area Median Income: | 39,200 | 44,800 | 50,400 | 56,000 | 60,500 | 65,000 | 69,450 | 73,950 |
| | \$70,000 | 49,000 | 56,000 | 63,000 | 70,000 | 75,600 | 81,200 | 86,800 | 92,400 |
| | Moderate Income | 58,800 | 67,200 | 75,600 | 84,000 | 90,700 | 97,450 | 104,150 | 110,900 |
| 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: | 32,450 | 37,050 | 41,700 | 46,300 | 50,050 | 53,750 | 57,450 | 61,150 |
| | \$67,900 | 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: | 47,350 | 54,100 | 60,850 | 67,600 | 73,050 | 78,450 | 83,850 | 89,250 |
| | \$93,600 | 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: | 32,450 | 37,050 | 41,700 | 46,300 | 50,050 | 53,750 | 57,450 | 61,150 |
| | \$67,900 | 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: | 42,650 | 48,750 | 54,850 | 60,900 | 65,800 | 70,650 | 75,550 | 80,400 |
| | \$76,100 | 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: | 32,450 | 37,050 | 41,700 | 46,300 | 50,050 | 53,750 | 57,450 | 61,150 |
| | \$67,900 | 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 |

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

WEDNESDAY, MARCH 5, 2014

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Carlyn Obringer at 7:00 P.M., Wednesday, March 5, 2014, in the City of Council Chamber.

I. ROLL CALL

All were present

COMMISSIONERS PRESENT:

Chair Carlyn Obringer
Vice Chair John Mercurio
Commissioner Ernie Avila
Commissioner Robert Hoag
Commissioner Tim McGallian

STAFF PRESENT:

Carol Johnson, Planning Manager
Joan Ryan, Senior Planner
Susanne Brown, Senior Assistant City Attorney

II. PLEDGE TO THE FLAG

Commissioner Hoag led the pledge.

III. PUBLIC COMMENT PERIOD

No public comments received.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

Staff reported there were no changes to the agenda.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Vice Chair Mercurio, and seconded by Commissioner McGallian to approve the meeting of February 19, 2014 with corrections as noted on pages two, three, four and five. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS

No public hearing items.

VII. COMMISSION CONSIDERATIONS

1. GENERAL PLAN ANNUAL PROGRESS REPORT

Senior Planner Joan Ryan presented the staff report for the General Plan Progress Report. She explained that the report must be received by the Governor's Office of Planning and Research and the State Department of Housing and Community Development by April 1st. The report includes achievements made during 2013 on implementation of the General Plan, which also includes the Housing Element. Some of the accomplishments she mentioned were the Climate Action Plan, Complete Streets General Plan Amendment, and the initiation of the Housing Element Update.

Commissioner Hoag asked for clarification on Table 1 which compares the Regional Housing Need Allocation (RHNA) numbers for the current planning period and the upcoming Cycle 5. He noted an increase and asked Ms. Ryan to provide some background. Ms. Ryan responded that the Cycle 5 numbers cover the time frame from 2014 to 2022, and that when the Association of Bay Area Governments (ABAG) developed these figures it was assumed that 10% of the housing units from the Concord Reuse Area would be built resulting in an increase in the number of affordable housing units necessary.

Commissioner Avila asked about the implications should we not reach the RHNA goals. Ms. Ryan clarified that the City is not required to create the units, but we do need to show there are appropriately zoned sites available and that there are no barriers to developing the housing units.

Chair Obringer asked about the program which provides funds for mobile home rehabilitation which had no activity since 2011-12. Ms. Ryan said that the program had been administered by the County, but that it was transitioned to an outside vendor. As a result of the vendor selection process and other transitional issues, there had been no mobile home loans made in fiscal year 2012-13. However, the vendor is now up and running and there should be activity to report next year.

Commissioners shared their comments. Vice Chair Mercurio stated that he found the report to be very educational, and he was pleased to learn how much support is provided for those who need assistance with housing. Chair Obringer also stated that it was educational and important for the public to be made aware of the efforts of the City, specifically citing the reduction of in-lieu fees in order to encourage development.

Motion was made by Commissioner Hoag and seconded by Commissioner Avila to recommend acceptance of the General Plan Annual Progress Report to the City Council and submission of the report to the Governor’s Office of Planning and Research and the State Department of Housing and Community Development. The motion passed by the following vote:

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

VIII. STAFF REPORTS / ANNOUNCEMENTS

There were no items to be considered.

IX. COMMISSION REPORTS/ANNOUNCEMENTS

There were no items to be considered.

X. FUTURE PUBLIC HEARING ITEMS

Planning Manager Johnson advised the Commission that the regular meeting of March 19th is cancelled due a lack of items. She confirmed availability of the Commissioners for a joint study session with City Council on April 8th regarding the Housing Element Update. She reminded Commissioners of the League of Cities Planning Commissioners Academy on March 26th through 28th for which they have been registered, with the exception of Vice Chair Mercurio who has a conflict. She also advised the Commission that at the April 2nd meeting Mike Wright would be providing an update on activities at the former Naval Weapons Station, and that on April 16th the Downtown Specific Plan would be presented to them for a recommendation.

XI. ADJOURNMENT

Vice Chair Mercurio moved to adjourn at 7:23 P.M. Commissioner Hoag seconded the motion. Motion passed by unanimous vote of the Commission.

APPROVED:

Carol Johnson
Planning Commission Secretary

Transcribed by Toi Wells

DRAFT