

**REPORT TO MAYOR AND COUNCIL****TO THE HONORABLE MAYOR AND COUNCIL:**

DATE: March 24, 2015

SUBJECT: CONCORD 2030 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 Progress Report also documents the City's progress in 1) providing its share of regional housing needs; and 2) removing governmental constraints to the maintenance, improvement, and development of housing. On February 18, 2015, the Planning Commission considered the *Concord 2030 General Plan* Annual Progress Report (Attachment A) and recommended acceptance of the report by the City Council.

Staff recommends that the City Council review and accept the *2030 General Plan* Progress Report as submitted to the Planning Commission on February 18, 2015 and authorize its submittal to the Governor's Office of Planning and Research and to the State Department of Housing and Community Development (HCD) by the April 1, 2015 deadline.

Background

The purpose of the *2030 General Plan* Annual Progress Report (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, the Report also serves to update the City Council on 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.

A Housing Element is a required part of every General Plan. The most recent Housing Element was updated via adoption by City Council in January, 2015. The City's previous Housing Element was adopted on November 16, 2010, and covered the period from 2007 to 2014. Like the current Housing Element, the 2007 – 2014 Housing Element included 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. State law requires that the City also prepare a separate annual progress report on the implementation of the Housing Element. The Housing Element Annual Progress Report is presented here in conjunction with the annual Progress Report on the overall General Plan.

The annual Report is required to include information on the City's progress implementing the Housing Element. 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 State of California uses the Annual Housing Element Progress Report to monitor progress toward meeting statewide housing needs and goals.

This Report covers planning activities during the 2014 calendar year time period. As a result, this Report covers implementation efforts during the last reporting year (calendar year 2014) of the previous 2007-2014 version of the Housing Element.

The Planning Commission reviewed the General Plan Annual Progress Report and voted (4-0, Avila excused) to forward a recommendation to the City Council to accept the Report. Draft Planning Commission minutes from that meeting are attached as Attachment B.

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 2014, included:

- 1) ***Development Code Updates*** - The adoption of Development Code Text Amendments: 1) On March 11, 2014, to allow elementary, middle, and secondary schools within the West Concord Mixed Use zoning district, subject to an approved Use Permit; and 2) On June 24, 2014, to clarify and refine language addressing micro-breweries/micro-distilleries and tasting rooms, and mobile food truck vendor group sites.
- 2) ***Downtown Concord Specific Plan*** – Council's adoption of the Downtown Concord Specific Plan on June 24, 2014 was the result of an 18-month planning process. 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 City's General Plan in 2007. The Specific Plan serves as a tool to achieve additional grant funds to implement identified Plan strategies.
- 3) ***Bicycle and Pedestrian Master Plan*** – The Planning Division initiated the City's Bicycle and Pedestrian Master Plan and Safe Routes to Transit project through a variety of comprehensive outreach activities.
- 4) ***Grant Awards*** - The Planning Division applied for and was awarded three grants totaling \$500,000 for projects involving downtown projects and to help fund the Bicycle and Pedestrian Master Plan.
- 5) ***Processing Projects*** – The City continued the review and processing of projects for conformance to the Land Use Element. These included projects such as: La Vista Villas Subdivision, De La Salle Academy, McDonalds on Monument Blvd., the Off the Grid food truck events at the Willows Shopping Center, and 1100 Concord Avenue commercial development.

Housing Element Annual Progress Report

The Housing Element Annual Progress Report (APR) has been prepared in accordance with the suggested guidelines issued by the Governor’s Office of Planning and Research. The APR is required to be completed 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. The APR (Exhibit A to Attachment A) indicates that 15 new housing units received permit approval in calendar year 2014. This represents a slight increase over recent years (0-5 units received permit approval annually since 2010).

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 2007-2014 Housing Element. Table C provides a list of programs and policies with the status for each, as noted in the last two columns.

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 (2007-14) as determined by the Association of Bay Area Governments (ABAG) is 3,043 total residential units, divided by income category as shown below:

Regional Housing Needs Allocation

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

The City has approved a number housing development projects since January 1, 2007, resulting in approval of 529 net new housing units, and therefore has an unmet remaining need of 2,514 housing units. This unmet RHNA of 2,514 total units is calculated as 637 units of Very Low Income housing, 425 units of Low Income housing, 493 units of Moderate housing, and 959 units of Above Moderate 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 C. At the time this staff report was written, income limits were not yet updated for 2015.

Housing Element Update 2014-2022

The City’s Housing Element Update was recently adopted on January 5, 2015, and covers the Cycle 5 planning period 2014-2022. Next year’s annual General Plan and Housing Element Reports will be based on this new document. The City’s new RHNA numbers total 3,478. The numbers are new for this next cycle and are not added to the prior cycle. 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. However, it is important to remember that the City is not responsible for constructing these units.

Fiscal Impact

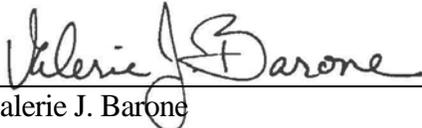
Acceptance of the General Plan and Housing Element Progress Reports does not have a fiscal impact on the City.

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 *Concord 2030 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 CEQA Guidelines Section 15378(b)(5), the *Concord 2030 General Plan Annual Progress Report* is not considered a “project” and no further environmental review is required.



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Attachment 1 – Planning Commission Report on General Plan (dated February 18, 2015) including Exhibit A:
2014 Annual Housing Element Progress Report with Tables A, A2, A3, B and C

Attachment 2 – Draft Planning Commission minutes from February 18, 2015

Attachment 3 – 2015 State Income Limits for Contra Costa County



REPORT TO PLANNING COMMISSION

DATE: February 18, 2015

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 twelfth report on the City's General Plan and covers calendar year 2014.

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 (Exhibit A) 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 2014.

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 2014 included the following:

- 1) ***Development Code Update*** – On March 11, 2014, the City Council adopted the third Development Code Text Amendment a to allow elementary, middle, and secondary schools within the West Concord Mixed Use zoning district, subject to an approved Use Permit. On June 24, 2014, the City Council adopted another Development Code Text Amendment clarifying and refining language addressing micro-breweries/micro-distilleries and tasting rooms, mobile food truck vendor group sites, and the prohibition of roosters within the City. 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.
- 2) ***Downtown Concord Specific Plan*** – On June 24, 2014, the City Council adopted the grant-funded 600-acre Downtown Concord Specific Plan and environmental document as a result of an 18-month process that included comprehensive outreach. The City kicked off the 600-acre Downtown Plan. 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. The project was primarily funded with a Priority Development Area (PDA) grant through the Metropolitan Transportation Commission (MTC).
- 3) ***Bicycle and Pedestrian Master Plan*** - To assist in implementation of the prior year’s Complete Streets Amendment, the Planning Division kicked off the City’s Bicycle and Pedestrian Master Plan and Safe Routes to Transit project through a variety of comprehensive outreach activities including recruitment for the City’s Bicycle, Pedestrian, and Safe Routes to Transit Project Advisory Committee.
- 4) ***Grant Awards*** - The Planning Division applied for and was awarded three grants during the year including: 1) a \$50,000 in Priority Development Area (PDA) Technical Assistance Grant funds from the Metropolitan Transportation Commission (MTC) through the One Bay Area Grant Program which are being targeted to assist with the Salvio Street Pedestrian Access and Circulation Design Project; and 2) a \$250,000 PDA Planning grant from the CCTA for the Downtown Corridors Project for a complete streets project; and 3) a \$200,000 grant through the MTC’s competitive Regional Measure 2 (RM-2) Safe Routes to Transit grant program to help fund the Bicycle and Pedestrian Master Plan project. This funding was combined with a prior 2013 MTC grant award in the amount of \$100,000 that contributes to the preparation of the Bicycle and Pedestrian Master Plan.
- 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: the La Vista Villas Subdivision, De La Salle Academy, McDonalds on Monument Blvd., Off the Grid at the Willows Shopping Center, a commercial development at 1100 Concord Avenue, and the Oakmont Senior Living facility.

Community Reuse Project – During 2014, the City has been continuing to make progress 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 Navy BRAC office released its federal environmental compliance documents that will allow commencement of property transfer. Initial parcel transfers are slated for early 2016, with development beginning as soon as 2016/17. During the Summer of 2014, the City selected firms from its initial qualification process to vie for the position of master developer for the Reuse Area, which has been subject to an extensive community planning process since 2006. The City will be continuing to narrow the field to select a master developer for the site that shares the community's vision in early 2015.

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 Economic Vitality Element provides guidance to enhance linkages between economic development, land use and zoning, provides further support for Downtown development and retail businesses, and affirms existing programs that have a bearing for economic development. The progress towards implementation includes the ongoing review of development projects for conformance to the Economic Vitality Element. 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 includes ongoing review of development projects for conformance to the Transportation and Circulation Element.

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. The adopted Development Code established standards to implement General Plan creek and riparian habitat protection policies. No specific updates were made to this Element.

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 Update

The City received a final letter of compliance, dated January 20, 2015, from the State Department of Housing and Community Development (HCD) finding that the City's adopted Housing Element Update 2014-2022 was in full compliance with State housing element law (GC, Article 10.6). The City's Update document was adopted on January 6, 2015, after considerable public input throughout the year-long process. The Update 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.

B. Local Efforts to Remove Governmental Constraints

The City has taken several steps in recent years to remove governmental constraints that hinder implementation of the General Plan. These include adoption of additional Development Code technical revisions to clarify interpretations and streamline processing, and the adoption and implementation of the Downtown Specific Plan and the adoption of the City's Housing Element Update 2014-2022.

In addition, City staff has been focusing on interagency coordination on a couple of fronts. Staff has been working with BART representatives throughout the year to coordinate regarding current planning efforts for future projects for both BART and City projects at or proximate to the Downtown Concord and North Concord BART Stations. In addition, staff has initiated discussions with Contra Costa Water District regarding secondary living unit fees with the goal of reducing the hurdles and challenges involved for developing secondary living units which add to the City's affordable housing inventory.

General Plan Amendments

The City amended the Concord 2030 General Plan during Calendar Year 2014. The Downtown Specific Plan General Plan Amendment was adopted on June 24, 2014 to provide goals, principles, and policies to encourage and spur development in the downtown. The second Amendment was an update to the City's Housing Element. The Housing Element Update 2014-2022 was processed throughout 2014 and adopted on January 6, 2015. The process confirmed that the City has adequate sites available for development of housing to meet the City's regional housing needs allocation over the next eight years. The year-long timeline ensured that both the public and affordable and market rate developers were able to participate in the process of shaping housing policies and programs for the future.

C. Housing Element Annual Progress Report

The Housing Element Annual Progress Report has been prepared in accord with 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 2014 calendar year indicate there were 15 new housing units finalized in calendar year 2014, but no substantial rehabilitations. The economic downturn of the last recession continues to have a lingering impact on development within the City. However, the Planning Division has recently experienced an upswing in applications and activities and is hopeful that this will continue. Encouraging signs are showing improvement, as the City has experienced an uptick in permitting activity for new homes throughout the year with 37 permits being issued. In addition, re-permitting of some previously approved projects has occurred and progress is now occurring on some small subdivision that were entitled, but construction was on hold.

Progress towards implementation of the previous Housing Element (2010) includes ongoing review of development projects for conformance to the Housing Element. Table C (shown as a part of Exhibit A) provides more specific details and summarizes the implementation of each policy/program within the Housing Element to date. Exhibit B presents on the Downtown Specific Plans since its adoption. Next year reporting will occur on the Housing Element Update recently adopted on January 6, 2015.

In addition, the City looks forward to the approval of the City's Long Range Property Management Plan (anticipated in mid-2015), in order to move forward with some key catalyst sites in the downtown. The Plan addresses the disposition and use of the former Redevelopment Agency's properties and requires the State Department of Finance's approval. A number of these properties would provide key housing 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 that period indicates the City is required to provide 3,043 residential units, broken down as follows, by income category. 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.

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

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 **521** housing units since January 1, 2007 and had an unmet remaining need of **2,514** 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 (2007-2014)					
Kings Crest (built)				3	3
Palmero Condos (re-permitted) ¹				224	224
Poetry Gardens Townhomes		1		27	28
Ridgeview Estates (built)				5	5
Villa De La Vista			1	11	12
Chestnut Subdivision (in process)				10	10
Copperleaf Sub. (building)				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 (building)				6	6
La Vista Villas Subdivision				8	8
3041 Cowell Road				3	3
Various-Rehabilitated w/ Resale Restriction	2				2
Potential Units	2	1	5	521	529
Remaining Need	637	425	493	959	2,514

¹ The Palmero Condos site was recently re-permitted with the Oakmont Senior Living facility. Because it was approved on January 7, 2015, the adjustment will be reflected in the 2015 report.

New RHNA 2014-2022

The City’s new RHNA numbers have been finalized for the next planning period of 2014-2022, as shown below. The City’s Housing Element Update, adopted January 6, 2015, is geared toward planning for these numbers. The numbers are not added to the prior cycle. 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. The housing unit goals are higher reflecting the regional Plan Bay Area’s focus on transit oriented development near the city’s two BART stations.

**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
Concord Housing Element Update, Nov. 7, 2014

E. SB 341 Annual Reporting Requirement for Housing Successor Agencies

Under California Health & Safety Code 34176.1(f) housing successor agencies need to produce and post certain reports within six months of the calendar year. The report includes a number of items that describes the Successor Agency’s work and funding of affordable housing activities during the year. The report is to be posted on the City’s web site as well as included with the annual housing element report. Exhibit C provides a summary of the Concord Housing Fund for the fiscal year that ended June 30, 2014.

F. 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 Annual 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: 2014 Annual Housing Element Progress Report with Tables A, A2, A3, B and C
- Exhibit B: Downtown Specific Plan Implementation Matrix
- Exhibit C: SB 341- Annual Reporting Requirements - Concord Housing Fund Summary

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	
(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 in its housing element to rehabilitate, preserve or acquire 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				(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 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	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		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 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, 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

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. - 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 and 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

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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-1.2.2	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. <i>The new Code also provides an Affordable Housing Incentive Program</i>	July 2012 Completed

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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-1.2.3	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 was 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) and La Vista Villas. 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 with limited funding.</i>	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

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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-1.4.3	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

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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-1.5 Promote the development & conservation of multifamily housing that is affordable to extremely-low, very-low, low & moderate-income house							
	H-1.5.1	Facilitate the development of mixed income housing through medium & high density zoning and mixed use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies & other financial incentives available.	City Council, Planning Commission & Planning Division, Economic Development Division	2,070 new units of multifamily housing	Ongoing	The new Development Code 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	<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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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 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 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 carpports, & other construction assistance in mobile home park areas.	Economic Development and Housing Division	Assist 10 mobile homes.	By late 2010 or early 2011	FY 2008-09 2 FY 2009-10 3 FY 2010-11 3 FY 2011-12 3 FY 2012-13 0 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 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, 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

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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-1.8		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

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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.	City Council, Planning Commission, Planning Division, Building Division & Economic Development and Housing Division	N/A	Ongoing	The City will continue to support legislation that requires special districts to reduce fees for affordable housing projects.	Ongoing
GOAL H-2		QUALITY NEIGHBORHOODS					
H-2.1		Support the conservation and rehabilitation of the existing housing stock (including mobile homes) through a balanced program of code enforcement and property improvements, when and where appropriate.					
	H-2.1.1	Utilize public funds to provide assistance in the rehabilitation & conservation of deteriorated single-family homes , multifamily developments & mobile homes.	Economic Development and Housing Division	270 single & multifamily housing units without income limits rehabilitated & 90 units conserved as affordable housing for extremely low, very low & low income households through long-term rent restrictions or resale agreements with property owners.	Ongoing	The City's Housing Rehabilitation Loan and Grant Program has been responsible for improving 145 homes and 38 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. 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

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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-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	All of the City's affordable inventory has been inspected or self-certified during the last three years	Ongoing thru 2014
	H-2.1.6	Continue the Multi-family Rental Housing Inspection Self Certification Program.	Building Division	N/A	Ongoing	The City continues to maintain the self-certification program.	Ongoing thru 2014
	H-2.1.7	Incorporate maintenance standards, tenant screening & management training requirement in regulatory agreements for multifamily developments that receive City assistance.	Building Division	N/A	Ongoing	The City contracts with U.S. Communities to monitor compliance with regulatory agreements for the City's affordable multi-family inventory. Maintenance standards, tenant screening & management training will be included in any new regulatory agreements.	Ongoing thru 2014
	H-2.1.8	Ensure deteriorated units that are being acquired & rehabilitated with long-term rent or sale price restrictions are being counted as helping to meet the City's Fair Share housing need.	Economic Development and Housing Division	N/A	Ongoing	Ongoing through Annual General Plan progress report through HCD submittal.	Ongoing thru 2014

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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-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 Housing Division	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

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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-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 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

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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-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.	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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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.							

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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-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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Policy #	Program #	Title	Responsible Agency	Quantified Objective	Time Frame	Status	Completion Date
	H-3.5.2	Facilitate the rehabilitation of large units by giving priority to developments with large units that are deteriorated or at risk of being lost from the City's housing stock.	Economic Development and Housing Division	N/A	Ongoing	The City works with Affordable Housing Developers to identify opportunities acquisition/rehab. projects and will continue to offer a multi-family rehabilitation program. Funding due to the loss of Redevelopment is a current challenge.	Ongoing thru 2014
H-3.6 Actively seek & encourage emergency, transitional, & long term affordable housing to reduce the problem of homelessness in the City of Concord.							
	H-3.6.1	Continue to actively participate in the Contra Costa HOME Consortium & the CC Interagency Council on Homelessness to identify & respond to the needs of homeless individuals & families in Concord & surrounding communities.	Community and Recreation Services and Community Grants Division	40 new beds for the homeless.	Ongoing	Housing and Community Services Program staff regularly attend this activity.	Ongoing thru 2014
	H-3.6.2	Permit the development of emergency homeless shelters without discretionary review, in the Industrial Mixed Use, Industrial Business Park Zone, & Office Business Park in accordance with State Law.	City Council, Planning Commission, Planning Division	N/A	Amend the Zoning Ordinance consistent with State law for emergency shelters & transitional & supportive housing within one year of element adoption. - Completed	The new Development Code provides for the development of emergency homeless shelters in its Business Park and Industrial Districts.	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 (CCICH)	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

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**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
					Short term 2014	Mid term 2017	Long term 2022		
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			Secondary living unit, multi-family housing in DTSP and DMX - to be initiated upon Housing Element adoption	<i>Ongoing June 2015</i>
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			WMX-140 feet, CO-30 feet, DP 70 feet, CMX-30 feet Premature at this time	Re-examine in 2015
	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 2016
*	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. Inc. Program provides bonus for amenities. Consider incentives also for market rate housing.	<i>Ongoing June 2015</i>
*	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			Consider streamlining by eliminating Use Permit for discussion with City's internal DAC. (Oak St./Galindo St.)	<i>Ongoing June 2015</i>
*	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			Examine Transit Overlay mods. - to be initiated upon Housing Element adoption. (Oak St./Galindo St.)	<i>Ongoing June 2015</i>
LU-3 Urban Design and Development									

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
	A.	Focus primarily on vacant/under-utilized parcels within transit overlay	Planning and Economic Development Divisions	Brainstorm potential ideas/opportunities	X			Set up meeting to discuss	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 2015
*	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		Part of Corridors Project grant; Submit for Salvio St. construction grant; Set up meeting to discuss	Ongoing June 2015
	D.	Study Redevelopment of Park and Shop area.	Planning Division and Economic Development Divisions	Brainstorm potential ideas/opportunities			X	Premature at this time	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		Set up meeting to discuss	Ongoing June 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
	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)	Ongoing June 2015
*	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 strategies were incorporated into the Draft Update, upon PC/CC review for submittal and review to HCD.	Ongoing Jan. 2015

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
	E.	Monitor conditions of affordable units within City's inventory.	Building Division	Units are inspected on a 3-year rotational basis.	X	X		Update inspection dates into Compliance Services database	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			Met regarding the subject with CCWDon July 31, 2014	Ongoing June 2015
*	G.	Coordinate meeting with Contra Costa Water District to explore reductions to fees and requirements by the District for Secondary Living Units.	Planning Division	Reduce fees for those secondary units within the Transit Overlay	X			Held initial meeting with CCWD staff on July 31, 2014 to understand definitions of each agency and history of fees.	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 2015
	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 2015
	C.	Develop a Marketing Plan to: Engage bussiness owners, market properties, and provide infor. On Dev. Incentives.	Economic Development Division	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 2015
	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 2015
	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 and meet with TSBA to discuss.	Ongoing June 2015
	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			Dept. of Finance. Currently, pending comments to finalize document. Staff will begin RFP for vacant sites upon completion.	July 2014 Completed pending Final
	G.	on market demand, to attract to the DTSP Area. Plan and Implement.	Economic Development Division	N/A	X			ED 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	Ongoing June 2015

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
	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			Research and pursue State, regional and private grants	Ongoing June 2015
	B.	Prepare Design Guidelines handout for developers (Excerpt from SP).	Planning Division and Economic Development Division	Prepare Handout and publish	X			Need to meet with DRB to review Design Guidelines chapter and concepts	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	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	Re-examine in 2016-17
*	E.	Establish Design Parameters for Successful/flexible retail (guidelines) for mixed use projects	Division/ Economic Development and Housing Division		X	X		Identify issues and potential solutions for mixed use projects.	Ongoing June 2016
*	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

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
	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, procedures 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	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.	Development & Housing Division / Planning Division	Discussion prior to RFP preparation and negotiation of DDA	X			Awaiting DOF signing of 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

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
	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			Ongoing June 2016
	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			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	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			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.	Development and Housing Division / Planning Division		X	X			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				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				Ongoing June 2015
*	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			Identify potential area near Adobe St./Clay Alley for site.	Ongoing June 2015

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
	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				Ongoing June 2015
	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				Ongoing June 2015
TRANSPORTATION									
T-1 Preserve & enhance the quality of Concord's residential & mixed use neighborhoods to ensure a comfortable, safe healthy, & attractive living environment for all 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	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	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 Project 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	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		Addressed within RFP released Aug. 7, 2014 and to be included in scoping effort.	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	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

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
*	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 assist in doing this.	Ongoing June 2015
T-2 Develop transportation impact study guidelines that establish alternative metrics for evaluating transportation system									
	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		Review Circulation Element for appropriate inclusion of overlay and coordinate with Ray	Ongoing June 2015
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	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		Research Emeryville; consider study session or committee on parking	Ongoing June 2015
*	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		Consider parking study session	Ongoing June 2015
*	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				Ongoing June 2015

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
	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	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	Re-examine in 2016-17
*	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 Existing Section 122-386(g) as part of Use Permit review process for projects within 1/2 mile of BART with development of Transportation Demand Management Plan. Clarify in Ordinance.	Ongoing June 2016
*	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	Consider parking study session with Ray and Fehr and Peers, Transform	Ongoing June 2016

TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
*	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				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. Ongoing effort	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		Premature at this time	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	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 2015
*	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. Ongoing effort	Ongoing June 2015
	G.	Prepare focused transportation studies on site access/circulation.	Planning Division, Transportation Division	Ray	X	X			Ongoing June 2015
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) will assist in doing this.	Ongoing June 2015

**TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING**

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
*	B.	Implement Public Art at Key Locations	Planning Division, Public Works Division		X	X		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			Determine available funding mechanisms/potential will	Ongoing June 2015
	B.	Coordinate with Construction of OBAG Last Mile and Detroit Avenue projects	Planning Division, Transportation, PW Division		X				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 meeting	Ongoing June 2015
	D.	Install Fence and Entry Arches along south side of Todos Santos Plaza	Current Engineering, CIP/Eng. Division		X				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		Develop scoping of Citywide Bike and Ped. Plan; Consider committee make-up	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) will assist in doing this.	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			
*	I.	Examine modifying Section 122-393 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			Incorporate during next code clean-up effort	Ongoing June 2015
	J.	Submit application to become a "Platinum Bike City" by 2020	Planning Division			X	X	Premature at this time	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.	Ongoing June 2015
DESIGN GUIDELINES									

TABLE C-2
DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING

Recording Time Period: Aug. 1, 2014 to Feb. 28, 2015

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
D-1 Design Guidelines									
*	A.	Hold Study Session with DRB to explore Early California theme	Planning Division	Step 1	X			During Fall of 2014	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 Investigate 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	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	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 2015
	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

DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
					Short term	Mid term	Long term		
					2014	2017	2022		
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

	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

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 reductions 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 business 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

	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			Research 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			Research 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
	*	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

	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

	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

		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
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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 Project 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

*	A.	Corridor travel time as opposed to isolated intersection operations.	Planning Division, Transportation Division		X	X			<i>Ongoing June 2015</i>
	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	<i>Ongoing June 2016</i>
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	<i>Ongoing June 2016</i>
	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	<i>Ongoing June 2016</i>
	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	<i>Ongoing June 2015</i>
	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 signage and wayfinding.	Transportation Division			X		Premature at this time - Mid Term	Re-examine in 2016-17
	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
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 improvements	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			due on September 11, 2014. ALTA selected as consultant and has been working on project.	Ongoing June 2015
DESIGN GUIDELINES									
D-1 Design Guidelines									
	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 Investigate 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					<i>Ongoing June 2015</i>
	H.	Safe Routes to Transit	Transportation Division and CIP/Eng. Division		X	X				<i>Ongoing June 2015</i>
	J.	Update the City's transportation impact fee to include non-motorized improvements as allowed by law.	Transportation Division and CIP Division		X					<i>Ongoing June 2015</i>

DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
					Short term	Mid term	Long term		
					2014	2017	2022		
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	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			Secondary living unit, multi-family housing in DTSP and DMX - to be initiated upon Housing Element adoption	<i>Ongoing June 2015</i>
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			WMX-140 feet, CO-30 feet, DP 70 feet, CMX-30 feet Premature at this time	Re-examine in 2015
	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 2016

	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. Inc. Program provides bonus for amenities. Consider incentives also for market rate housing.	<i>Ongoing June 2015</i>
	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			Consider streamlining by eliminating Use Permit for discussion with City's internal DAC. (Oak St./Galindo St.)	<i>Ongoing June 2015</i>
	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			Examine Transit Overlay mods. - to be initiated upon Housing Element adoption. (Oak St./Galindo St.)	<i>Ongoing June 2015</i>

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			Set up meeting to discuss	<i>Ongoing June 2015</i>
	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	<i>Ongoing June 2015</i>
	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		Part of Corridors Project grant; Submit for Salvio St. construction grant; Set up meeting to discuss	<i>Ongoing June 2015</i>

	D.	Study Redevelopment of Park and Shop area.	Planning Division and Economic Development Divisions	Brainstorm potential ideas/opportunities			X	Premature at this time	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		Set up meeting to discuss	Ongoing June 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
*	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)	Ongoing June 2015
	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 strategies were incorporated into the Draft Update, upon PC/CC review for submittal and review to HCD.	Ongoing 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		Update inspection dates into Compliance Services database	<i>Ongoing June 2015</i>
	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			Met regarding the subject with CCWDon July 31, 2014	<i>Ongoing June 2015</i>
	G.	Coordinate meeting with Contra Costa Water District to explore reductions to fees and requirements by the District for Secondary Living Units.	Planning Division	Reduce fees for those secondary units within the Transit Overlay	X			Held initial meeting with CCWD staff on July 31, 2014 to understand definitions of each agency and history of fees.	<i>Ongoing June 2015</i>

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.	<i>Ongoing June 2015</i>
*	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.	<i>Ongoing June 2015</i>
*	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.	<i>Ongoing June 2015</i>
*	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.	<i>Ongoing June 2015</i>

*	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 and meet with TSBA to discuss.	<i>Ongoing June 2015</i>
*	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. Currently, pending comments to finalize document. Staff will begin RFP for vacant sites upon completion.	July 2014 Completed pending Final
*	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 Implementing Economic Vitality Program	<i>Ongoing June 2015</i>
*	H.	Seek grants and other funding sources for improvements and activities.	Economic Development Division	Obtain grant related to marketing of the downtown.	X			Research and pursue State, regional and private grants	<i>Ongoing June 2015</i>
*	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	<i>Ongoing June 2015</i>

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			Research and pursue State, regional and private grants	<i>Ongoing June 2015</i>
*	B.	Prepare Design Guidelines handout for developers (Excerpt from SP).	Planning Division and Economic Development Division	Prepare Handout and publish	X			Need to meet with DRB to review Design Guidelines chapter and concepts	<i>Ongoing June 2015</i>

	C.	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															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															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																Ongoing June 2016
	F.	Re-examine Development Code for retail requirements within mixed use projects.	Planning/ Economic Development and Housing Division																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															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	<i>Ongoing June 2015</i>
*	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	<i>Ongoing June 2015</i>
	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	<i>Re-examine in 2016/17</i>
*	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 of on LRPMP	<i>Ongoing June 2015</i>
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.	<i>Ongoing June 2016</i>

*	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			<i>Ongoing June 2016</i>
*	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			<i>Ongoing June 2016</i>
	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			regarding three upcoming projects on July 24th and upcoming meeting on August 29th at BART	<i>Ongoing June 2017</i>

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			<i>Ongoing June 2016</i>
	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	<i>Ongoing June 2016</i>

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				<i>Ongoing June 2015</i>
*	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				<i>Ongoing June 2015</i>
	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 prototype	X			Identify potential area near Adobe St./Clay Alley for site.	<i>Ongoing June 2015</i>
*	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				<i>Ongoing June 2015</i>
*	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				<i>Ongoing June 2015</i>

TRANSPORTATION

T-1 Preserve & enhance the quality of Concord's residential & mixed use neighborhoods to ensure a comfortable, safe									
	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	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 prototype with draft ordinance		X		Premature at this time	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 Project 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	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		Addressed within RFP released Aug. 7, 2014 and to be included in scoping effort.	<i>Ongoing June 2015</i>
	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	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				<i>Ongoing June 2015</i>
	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 assist in doing this.	<i>Ongoing June 2015</i>

T-2 Develop transportation impact study guidelines that establish alternative metrics for evaluating transportation system

	A.	Corridor travel time as opposed to isolated intersection operations.	Planning Division, Transportation Division		X	X			<i>Ongoing June 2015</i>
	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		Review Circulation Element for appropriate inclusion of overlay and coordinate with Ray	<i>Ongoing June 2015</i>

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	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		Research Emeryville; consider study session or committee on parking	Ongoing June 2015
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		Consider parking study session	Ongoing June 2015
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				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	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	Re-examine in 2016-17
	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 Existing Section 122-386(g) as part of Use Permit review process for projects within 1/2 mile of BART with development of Transportation Demand Management Plan. Clarify in Ordinance.	Ongoing June 2016
	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	Consider parking study session with Ray and Fehr and Peers, Transform	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		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. Ongoing effort	<i>Ongoing June 2015</i>
	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		Premature at this time	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	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	<i>Ongoing June 2015</i>
	E.	Coordinate with BART on way-finding program.	Planning Division, Transportation Division	Grant St. / Oak St.	X			station improvements on July 24th and Aug. 29th. <i>Ongoing effort</i>	<i>Ongoing June 2015</i>
	F.	Coordinate with BART on Concord Station improvements.	Planning Division, Transportation Division	Retain Concord at top of BART priority list	X			station improvements on July 24th and Aug. 29th. <i>Ongoing effort</i>	<i>Ongoing June 2015</i>
	G.	Prepare focused transportation studies on site access/circulation.	Planning Division, Transportation Division	Ray	X	X			<i>Ongoing June 2015</i>
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) will assist in doing this.	<i>Ongoing June 2015</i>

	B.	Implement Public Art at Key Locations	Planning Division, Public Works Division		X	X			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			Determine available funding mechanisms/potitcal will	Ongoing June 2015
	B.	Coordinate with Construction of OBAG Last Mile and Detroit Avenue projects	Planning Division, Transportation, PW Division		X				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 meeting	Ongoing June 2015
	D.	Install Fence and Entry Arches along south side of Todos Santos Plaza	Current Engineering, CIP/Eng. Division		X				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		Develop scoping of Citywide Bike and Ped. Plan; Consider committee make-up	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) will assist in doing this.	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			
	I.	Examine modifying Section 122-393 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			Incorporate during next code clean-up effort	Ongoing June 2015

	J.	Submit application to become a "Platinum Bike City" by 2020	Planning Division			X	X	Premature at this time	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.	Ongoing June 2015

DESIGN GUIDELINES

D-1 Design Guidelines

	A.	Hold Study Session with DRB to explore Early California theme	Planning Division	Step 1	X			During Fall of 2014	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 Investigate 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	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	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 2015

*	E.	Explore private/public partnerships for neighborhood revitalization projects	Economic Development and Planning Division		X				<i>Ongoing June 2015</i>
	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.	<i>Ongoing June 2015</i>
	G.	Program necessary infrastructure projects for Downtown Specific Plan in CIP	Transportation Division, CIP/Eng. Division		X				<i>Ongoing June 2015</i>
	H.	Safe Routes to Transit	Transportation Division and CIP/Eng. Division		X	X			<i>Ongoing June 2015</i>
	J.	Update the City's transportation impact fee to include non-motorized improvements as allowed by law.	Transportation Division and CIP Division		X				<i>Ongoing June 2015</i>

DOWNTOWN SPECIFIC PLAN IMPLEMENTATION STRATEGIES AND TRACKING

Strategy	Action #	Title	Responsible Division	Quantified Objective	Time Frame			Status	Anticipated Completion Date
					Short term	Mid term	Long term		
					2014	2017	2022		
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			Secondary living unit, multi-family housing in DTSP and DMX - to be initiated upon Housing Element adoption	<i>Ongoing June 2015</i>
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			WMX-140 feet, CO-30 feet, DP 70 feet, CMX-30 feet Premature at this time	Re-examine in 2015
	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 2016
	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. Inc. Program provides bonus for amenities. Consider incentives also for market rate housing.	<i>Ongoing June 2015</i>
	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			Consider streamlining by eliminating Use Permit for discussion with City's internal DAC. (Oak St./Galindo St.)	<i>Ongoing June 2015</i>

	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			Examine Transit Overlay mods. - to be initiated upon Housing Element adoption. (Oak St./Galindo St.)	Ongoing June 2015
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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			Set up meeting to discuss	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 2015
	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		Part of Corridors Project grant; Submit for Salvio St. construction grant; Set up meeting to discuss	Ongoing June 2015
	D.	Study Redevelopment of Park and Shop area.	Planning Division and Economic Development Divisions	Brainstorm potential ideas/opportunities			X	Premature at this time	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		Set up meeting to discuss	Ongoing June 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
	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)	Ongoing June 2015

	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 strategies were incorporated into the Draft Update, upon PC/CC review for submittal and review to HCD.	Ongoing Jan. 2015
*	E.	Monitor conditions of affordable units within City's inventory.	Building Division and Housing Division	Units are inspected on a 3-year rotational basis; input dates	X	X		Update inspection dates into Compliance Services database for tracking	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			Met regarding the subject with CCWDon July 31, 2014	Ongoing June 2015
	G.	Coordinate meeting with Contra Costa Water District to explore reductions to fees and requirements by the District for Secondary Living Units.	Planning Division	Reduce fees for those secondary units within the Transit Overlay	X			Held initial meeting with CCWD staff on July 31, 2014 to understand definitions of each agency and history of fees.	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 2015
	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 2015
	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 2015
	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 2015
	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 and meet with TSBA to discuss.	Ongoing June 2015

	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. Currently, pending comments to finalize document. Staff will begin RFP for vacant sites upon completion.	July 2014 Completed pending Final
	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 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			Research and pursue State, regional and private grants	Ongoing June 2015
	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			Research and pursue State, regional and private grants	Ongoing June 2015
	B.	Prepare Design Guidelines handout for developers (Excerpt from SP).	Planning Division and Economic Development Division	Prepare Handout and publish	X			Need to meet with DRB to review Design Guidelines chapter and concepts	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	Re-examine in 2017 Premature at this time

	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	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.	Ongoing June 2016
	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, procedures 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	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	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 of 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.	<i>Ongoing June 2016</i>
	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			<i>Ongoing June 2016</i>
	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			<i>Ongoing June 2016</i>
	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	<i>Ongoing June 2017</i>

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			<i>Ongoing June 2016</i>
	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	<i>Ongoing June 2016</i>

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				<i>Ongoing June 2015</i>
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	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				Ongoing June 2015
	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			Identify potential area near Adobe St./Clay Alley for site.	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				Ongoing June 2015
	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				Ongoing June 2015

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	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	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 Project 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	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		Addressed within RFP released Aug. 7, 2014 and to be included in scoping effort.	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	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 assist in doing this.	Ongoing June 2015
T-2 Develop transportation impact study guidelines that establish alternative metrics for evaluating transportation system									
	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		Review Circulation Element for appropriate inclusion of overlay and coordinate with Ray	Ongoing June 2015
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	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		Research Emeryville; consider study session or committee on parking	Ongoing June 2015
	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		Consider parking study session	Ongoing June 2015

	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				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	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	Re-examine in 2016-17
	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 Existing Section 122-386(g) as part of Use Permit review process for projects within 1/2 mile of BART with development of Transportation Demand Management Plan. Clarify in Ordinance.	Ongoing June 2016
	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			Consider parking study session with Ray and Fehr and Peers, Transform	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				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. Ongoing effort	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	Premature at this time	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	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 2015
	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. Ongoing effort	Ongoing June 2015
	G.	Prepare focused transportation studies on site access/circulation.	Planning Division, Transportation Division	Ray to prioritize	X	X			Ongoing June 2015

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) will assist in doing this.	Ongoing June 2015
	B.	Implement Public Art at Key Locations	Planning Division, Public Works Division		X	X			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			Determine available funding mechanisms/potitcal will	Ongoing June 2015
	B.	Coordinate with Construction of OBAG Last Mile and Detroit Avenue projects	Planning Division, Transportation, PW Division		X				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 meeting	Ongoing June 2015

*	D.	Install Fence and Entry Arches along south side of Todos Santos Plaza	Current Engineering, CIP/Eng. Division		X				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		Develop scoping of Citywide Bike and Ped. Plan; Consider committee make-up	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) will assist in doing this.	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			
	I.	Examine modifying Section 122-393 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			Incorporate during next code clean-up effort	Ongoing June 2015
	J.	Submit application to become a "Platinum Bike City" by 2020	Planning Division			X	X	Premature at this time	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.	Ongoing June 2015
DESIGN GUIDELINES									
D-1 Design Guidelines									
	A.	Hold Study Session with DRB to explore Early California theme	Planning Division	Step 1	X			During Fall of 2014	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 Investigate 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	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	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 2015
	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

Concord Housing Fund
SB 341 Annual Reporting Requirements for Housing Successors to Redevelopment Agencies
For Fiscal Year Ended June 30, 2014

1. Amounts Deposited into the Low & Moderate Housing Asset Fund, distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) from other amounts deposited

a. Recognized Obligation Payment Schedule (ROPS) funding	\$0.00
b. Loan Payoff	271,635.00
c. Loan Interest Earnings	67,044.00
d. Interest Earnings on Cash Balance	30,785.00
Total Deposits	<u><u>\$369,464.00</u></u>

2. A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the ROPS from other amounts

Cash	\$987,856.00
Restricted for Current Payables	(\$9,889.00)
Anticipated Current Receivables	\$2,721.00
Available Cash Balance	<u><u>\$980,688.00</u></u>

3. Description of the expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).

a. Monitoring & preserving long term affordability of units	\$95,325.00
b. Homeless prevention	\$0.00
c. Housing development	\$0.00
d. Other:	\$104,425.92
Total All Expenditures	<u><u>\$199,750.92</u></u>

4. As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of the loans and grants receivable, and the sum of these two amounts.

Investment in Partnership - Salvio Land Grant Partnership	\$2,362,972.00
Housing Loans Receivable	\$32,757,092.00

5. Description of any transfers made pursuant to paragraph (2) of subdivision (C) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.

a. Transfers made in FY 2013/14	\$0.00
b. Transfer made in earlier years and project is still pending	\$0.00

6. Description of Projects for which Concord Housing Fund receives or is holding property tax revenue pursuant to the ROPS and the status of that project.

NA - no RPTTF funding being used or held for housing projects	Not Applicable
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Concord Housing Fund
SB 341 Annual Reporting Requirements for Housing Successors to Redevelopment Agencies
For Fiscal Year Ended June 30, 2014

7. *For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with section 33334.16. For interest in real property acquired on or after February 1, 2012, a status update on the project.*

NA - no properties purchased using Low & Moderate Income Housing Funds prior to February 1, 2012 or after February 1, 2012

8a. *A description of outstanding obligations pursuant to Section 33413 that remain to transfer to the Housing Successor on February 1, 2012*

Not Applicable - there are no outstanding obligations pursuant to Section 33413 Not Applicable

8b. *A description of the Housing Successor's progress in meeting obligations described in 8a.*

Not Applicable - there are no outstanding obligations pursuant to Section 33413 Not Applicable

8c. *A description of th housing successor's plan to meet unmet obligations described in 8a.*

Not Applicable - there are no outstanding obligations pursuant to Section 33413 Not Applicable

9. *Information required by subparagraph (B) or paragraph (3) of subdivision (a)*

Not Applicable

10. *Percentage of units of deed-restrcited rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former RDA and its host jurisdiction within the last 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly bythe housing successor, its former RDA and its host jurisdiction within the same time period.*

0 percent

11a. *The amount of excess surpluss*

Calculation follows. See page 3.

None

11b. *The amount of time that the successor agency has had the excess surplus*

Not Applicable

11c. *The housing successor's plan for eliminating the excess surplus*

Not Applicable

**Former Redevelopment Agency of the City of Concord
Excess Surplus Calculation**

	Low & Moderate Income Housing Funds - All Project Areas
Opening fund balance - July 1, 2013	\$28,845,727.00
Less Unavailable Amounts:	
Encumbrances (Section 33334.12(g)(2))	
Loans Receivable	(\$25,184,591.00)
Advances	(\$3,000,000.00)
Prepays	
	(\$28,184,591.00)
Available Low & Mod Funds	\$661,136.00
Limitation (Greater of \$1,000,000 or four years of set-aside)	
Set-aside for last four years - fiscal years ended:	
June 30, 2013	\$0.00
June 30, 2012	\$0.00
June 30, 2011	\$3,379,532.00
June 30, 2010	\$3,569,743.00
Total Set-aside past four years	\$6,949,275.00
Base Limitation	\$1,000,000.00
Greater Amount	\$6,949,275.00
Computed Excess Surplus	None

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

Wednesday, February 18, 2015

A regular meeting of the Planning Commission, City of Concord, was called to order by Chair Obringer at 7:05 P.M., Wednesday, February 18, 2015, in the City Council Chamber.

I. ROLL CALL

COMMISSIONERS PRESENT: Chair Carlyn Obringer
Vice Chair John Mercurio
Commissioner Robert Hoag
Commissioner Tim McGallian

COMMISSIONER ABSENT: Commissioner Ernie Avila

STAFF PRESENT: Laura Simpson, Planning Manager
Susanne Brown, Senior Assistant City Attorney
Joan Ryan, Senior Planner

II. PLEDGE TO THE FLAG

Commissioner Hoag led the pledge.

III. PUBLIC COMMENT PERIOD

No public comment was heard.

IV. ADDITIONS / CONTINUANCES / WITHDRAWALS

Staff reported there were no changes to the agenda.

The Consent Calendar items were moved to the end of the meeting.

V. CONSENT CALENDAR

APPROVAL OF MINUTES

Motion was made by Commissioner McGallian, and seconded by Commissioner Mercurio to approve the meeting minutes of February 4, 2015. The motion was passed by the following vote:

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

VI. PUBLIC HEARINGS – None.

No public hearings were heard.

VII. STUDY SESSION

1. BART Plaza Redesign – Joan Ryan, Senior Planner @ (925) 671-3370

Senior Planner, Joan Ryan, presented the staff report and PowerPoint presentation to the Planning Commission. Deidre Heitman, Principal Planner from the BART Planning Division, spoke about the design elements and answered questions from the Commissioners.

VIII. COMMISSION CONSIDERATIONS

1. General Plan Annual Progress Report

Senior Planner, Joan Ryan, presented the report.

Motion was made by Commissioner Mercurio to recommend acceptance of the General Plan Progress Report by 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 pursuant to CEQA Section 15378(b)(5). Commissioner McGallian seconded. The motion passed by the following vote:

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

IX. STAFF REPORTS / ANNOUNCEMENTS

Planning Manager Laura Simpson announced the hiring of a new limited service planner, Lorna Villa, to assist with Planning services and also announced the closing of the Associate Planner recruitment with a potential hiring date in April.

X. COMMISSION REPORTS/ANNOUNCEMENTS

None were announced.

XI. FUTURE PUBLIC HEARING ITEMS

Planning Manager Laura Simpson announced the March 4th meeting has been cancelled and the March 18th meeting will include two items, De La Salle Childcare Fee Appeal and Starbucks at Clayton Road. She further mentioned principal planner, Andrew Mogensen, will be sitting in for her at the April 1st meeting and that the Oakmont Senior Living appeal will be heard by the City Council on February 24th. Commissioner McGallian announced he will be absent from the March 18th meeting.

XII. ADJOURNMENT

Commissioner Hoag moved to adjourn at 8:08 P.M. Commissioner Mercurio seconded the motion. Motion to adjourn was passed by unanimous vote of the Commissioners present.

APPROVED:

Laura Simpson
Planning Commission Secretary
Planning Manager

Transcribed by Grant Spilman,
Administrative Coordinator

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State Income Limits for 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: Low Income	47,350	54,100	60,850	67,600	73,050	78,450	83,850	89,250
	\$93,500 Median Income	65,450	74,800	84,150	93,500	101,000	108,450	115,950	123,400
	Moderate Income	78,550	89,750	101,000	112,200	121,200	130,150	139,150	148,100
Alpine County	Extremely Low	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: Low Income	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350
	\$85,000 Median Income	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: Low Income	40,500	46,300	52,100	57,850	62,500	67,150	71,750	76,400
	\$72,300 Median Income	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: Low Income	32,900	37,600	42,300	46,950	50,750	54,500	58,250	62,000
	\$58,700 Median Income	41,100	46,950	52,850	58,700	63,400	68,100	72,800	77,500
	Moderate Income	49,300	56,350	63,400	70,450	76,100	81,700	87,350	93,000
Calaveras County	Extremely Low	14,700	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: Low Income	39,200	44,800	50,400	56,000	60,500	65,000	69,450	73,950
	\$70,000 Median Income	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: Low Income	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
	\$57,900 Median Income	40,550	46,300	52,100	57,900	62,550	67,150	71,800	76,450
	Moderate Income	48,650	55,600	62,550	69,500	75,050	80,600	86,200	91,750
Contra Costa County	Extremely Low	19,650	22,450	25,250	28,050	30,300	32,550	34,800	37,050
	4-Person Very Low Income	32,750	37,400	42,100	46,750	50,500	54,250	58,000	61,750
	Area Median Income: Low Income	47,350	54,100	60,850	67,600	73,050	78,450	83,850	89,250
	\$93,500 Median Income	65,450	74,800	84,150	93,500	101,000	108,450	115,950	123,400
	Moderate Income	78,550	89,750	101,000	112,200	121,200	130,150	139,150	148,100
Del Norte County	Extremely Low	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	4-Person Very Low Income	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	Area Median Income: Low Income	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
	\$57,900 Median Income	40,550	46,300	52,100	57,900	62,550	67,150	71,800	76,450
	Moderate Income	48,650	55,600	62,550	69,500	75,050	80,600	86,200	91,750
El Dorado County	Extremely Low	16,000	18,300	20,600	22,850	24,700	26,550	28,350	30,200
	4-Person Very Low Income	26,650	30,450	34,250	38,050	41,100	44,150	47,200	50,250
	Area Median Income: Low Income	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
	\$76,100 Median Income	53,250	60,900	68,500	76,100	82,200	88,300	94,350	100,450
	Moderate Income	63,900	73,050	82,150	91,300	98,600	105,900	113,200	120,500
Fresno County	Extremely Low	12,150	13,900	15,650	17,350	18,750	20,150	21,550	22,950
	4-Person Very Low Income	20,300	23,200	26,100	28,950	31,300	33,600	35,900	38,250
	Area Median Income: Low Income	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
	\$57,900 Median Income	40,550	46,300	52,100	57,900	62,550	67,150	71,800	76,450
	Moderate Income	48,650	55,600	62,550	69,500	75,050	80,600	86,200	91,750

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

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