

CONCORD HOUSING ELEMENT

~ November 2010 ~



Concord Housing Element

November 2010

Prepared for The City of Concord

by

DYETT & BHATIA
Urban and Regional Planners

Adopted by the City Council on November 16, 2010 (Resolution No. 10-96)

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Executive Summary

The Housing Element for the City of Concord is a required element of the City's General Plan. It covers the time period from January 1, 2007 to June 30, 2014 and includes extensive background information on current housing conditions, as well as updated policies, programs, and 'quantified objectives' to guide the City's development decision through 2014.

The Housing Element is organized in seven chapters, which are summarized below:

1. Introduction and Overview

This chapter provides a brief overview of the State's requirements regarding Housing Elements, as well as a description of the public outreach process conducted in Concord to ensure widespread participation in the update effort.

2. Housing Needs Analysis

This chapter gives an overview of the City's population and employment growth, household characteristics, and housing characteristics. It also provides an analysis of housing affordability (housing costs in relation to local incomes) and a discussion of housing receiving federal, State or local aid 'at-risk' of conversion due to the impending expiration of assistance. Key findings of this chapter include:

- Concord continues to grow in population, although at a marginally slower rate than the County as a whole.
- Concord has become more diverse with a growing Hispanic population. The African American and Asian population has also grown over the last decade but at a much slower rate.
- The City has a lower median household income and lower education attainment rate when compared to the County as a whole.
- The average household size has stayed the same over the years at about 2.7 persons per household.
- The housing make up has stayed the same over the years, with the percentage of single-family homes (60%), multifamily homes (30%), and others remaining roughly constant.
- The City's housing stock is getting older, with deterioration and potential loss of housing stock an increasing concern. Well over half of the City's housing stock is over 38 years old.
- Housing cost has become more affordable compared to three or four years ago, during the peak of the San Francisco Bay Area housing boom. Median home prices have now dropped to the 2000-2001 levels.
- The median cost of new or rental housing are lower in Concord than in the County as a whole. However, about 45 percent of renters and 29 percent of owners are

still overpaying for housing. This shows that even though housing cost has dropped in the last year, many still experience difficulty in affording housing.

- Over the next 10 years of the Housing Element, a total of 407 assisted units are ‘at-risk’ of conversion due to expiration of aid.

3. Regional Housing Needs Assessment and Special Needs

The first part of this chapter outlines the Regional Housing Needs Allocation (RHNA) process which is mandated by the State and overseen in the Bay Area by the Association of Bay Area Governments (ABAG). Through this process, each jurisdiction is given a set of numbers representing housing units for each income level that the jurisdiction must help to construct, rehabilitate or conserve during the housing period from 2007 to 2014. The chapter then describes Concord’s share of the regional housing needs, and what has already been achieved since January 1, 2007 in meeting those needs.

The second part of the chapter takes a look at the housing conditions of the ‘Special Needs’ group. Key findings include:

- The City has a growing need for emergency shelters and homeless services. A study in 2009 found 294 homeless persons of which 41 were living on the streets.
- The percentage of Concord’s population with a disability has remained roughly the same over the years.
- The number of female-headed households living below poverty level has grown over the years.
- Overcrowded households are more prevalent in Concord than in the County as a whole.

4. Land Inventory

This chapter assesses the housing development potential in Concord. The purpose is to determine the quantity of land available on suitable sites to accommodate the City’s RHNA. The analysis indicates there are approximately 221 acres of vacant or underutilized land that can support 4,189 housing units at various income levels. This analysis concludes that the City has the capacity with some rezoning to implement the adopted 2030 Urban Area General Plan to meet its regional share for the 2007-14 planning period, as identified by ABAG.

5. Resources and Constraints

This chapter identifies the resources that are available to the City to meet its quantified objectives for housing, especially new construction for affordable housing; as well as government and market constraints that might hinder housing development. A detailed analysis of the current permitting and regulatory processes is included along with a description of changes to be implemented through the comprehensive Zoning Ordinance update. In those cases where potential governmental constraints are identified, the City has identified programs to remove and/or mitigate those constraints. Also included is

an analysis of funding for low- and moderate income housing assistance from state and federal sources and from the City's Redevelopment Agency.

6. Evaluation of the Previous Housing Element

This chapter reviews the City's accomplishments under the 2003 Housing Element, particularly the City's progress towards meeting its Regional Housing Needs Assessment goals. The analysis found that although Concord did have a certified Housing Element that made land available for affordable housing, local housing developers were not able to produce enough very low-, low-, and moderate-income units to satisfy the previous allocation. However, the City produced more than double the amount required for above-moderate income units and made a good effort in the rehabilitation of older housing units.

7. Housing Goals, Policies, Programs, and Quantified Objectives

The final chapter of the Housing Element lists the updated housing goals, policies, and implementing programs for the City of Concord, responding to the assessment of the 2003 Housing Element as well as the key issues, trends, opportunities and constraints outlined in the Housing Needs Analysis and the assessment of Resources and Constraints. These programs also have been informed by comments from the California Department of Housing and Community Development (HCD).

There are five goal areas defined in the Housing Element:

- Goal 1: Housing Supply and Mix
- Goal 2: Quality Neighborhoods
- Goal 3: Meeting Special Needs
- Goal 4: Equal Housing Opportunities
- Goal 5: Energy Conservation

For each goal, a series of policies are defined, with implementing programs for each policy, as appropriate.

Lastly, the appendices provide important supporting information, including a detailed inventory of sites suitable for housing based on density levels (Appendix A), corresponding maps of housing sites (Appendix B), related photographs of selected sites (Appendix C), a summary report of City outreach efforts during the Community Workshop and Focus Group Meeting (Appendix D), and a summary of the residents and non-residents housing survey by Godbe Research (Appendix E).

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I Introduction

I.1 WHAT IS A HOUSING ELEMENT?

The Housing Element is one of the seven required elements of the General Plan. State Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all segments of the population. It requires that the Element be consistent with all parts of the general plan and be closely related to the Land Use Element, which specifies land within the jurisdiction that can be utilized for housing development. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt plans and regulatory systems which supports housing development. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

Unlike the other elements of the Concord Urban Area General Plan which looks out 20 years into the future, the Housing Element has a shorter planning period of five years.¹ It is programmatic in focus and is required to meet specific requirements set by the California Department of Housing and Community Development (HCD).

I.2 FREQUENCY OF REVIEW AND UPDATE

The process of updating Housing Elements is triggered by HCD through the “regional housing needs” process. The Regional Housing Needs Allocation (RHNA) process is a State mandate on planning for housing, whereby each jurisdiction in the State is given a “fair share” of local housing needs according to income distribution. Prior to the current update, the last time the State initiated the regional housing needs process was in 1999.

Concord’s previous Housing Element was adopted in January 2003 to cover the 1999 to 2006 planning period. The current Housing Element will serve the planning period beginning January 1, 2007 to June 30, 2014. This is a seven year period instead of the usual five due to a request by the Association of Bay Area Governments (ABAG) to coincide the RHNA process with the 2008 Regional Transportation Plan update. The due date for jurisdictions in the Bay Area region to update their Housing Elements is June 30, 2009.

Like the 2030 Urban Area General Plan, the Housing Element does not anticipate the development of the Inland Concord Naval Weapons Station (CNWS) area, which is being converted from military to civilian use as part of an ongoing base reuse planning process.

¹ Theoretically, all housing elements have a planning period of five years. But regional housing authorities like ABAG occasionally ask for, and are granted, extensions for any number of reasons. In the previous and current planning periods, ABAG was granted extensions of two and a half years and two years, respectively, to finalize RHNA allocations by HCD. The current housing planning period, for instance, was supposed to span from 2007 to 2012 – a total of five years. However, the housing update did not start in 2007 due to a request by ABAG to coordinate RHNA allocations with the 2008 Regional Transportation Plan. As such, Housing Elements in the Bay Area will only be completed in 2009 and be counted for five years thereafter to 2014. The official “start” of the planning period, however, remains 2007.

1.3 HOUSING ELEMENT CONTENTS

The Housing Element is required by State law to include:

- An assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA;
- A detailed sites inventory and analysis that evaluates the jurisdiction’s ability to accommodate its RHNA;
- An analysis of constraints on housing in the jurisdiction;
- Housing programs that identify adequate sites to accommodate the City's share of the regional housing need; assisting in the development of housing for very low- and low-income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated and conserved over the planning period of the element.

1.4 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Concord 2030 Urban Area General Plan was adopted in 2007 and establishes a long-range plan for urban development through the year 2030. The Plan includes a number of key themes and initiatives, such as the integration of economic development into land use planning, greater support for mixed use development and transport-supportive land uses around BART and transportation corridors, and an emphasis on preserving environmental resources and community assets. The Plan includes six elements required by State law, including Land Use, Transportation/Circulation, Open Space, Conservation, Noise, and Safety. It also includes four optional elements, including Economic Vitality, Growth Management, Parks, Public Facilities and Utilities.

This Housing Element is intended to serve as the seventh required element of the General Plan. It takes into consideration new land use designations and other policies in the Plan to ensure consistency between it and other Plan elements.

1.5 INFORMATION SOURCES

The information presented here is gathered from a variety of sources. The U.S. Census Bureau is a major source of information. Data from the Census Bureau are taken from the 1990 Census, the 2000 Census, and the 2007 American Community Survey. Unlike the decennial censuses, which are more comprehensive in scope and occurs every ten years, the American Community Survey is a yearly nationwide survey of geographic areas. The American Community Survey provides more up to date information but is smaller in scope and has fewer details than the decennial censuses. Comparisons of data from the 1990 Census, 2000 Census, and the Census Bureau’s 2007 American Community Survey are carried out wherever appropriate to reveal growth patterns and to draw conclusions on demographic, housing, or economic conditions. Others sources relied upon to supplement Census data included information from the Califor-

nia Department of Finance, the California Housing Partnership Corporation, and ABAG. Various other sources (both private and public) were also used. Wherever possible, data from the City or County were used to facilitate an understanding of local needs and conditions. These include a resident survey (hereafter called the “Concord Housing Resident Survey”) conducted in January 2008, and a survey of non-residents who work in Concord (hereafter called the “Concord Housing Non-Resident Worker Survey”) conducted in January through March 2008. Both of these surveys were conducted by Godbe Research; full survey results are on file at the City’s Planning Division.

It is worthy of note that on some occasions, data in one section may not match with those found in another section. This is because the data may originate from different sources. For example, “Projections 2007” from ABAG has a different population estimate from the Census Bureau’s 2007 American Community Survey. Generally, this report uses the most recent data available. Also worthy of note is that while “Projections 2007” is the most recent data available, it also assumes some development at the Inland CNWS area for the long term forecast (2020-2035) which is excluded from the current 2030 Urban Area General Plan. As such, data from “Projections 2007” is used selectively.

1.6 PUBLIC OUTREACH

In preparing the Housing Element, the City of Concord conducted a number of public outreach efforts to ensure the sharing of information and ideas between elected and appointed officials, City staff, the planning consultants, and residents. These included public meetings with the City Council and Planning Commission, telephone surveys, interviews, as well as community workshops to discuss the challenges and priorities associated with housing production and rehabilitation. Preceding the community workshops, the City conducted extensive public outreach about the meetings by mailing residents and advertising in local newspapers. In addition to this outreach, City staff also posted information about the Housing Element Update on the City Website. Altogether, a multi-faceted approach was used to ensure the community’s full participation. The City’s public outreach efforts have included the following:

- Regular meetings and workshops with the City Council and the Planning Commission;
- A Community Housing Workshop attended by residents, conducted on September 27, 2008 at the Concord Senior Center. During the workshop, housing experts were invited to speak to residents on housing issues and design. Following that, residents were grouped into a small group with City staff and officials to engage in a broad discussion of the challenges that might hinder housing construction, rehabilitation, or conservation. Feedback received at the workshop covered a wide range of responses, from the need for mixed-use housing to aid for first-time home owners. Appendix C contains a summary report of the Community Housing Workshop;
- A Focus Group meeting with representatives from regional non-profit groups and stakeholders, conducted on September 29, 2008 at City Hall to discuss housing needs of the lower-income groups and special needs population in Concord. The focus group expressed concern regarding the dwindling supply of affordable housing and the effect this has on older residents’ ability to continue to live in Concord. Appendix C contains a summary of the Focus Group Meeting;

- A telephone survey of Concord residents, conducted from January 12 to 15, 2008. A total of 400 residents were surveyed by Godbe Research;
- A business survey of employees of local companies who live in another city, conducted from January 24 to March 3, 2008. A total of 200 non-residents were interviewed by Godbe Research;
- Regular correspondence and meetings with housing advocacy groups such as East Bay Housing Organizations and Public Advocates on February 10, 2010, May 27, 2010 and other occasions;
- Publication and circulation of the draft Housing Element at various stages for public review and comment in September 2009, Spring/Summer 2010, and September 2010;
- Planning Commission Public Hearing on October 6 and City Council Public Hearing on November 16, 2010 which were attended by residents, business owners, housing advocacy groups and other stakeholders.

1.7 REVIEW BY STATE HCD

State law requires every updated Housing Element be submitted to California's HCD to ensure compliance with the State's minimum requirements. This 'certification' process is unique among the General Plan elements.

Housing Elements are submitted twice to HCD for review and comment: once during development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction. The first review period requires 60 days and must take place prior to the adoption deadline. The second review requires 90 days and takes place after the adoption deadline. It is after the second review that written findings regarding compliance are submitted to the local government.

For this update, the City made its first submission to HCD in April 2009. Upon receiving comments from HCD in June 2009, the City revised the Housing Element and resubmitted the revised draft to HCD for an informal technical review in September 2009. Throughout the Spring and Summer of 2010, the City received additional comments from the public and housing advocacy groups and prepared several versions of the draft housing element which included revisions that addressed HCD's previous comment letters as well as feedback received since April 2009. In August 2010, City staff met with HCD informally to discuss public comments and review City revisions to the draft Housing Element. The most recent set of revisions were prepared in response to the latest HCD comment letter in October 2010 requesting additional revisions to the land inventory.

2 Housing Needs Analysis

2.1 POPULATION AND DEMOGRAPHICS

The type and amount of housing needed in a community is largely determined by population growth and various demographic variables. Factors such as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives.

POPULATION

Concord's population has grown at an average rate of 1 percent annually for the last few decades. In 1980, Concord had a population of just 101,800, but its population reached 121,800 in 2000. Growth had been primarily driven by immigration due to the City's proximity to job centers and the availability of housing.

Table 2.1-1 summarizes current population for Concord in comparison to Contra Costa County. The City had a population of 125,100 in 2007. Over the next two decades from 2007 to 2030, Concord is expected to continue to grow at a rate of 0.6 percent annually. This amounts to an increase of about 660 persons and 250 households every year citywide. At full buildout of the General Plan, the total population in Concord is expected to reach around 142,210 by 2030.

Table 2.1-1 Current Population and Projections

<i>Population</i>	<i>2007</i>	<i>2015</i>	<i>2030</i>	<i>Annual Growth Rate</i>
Concord ¹	125,100	130,800	142,210	0.6%
Contra Costa County	1,038,800	1,107,300	1,255,300	0.8%

¹Figures for the City are projected from California Department of Finance's 2005 data which are consistent with the 2030 Urban Area General Plan. The Department has since revised its data for 2007. However, to ensure compatibility with the General Plan, data from 2005 are projected here rather than the more recent DOF release. The difference between the two projections is marginal and makes little difference to a city of Concord's size.

ABAG has a different population count for the City in its 'Projections 2007' because it assumes development in the CNWS Inland area for the long term forecast (2020 to 2035), which is excluded in the 2030 Urban Area General Plan.

Source: Department of Finance, 2005. City of Concord 2030 Urban Area General Plan, ABAG 'Projections 2007', 2008.

RACE AND ETHNICITY

Table 2.1-2 compares the racial makeup of the Concord in 1990, 2000 and 2007. Over the years, the racial diversity of Concord has increased following a pattern representative of the wider Contra Costa County population. According to the U.S. Census, 84 percent of Concord residents were White, 8 percent were Asian, and 11.5 percent were of Latino or Hispanic origin in 1990.² A decade and a half later in 2007, the White proportion of the population decreased to

² Latino or Hispanic is not a separate race category in the Census. All persons who were reported as Latino or Hispanic were also reported as belonging to another racial category.

65 percent, while the Hispanic population proportion showed a marked increase to nearly 30 percent of the population. There were also a greater number of residents who classified themselves as belonging to “other” races, including persons belonging to two or more races.

Table 2.1-2 Population by Race and Ethnicity

<i>Race/ Ethnic Group</i>	<i>Percent of Total</i>			<i>Percentage Change from 1990</i>
	<i>1990</i>	<i>2000</i>	<i>2007</i>	
White	84.0%	70.7%	65.2%	-13.3%
Asian	8.3	9.4	9.6	+30.5
Black	2.4	3.0	3.0	+44.3
All others	5.4	16.9	22.1	+359.5
Hispanic	11.5	21.8	28.5	+177.1

Note: The 'total' of individual years do not add up to 100 because the Hispanic count is not classified as a race but an ethnic group in the Census.

Source: Census 1990, American Community Survey, 2007.

AGE AND POPULATION TRENDS

Population demographics provide the City with background information necessary to assess current and future housing needs. Supplemented with analysis of housing characteristics, a look at population trends enables and supports more effective planning and policymaking process for the Housing Element Update.

A survey of population distribution in Concord over the last two decades indicates a gradually aging population. According to the 1990 Census, only 9 percent of the City’s population was 65 years of age or older. This increased slightly to 10 percent of the population by 2007 according to the Census Bureau’s American Community Survey. Similarly, the middle-age population (45 to 64 year olds) and children and teens (1 to 19 year olds) have also increased. The age group that experienced a decline was young adults (20 to 44 year olds). As a result of this shift, the median age increased from just under 34 in 1990 to 35.5 in 2007. Table 2.1-3 summarizes population trends from 1990 to 2007 in four major age groups.

Table 2.1-3 Population Trends

Age groups	Percent of Total			Percentage Change from 1990
	1990	2000	2007	
1 to 19	27.1%	27.8%	27.9%	+14.8%
20 to 44	44.6	39.2	36.4	-9.0
45 to 64	18.9	22.2	25.3	+49.3
65 and above	9.3	10.8	10.4	+24.4

Source: Census 1990, American Community Survey, 2007.

If current trends are to continue, most of those in the current 45 to 64 age group will be retired by 2030. This indicates that the City will face an increased need for senior housing.³

EDUCATION ATTAINMENT

As of 2007, about 8 in 10 (85.4%) of Concord residents age 18 and older had graduated from high school and just under 3 in 10 (29.0%) had a bachelor’s degree or higher. These rates of education attainment are lower than Contra Costa County as a whole, where 87.4 percent were at least high school graduates and 33.7 percent had a bachelor’s degree or higher. These educational attainment statistics are shown in Table 2.1-4.

³ The Census Bureau generally defines seniors as people age 65 and older, and their survey data are usually grouped in five year increments. HCD’s Housing and Policy Development’s Housing Element samples follow the Census Bureau in grouping seniors in the 65 and older age group. The State’s Governor’s Office of Planning and Research (OPR) General Plan Guidelines (2003), however, defines them as 62 years and older. The Civil Code also defines “senior citizen” as “a person 62 years or older, or 55 years or older in a senior citizen housing development”. For this Housing Element Update, we are following the Census and HCD definition. However, for land use and development purposes, senior citizen housing developments can use 55 years of age and granny flats (second units) can use 62.

Table 2.1-4 Education Attainment

<i>Education Received</i>	<i>Concord</i>		<i>Contra Costa County</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Less than 9th grade	7,496	8.1%	43,371	5.6%
9th to 12th grade, no diploma	6,020	6.5	53,258	6.9
<i>High school or higher¹</i>	<i>79,098</i>	<i>85.4</i>	<i>672,069</i>	<i>87.4</i>
High school graduate (includes equivalency)	24,740	26.7	175,735	22.9
Some college, no degree	20,093	21.7	177,500	23.1
Associate's degree	7,424	8.0	59,475	7.7
<i>Bachelor degree or higher²</i>	<i>26,841</i>	<i>29.0</i>	<i>259,359</i>	<i>33.7</i>
Bachelor's degree	18,530	20.0	168,583	21.9
Graduate or professional degree	8,311	9.0	90,776	11.8

Note: For population aged 18 and over. Percentages may not add up due to rounding.

¹ This category includes all rows below, i.e. “High school graduate”, “Some college, no degree”, “Associate’s degree”, “Bachelor’s degree”, and “Graduate or professional degree”.

² This category includes all rows below, i.e. “Bachelor’s degree” and “Graduate or professional degree”.

Source: American Community Survey, 2007.

2.2 EMPLOYMENT CHARACTERISTICS

Employment types, income levels, and other factors determine the type of housing residents can afford, while the unemployment rate is an indicator of the level of housing assistance needed. Employment and income levels are generally the function of regional growth or decline, which depends on factors beyond City control. But an understanding of how Concord is fairing among peer cities is helpful in allocating resources and formulating housing policies.

EMPLOYMENT AND UNEMPLOYMENT

Table 2.2-1 shows current and projected jobs and employed residents in Concord in comparison with Contra Costa County. “Jobs” are defined as employment opportunities available within the City, while “Employed Residents” includes all employed residents, whether or not they work within or outside the city. As shown in the table, Concord had 61,900 jobs in 2007. With implementation of the 2030 Urban Area General Plan, job growth is projected to outpace employed residents growth in the next two decades and reach 88,800 by 2030. This will bring the ratio of jobs per employed residents from 0.93 in 2007 to 1.17 in 2030. A jobs/employed residents ratio of greater than one suggests a net in-commute of workers into the City, while a ratio of less than one suggests a net out-commute.

Table 2.2-1 Current Employment and Projections

<i>Jobs</i>	<i>2007</i>	<i>2015</i>	<i>2030</i>	<i>Annual Growth Rate</i>
Concord ¹	61,900	70,100	88,800	1.6%
Contra Costa County	388,600	436,970	551,530	1.5%

<i>Employed Residents</i>	<i>2007</i>	<i>2015</i>	<i>2030</i>	<i>Annual Growth Rate</i>
Concord	66,400	69,500	75,840	0.6%
Contra Costa County ²	473,900	533,300	662,400	1.5%

¹ Figures for the City are projected from California Department of Finance's 2005 data which are consistent with the 2030 Urban Area General Plan. The Department has since revised its data for 2007. However, to ensure compatibility with the General Plan, data from 2005 are projected rather than the more recent DOF release. ABAG has a different population count for the City in its 'Projections 2007' because it assumes development in the CNWS Inland area for the long term forecast (2020 to 2035), which is excluded in the 2030 Urban Area General Plan.

² Employed residents for Contra Costa County using ABAG's Special Statistical Area estimates.

Source: Department of Finance, 2005. City of Concord 2030 Urban Area General Plan, ABAG 'Projections 2007', 2008.

Table 2.2-2 shows median household income and the unemployment rate in Concord and peer cities. In 2007, Concord had a lower median household income level when compared to most peer cities, except Richmond. It also had a higher unemployment level than most cities surveyed, except Richmond. This suggests that the cost of housing should be appropriately lower than the county average, or residents will not be able to afford to live in the City. The level of unemployment indicates that there is a continuing need for housing assistance and emergency support services to help unemployed and otherwise economically disadvantaged residents.

Table 2.2-2 Peer Cities Median Household Income and Unemployment Rate

<i>Jurisdiction</i>	<i>Median Household Income 2007¹</i>	<i>Unemployment Rate in 2007</i>
Concord	\$62,830	5.1%
Martinez	73,670	3.8
Pleasant Hill	80,740	3.8
Richmond	50,350	7.9
Walnut Creek	76,520	3.1
Contra Costa County	\$75,480	4.7%

¹'Median Household Income' for 2007 from the Census Bureau's 2005-2007 American Community Survey. This data may be very different from ABAG's 'Projections 2007' data, which was compiled before the 2008-2009 recession.

Source: American Community Survey 2005-2007. California Economic Development Department, 2008.

2.3 HOUSEHOLD CHARACTERISTICS

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

HOUSEHOLD SIZES

The U.S. Census defines a household as any group of people who occupy a housing unit, including families, single people, or unrelated persons sharing living quarters. Persons living in licensed facilities, retirement homes, or dormitories are not considered households. Household characteristics are important indicators of the type and size of housing needed in a community.

From 2000 to 2007, Concord witnessed a minor increase in the total number of households from 44,020 to 45,238. The percentage of households consisting of families remained constant at 69 percent. Accordingly, the percentage of non-family households also stayed constant at 31 percent. Most of the non-family households comprise of households with people living alone.

From 2000 to 2007, the average household size decreased slightly from 2.74 to 2.72 persons per household. Despite the decrease in average size, the total number of households increased in sufficient numbers to produce a net gain in population. This trend is not expected to last. According to ABAG’s Projections 2007, the average household size in the City is expected to decline from 2010 onward due to an aging population. Table 2.3-1 shows the number of households and household size from 2000 to 2007, and includes projections up to year 2030.

Table 2.3-1 Family Households and Average Size

	2000	2007	2015	2030
Total Households	44,020	45,238	47,500	50,560
Family Households	30,322	31,117	30,200 ²	32,100 ²
Average Size ¹	2.74	2.72	2.72	2.67

¹ The 2030 Urban Area General Plan assumes a uniform household size for buildout (2.7 persons per household). ABAG’s Projections 2007 included new estimates for average household sizes, which are shown here, but not in the 2030 Urban Area General Plan.

² Family Household sizes for 2015 and 2030 are estimates based on the assumption that the ratio of Family Households to Total Households remains constant from 2007.

Source: 2000 and 2007 data from Census 2000 and American Community Survey 2007. ABAG ‘Projections 2007’, 2008.

HOUSEHOLD INCOME

Median household income represents the mid-point in income for all households in the City, with half earning more and half earning less. According to the 2000 U.S. Census, the median household income for Concord in 1999 was \$55,597.⁴ In comparison, Contra Costa County had an overall median household income of \$63,675. This was 14 percent higher than Concord’s figure. According to the 2007 American Community Survey, the median household income in Concord was \$62,830. In comparison, in 2007 the County had an overall median household income of \$75,480. This was about 20 percent higher than Concord’s figure. Comparing both years, the data suggests that Concord had become less wealthy relative to the County over this period.

To determine eligibility for housing programs, both federal and State governments categorize households according to their income, in comparison to the area median income (AMI). The

⁴ The 2000 Census usually reports data from the same year (i.e. 2000). However, in some cases, it reports data from 1999 – one year prior to the census.

AMI is the median household income for a defined geographic area. AMI is determined by the United States Department of Housing and Urban Development (HUD). The following income groups are the standard categories used:

- Extremely low-income= 30 percent median or less;
- Very low-income = 31 to 50 percent;
- Low-income = 51 to 80 percent;
- Moderate-income = 81 to 120 percent; and
- Above moderate-income = 120 and over.

California only began requesting analysis of households defined as extremely low-income since adoption of the previous Housing Element. While a city is not obligated to include a separate category for extremely low-income households in its Housing Element, the Housing Element as a whole must analyze the obstacles and needs for this category and include proposed actions and programs to meet those needs.

Table 2.3-2 shows the percent of City and county residents by income category. Within Concord, the 2000 Census (survey done in 1999) counted 5,568 extremely low-income households, 5,475 very low-income households, and 8,687 low-income households—these made up 13, 12, and 20 percent, respectively of the households in the City. Moderate income households comprised 23 percent of the city's households and about one third (32 percent) were above moderate income. In comparison, the county had a lower proportion of extremely low- to low-income residents and a higher proportion of above moderate income residents than the City.

Table 2.3-2 Households by Income Group in 1999

<i>Income Group</i>	<i>Income Criteria</i>	<i>Concord</i>	<i>Contra Costa County</i>
Extremely low	Less than \$19,103	5,568 13%	40,229 12%
Very low	\$19,104- \$31,838	5,475 12%	35,183 10%
Low	\$31,839 - \$50,940	8,687 20%	58,915 17%
Moderate	\$50,941 - \$76,410	10,256 23%	69,660 20%
Above Moderate	Over \$76,411	14,124 32%	140,435 41%
Total	-	44,111 100%	344,422 100%

Note: The 2000 U.S. Census uses income ranges that do not correspond exactly to the income categories. The numbers in the table were derived through interpolating the Census data.

Source: Census 2000.

Table 2.3-3 presents median household income data for Concord and other Contra Costa County jurisdictions for year 2000 and 2007 for comparison. The data shows that Concord has a lower household income than most of its peer cities except Richmond. This trend is consistent for both years with about 2 to 3 percent change in annual median household income for all jurisdictions.

Table 2.3-3 Median Household Incomes, Concord and Selected Contra Costa County Jurisdictions

<i>Jurisdiction</i>	<i>2000</i>	<i>2007</i>	<i>Annual Growth Rate</i>
Concord	\$55,600	\$62,830	1.8%
Martinez	63,010	73,670	2.3%
Pleasant Hill	67,490	80,740	2.6%
Richmond	44,210	50,350	1.9%
Walnut Creek	63,240	76,520	2.8%
Contra Costa County	\$63,680	\$75,480	2.5%

The median household income shown here is from the Census Bureau, which has a different estimate than those provided by ABAG's 'Projections 2007'. Additionally, the data shown here does not take into account changes in the Consumer Price Index.

Source: Census 2000, American Community Survey 2005-2007.

2.4 HOUSING STOCK

Housing types, age, vacancy rates, conditions and other factors affecting housing stock determine if the current supply of housing is in good condition or in adequate supply for residents. This section will examine various housing stock characteristics that affect the living environment of Concord residents.

HOUSING TYPES

According to the California Department of Finance, detached single-family homes make up the majority of residential units in Concord, comprising about 60 percent of the total housing stock in 2007 (Table 2.4-1). Multifamily apartments with more than five units are the next most common type, comprising about 25 percent of the housing stock. The composition of the housing stock essentially did not change from 2000 to 2007. While the housing mix changed little, the total housing units increased from 45,084 in 2000 to 47,772 in 2007.⁵ During the seven years from January 1, 1999 to December 31, 2006, the City has already approved or built 2,501 units, according to City records.⁶

Table 2.4-1 Units by Housing Type

Housing Type	2000		2007		Percentage Change from 2000
	Units	Percent	Units	Percent	
Single-Family Detached	26,952	59.8%	27,772	59.8%	2.9%
Duplex	2,851	6.3	2,911	6.3	2.1
Multifamily 2-4 units	2,871	6.4	2,929	6.3	2.0
Multifamily 5+ units	11,033	24.5	11,389	24.6	3.2
Mobile Homes	1,377	3.1	1,377	3.0	0.0
Total	45,084	100.0%	46,328	100.0%	2.8%

Note: Totals may not add up due to rounding.

Source: California Department of Finance housing estimates for 2000 and 2007.

In the Non-Resident Worker Survey, respondents confirmed their preference for single-family detached housing. Of those individuals who said they would consider moving to Concord, the vast majority (88 percent) preferred a single-family home under 3,000 square feet, over other housing types.

HOUSING GROWTH

Construction of new units by type was roughly proportional over the ten-year period from 1997 to 2007. A review of housing number by year (Table 2.4-2) indicates relatively steady construction of new single-family units, at an average rate of around 0.4 percent annually. The construction of multifamily housing units was more sporadic. The stronger growth of single-family units over multifamily units before 2000 was probably due to the higher profitability of

⁵ Additional information on the exact number of entitled units will be added to the Housing Element at a later date provided by City Staff.

⁶ Source: City of Concord, General Plan Progress Report, March 25, 2008. The State Department of Finance records show only 1,205 units built between 2000 and 2006, with the balance presumably units with entitlements that have not yet been constructed.

single-family development. However, with the single-family market gradually becoming saturated in recent years, and the increasing popularity of high-rise living and transit-oriented development in Bay Area cities, developers have again begun developing multifamily housing.

Table 2.4-2 Annual Growth in Housing Units by Type, 1997 to 2007

Year	Single Family	% Change	Multifamily	% Change	Total ¹	% Change
1997	29,349	-	14,041	-	43,390	-
1998	29,513	0.6%	14,005	-0.3%	43,518	0.3%
1999	29,678	0.6	13,952	-0.4	43,630	0.3
2000	29,784	0.4	13,915	-0.3	43,699	0.2
2001	29,933	0.5	13,910	0.0	43,843	0.3
2002	30,056	0.4	14,088	1.3	44,144	0.7
2003	30,116	0.2	14,088	0.0	44,204	0.1
2004	30,308	0.6	14,200	0.8	44,508	0.7
2005	30,486	0.6	14,280	0.6	44,766	0.6
2006	30,594	0.4	14,318	0.3%	44,912	0.3
2007	30,633	0.1%	14,318	-	44,951	0.1%

¹ Only single-family and multifamily units are counted. 'Total' does not include mobile homes.

² Year 2000 to 2007 data are taken from the Department of Finance's E-5-2008 table while 1997 to 1999 data are taken from the Department's E-8-2000 table. It should be noted that the data are collected years apart of each other and are merely estimates of housing units. (The decennial censuses are also estimates). As with all types of estimate data, measurement and non-measurement errors can be expected. Hence, the negative growth of multifamily housing units reported between 1998 and 2000 may simply be part of this error in estimation. For full methodology and caveats of the data please refer to http://www.dof.ca.gov/research/demographic/reports/estimates/e-5_2001-06/ and <http://www.dof.ca.gov/HTML/DEMOGRAP/ReportsPapers/Estimates/E8/E-8.php>

Source: California Department of Finance, 2009.

HOUSING AGE AND CONDITION

Housing age is an important indicator of the condition of Concord's housing stock. Homes and structures weather with use and deteriorate with time. If they are not properly maintained, housing can deteriorate quickly and become eyesores or potential sources of danger. This directly affects property prices and the quality of life of city residents. A city with an older housing stock will have to budget more for preservation assistance, home repair costs, and energy requirements. Thus, improving and maintaining housing quality is an important goal for the City.

Concord's housing stock is aging. As shown in the estimated breakdown of housing units by age and occupancy status in Table 2.4-3, in the year 2007, more than half of the existing homes in Concord were more than 38 years old, and 25.2 percent were more than 48 years old. Even though about one in four of Concord's housing stock is more than 48 years old, the majority are owner-occupied units, which means that they are typically in better condition than the renter-occupied units.

Table 2.4-3 Tenure by Year Structure Built of All Occupied Housing Units, 2007

Age	Renter Occupied	Percent	Owner Occupied	Percent	Total	% of Units in Age Category
48+ Years	3,504	31%	7,897	69%	11,401	25.2%
38–47 Years	2,823	25%	8,479	75%	11,302	25.0%
28–37 Years	4,854	43%	6,443	57%	11,297	25.0%
18–27 Years	2,900	45%	3,512	55%	6,412	14.1%
8–17 Years	1,711	49%	1,806	51%	3,517	7.8%
Less than 7 Years	443	34%	866	66%	1,309	2.9%
Total	16,235	36%	29,003	64%	45,238	100.0%

Source: American Community Survey, 2007.

City staff regularly conducts windshield surveys of the City to assess the age and condition of Concord’s housing stock. Based on a recent survey by the Community Development Department, the City estimates that approximately 38 percent of the housing units in the City are in need of minor rehabilitation, 2 percent are in need of major rehabilitation, and 1 percent are in need of replacement. Housing in the Monument Corridor area is an area of particular concern. Table 2.4-4 summarizes these estimates.⁷

Table 2.4-4 Estimated Units in Need of Rehabilitation or Replacement

Type	Renter Occupied Number (Percent of Total ¹)	Owner Occupied Number (Percent of Total ¹)	Total Number (Percent of Total ¹)
In Need of Minor Rehabilitation	8,929 (55%)	8,121 (28%)	17,190 (38%)
In Need of Major Rehabilitation	235 (2%)	580 (2%)	905 (2%)
In Need of Replacement	162 (1%)	290 (1%)	452 (1%)

¹Total shown in Table 2.4-3.

Source: City of Concord, 2009.

The recent increase in home mortgage foreclosures due to the 2008-09 credit crisis has not yet had a big impact on the physical conditions of housing. Homeowners and renters are taking care of their property the best they can. City staff has not observed any noticeable deterioration of these properties. Nonetheless, City staff is aware of the potential impact of the housing crisis and is monitoring the conditions of the City’s housing stock closely.

Besides identifying housing in need of rehabilitation through inspections and windshield surveys, the City provides loans as well as information on housing maintenance. Efforts in the last few years include the City’s Neighborhood Code Enforcement and Multifamily Housing In-

⁷ Information provided by Vance Phillips, Chief Building Official and Adair Macfarlane, Building Inspector on June 30, 2009.

spection Program (MFHIP) and loans through the Multifamily Rehabilitation Loan Program.⁸ According to the City's Community Development Department annual reports, Monument Corridor Partnership Housing Task Force Projects have included quarterly tenant rental education and certification workshops called "How to be a Good Tenant" to highlight the importance of maintenance.⁹

In 2004, a new self-certification option was introduced to the MFHIP. The purpose of this program is to provide an incentive and reward property owners who take it upon themselves to do a self-inspection of their property prior to the City performing a 20 percent random unit inspection. As a result of this program, many property owners have become more accountable and have taken proactive measures to monitor and maintain their old buildings. The program requires property owners to inspect their buildings on an annual basis and to certify by filling out an affidavit that the property meets or exceeds the standards identified on the City's self-certification inspection list.

Many of the City's older homes built before 1978 are at risk of containing lead-based paint. Lead can cause brain and nervous system damage in young children who can ingest deteriorated interior or exterior lead-based paint either intentionally or inadvertently through normal play activities. The City places a priority on eliminating lead hazards in its single-family housing and runs a lead abatement program with funding from HUD. From fiscal years 2002 to 2007, \$177,200 in Community Development Block Grant (CDBG) funds and \$38,900 in RDA set-aside funds were granted to test and remediate lead hazards in housing that was undergoing rehabilitation funded by the City. More recently, Concord was awarded a \$1.4 million Lead Hazard Control grant from the HUD for the Monument Corridor, which it intends to use for testing and rehabilitating housing in the current Housing Element planning period.

Additionally, the City provides a variety of rehabilitation loan programs, including single-family repair loans, mobile home repair loans, multifamily housing repair loans, exterior enhancement rebates, weatherization and home security grants for seniors. According to the City's financial loans and grants reports, the average size of these grants is between \$1,500 and \$2,000. Through its various rehabilitation loan programs, the City helped improve 30 single-family homes, 124 multifamily housing units at Lakeside Apartments, and six mobile homes in 2006. Besides providing assistance through City departments, City staff also regularly work with nonprofit and private corporations to extend rehabilitation opportunities to residents.

HOUSING TENURE AND VACANCY

Table 2.4-5 describes the tenure and type of housing units in Concord according to the 2000 Census and 2007 American Community Survey. In 2000, the overall tenure pattern in the City was 61 percent owner-occupied and 37 percent renter-occupied. By 2007, according to American Community Survey estimates, the number of owner-occupied housing units in the City decreased by 0.5 percent, while the renter-occupied housing units decreased by 2.7 percent. The overall owner- to renter-occupied ratio remained fairly constant at a six to four ratio.

⁸ The Multifamily Rehabilitation Loan Program is now administered through the County.

⁹ Source: City of Concord Building & Neighborhood Services Department 2004-2006 Year End Reports, Part II – Special Housing Projects/Studies. (The reports are not paginated).

The amount of vacant units in Concord is also shown in the table. The amount of vacant units in 2000 was recorded at 2.4 percent. By 2007, however, the amount of vacant units had risen to 5.5 percent. This indicated a trend of increasing vacancy in the City, and can be partly attributed to the worsening housing market beginning in late 2007. According to real estate experts, a five percent vacancy is considered necessary to assure adequate choice and temper the rise in housing costs.

The ongoing economic crisis is expected to further weaken the demand for Bay Area housing and increase the amount of vacant units available in the City.

Table 2.4-5 Housing Tenure and Vacancy

Housing Tenure	2000		2007		Percentage Change from 2000
	Units	Percent	Units	Percent	
Occupied Units					
Owner Occupied	27,542	61.1%	29,003	60.6%	5.3%
Renter Occupied	16,478	36.6%	16,235	33.9%	-1.5%
Vacant Units					
For seasonal, recreational or occasional use ¹	118	0.3%	NA	NA	NA
For rent, for sale only, and rented or sold, not occupied ¹	NA	NA	1,527	3.2%	NA
Vacant (other reasons)	945	2.1%	1,092	2.3%	15.6%
Total²	45,083	100.0%	47,857	100.0%	6.2%

¹ In the 2007 American Community Survey, the category “For seasonal, recreational or occasional use” was no longer available, instead, a new category “For rent, for sale only, and rented or sold, not occupied” was created.

² 2007 unit totals differ from Table 9 and the 2030 Urban Area General Plan because the estimate here is from a different source (Census Bureau’s American Community Survey).

Source: Census 2000. American Community Survey, 2007.

2.5 HOUSING COST AND AFFORDABILITY

The Department of Housing and Urban Development defines affordable housing as housing for which the owner or tenant pays less than 30 percent of the household income. The cost of housing vis-à-vis income directly impacts the degree of affordability. If housing costs are high relative to income, there will be a correspondingly higher prevalence of borrowing in the case of home owners, and overpayment in the case of renters. Overcrowding also increases as people turn to sharing homes and apartments to reduce housing costs. This section summarizes the cost and affordability of Concord’s housing stock.

SALES PRICES AND RENTS

As in the rest of the Bay Area, home prices and rents increased substantially in Concord from the late 1990s to early 2000s until the 2008-2009 mortgage crisis. Average sales prices from recent years are summarized in Table 2.5-1 and comparative median price data from Concord and surrounding communities is in Table 2.5-4.

Housing for Sale

According to data from The Real Estate Report, the median price for a single-family home in Concord in 2008 was about \$365,000. In 2000, the median sale price was \$332,000 (in 2008 dollars); thus, there was a 10 percent increase in the median price. The median price for a townhome or condominium in 2008 was \$160,000; which is a 5 percent decrease from the median price seven years ago (\$168,800). While these prices are considerably lower than peaks in 2005-2006, they are still very high. Persons in the extremely low-income category (those earning 30 percent or less of the county median income) and very low-income category (those earning between 30 to 50 percent of the county median income) cannot afford homes in Concord due to the high home prices. As such, rental housing is typically the only housing option available to persons in these income groups.

Table 2.5-1 Median Home Sale Prices, City of Concord, 2000 to 2008

Year	Single-Family Home			Townhome/ Condominium		
	Median Sale Price	% Change	Units Sold	Median Sale Price	% Change	Units Sold
2000	\$332,000	-	1,383	\$168,800	-	619
2001	389,000	17.2%	1,244	209,100	23.9%	563
2002	432,400	11.2	1,286	229,780	9.9	618
2003	468,000	8.2	1,309	256,250	11.5	613
2004	530,000	13.2	1,183	286,600	11.8	613
2005	648,800	22.4	1,092	363,800	26.9	538
2006	614,100	-5.3	967	362,000	-0.5	428
2007	555,600	-9.5	634	313,700	-13.3	253
2008	365,000	-34.3	801	160,000	-49.0	314

Note: Figures are in constant 2008 dollars to enable comparison of sale prices.

Source: *The Real Estate Report, 2009. Bureau of Labor Statistics, 2009. Dyett & Bhatia, 2009.*

According to sales and inventory data from The Real Estate Report, the number of single family homes and townhomes/condominiums sold in Concord were at their lowest in late 2007. Real estate transactions only picked up in the middle of 2008. At the same time, fewer new homes were being built which resulted in a smaller inventory (Table 2.5-2).

Table 2.5-2 Monthly Home Sales and Inventory

<i>Month/Year</i>	<i>Single-Family Home</i>		<i>Townhome/ Condominium</i>	
	<i>Sold</i>	<i>Inventory</i>	<i>Sold</i>	<i>Inventory</i>
Nov 07'	36	491	17	251
Dec 07'	50	422	15	239
Jan 08'	43	425	8	218
Feb 08'	47	435	28	252
Mar 08'	53	481	13	258
Apr 08'	55	479	19	244
May 08'	70	480	22	242
Jun 08'	78	415	28	225
Jul 08'	102	383	28	234
Aug 08'	86	369	30	213
Sep 08'	89	333	38	174
Oct 08'	90	342	37	181
Nov 08'	74	332	39	191

Source: *The Real Estate Report, 2009. Dyett & Bhatia, 2009.*

Table 2.5-3 shows the median listing prices in Concord by type of housing in December 2008. As shown in the table, the cost of a condominium or townhome in December was \$139,900, and the cost of a single-family home was \$357,307. Mobile homes remain the cheapest type of housing for sale in Concord, with a median price of about \$72,475.

Table 2.5-3 Median Listing Prices in Concord by Type

<i>Listing Type</i>	<i>Median Price</i>
Homes for Sale	\$299,000
New Homes	\$459,990
Mobile Homes	\$72,475
Condo or Townhome	\$139,900
Single-family home	\$357,307

Source: *California Association of Realtors, December, 2008.*

Table 2.5-4 shows the relative affordability of Concord's housing stock by comparing the City's current housing prices to surrounding communities. As shown in the table, the City of Concord ranks number 6 in affordability (out of 15 cities in the County), with a median home sale price of \$260,000 as of October 2008.

Table 2.5-4 Median Sales Prices in Concord and Surrounding Communities

City	Affordability Rank	Oct-08'	Oct-07'	% Change	Median Household Income
Richmond	1	\$152,500	\$390,000	-60.90%	\$50,350
Pittsburg	2	\$200,000	\$350,000	-42.90%	\$56,330
San Pablo	3	\$206,500	\$420,000	-50.80%	\$46,330
Antioch	4	\$229,000	\$382,000	-40.10%	\$69,170
Oakley	5	\$237,500	\$410,000	-42.10%	\$72,760
Concord	6	\$260,000	\$431,000	-39.70%	\$62,830
Pinole	7	\$305,000	\$435,500	-30.00%	Not Available
Brentwood	8	\$315,000	\$540,000	-41.70%	Not Available
Martinez	9	\$318,000	\$443,750	-28.30%	\$73,670
Hercules	10	\$328,000	\$413,500	-20.70%	\$88,970
Discovery Bay	11	\$350,000	\$477,000	-26.60%	Not Available
Pleasant Hill	12	\$427,500	\$588,500	-27.40%	\$80,740
Walnut Creek	13	\$511,000	\$535,000	-4.50%	\$76,520
San Ramon	14	\$710,500	\$840,000	-15.40%	\$111,600
Danville	15	\$883,250	\$1,010,000	-12.50%	Not Available
Contra Costa County		\$280,000	\$522,750	-46.40%	\$75,480

Note: Price statistics are derived from new and existing, mobile homes, condos and single family homes.

Source: California Association of Realtors, 2008 (Median Sales Prices)
<http://www.car.org/economics/historicalprices/2008medianprices/oct2008medianprices/>

U.S. Census Bureau, 2005-2007 American Community Survey (Median Household Income)

Housing for Rent

Rental housing generally shows the same trend as housing for sale, in comparison with the rest of the County. According to 2007 data from the Census Bureau's American Community Survey (Table 2.5-5), housing costs for renters in Concord are among the lowest in the County (ranking number 5), with a median rent of \$1,142.

Table 2.5-5 Median Rents in Concord and Surrounding Communities

<i>City</i>	<i>Affordability Rank</i>	<i>2007</i>	<i>Median Household Income</i>
San Pablo	1	\$997	\$46,330
Richmond	2	\$1,051	\$50,350
Pittsburg	3	\$1,093	\$56,330
Martinez	4	\$1,100	\$73,670
Concord	5	\$1,142	\$62,830
Antioch	6	\$1,160	\$69,170
Pleasant Hill	7	\$1,245	\$80,740
Walnut Creek	8	\$1,305	\$76,520
San Ramon	9	\$1,509	\$111,600
Oakley	10	\$1,532	\$72,760
Hercules	11	\$1,798	\$88,970
Contra Costa County	-	\$1,194	\$75,480

Source: U.S. Census Bureau, American Community Survey 2005-2007

In comparison, the 2000 Census reported a median gross monthly rent of \$1,059 (in constant 2007 dollars), signifying a general rent increase of 83 dollars or 7.8 percent between 2000 and 2007. This is a slight increase considering that in the same period, the median gross rent in Richmond increased by 14.2 percent.

Both the median home sale price and the median rent confirm that housing costs in Concord are lower than most surrounding cities (although rental cost differences are not great). However, the cost of Concord's housing stock is not in balance with respect to Concord's household incomes. Using the standard that no more than approximately 30% of a household's income should be devoted to housing costs, a household would need an income of \$78,000 in order to afford the median priced \$260,000 house in Concord. Concord's median household income is \$63,000.

To get an idea of how prevailing rental rates differ for different types of bedroom units, it is helpful to look at rental listings. Table 2.5-6 shows rental prices as posted on Apartmenthunterz in March 2008. These figures represent asking rents, not actual rents, and not all available rental units are listed. Still, many residents use online listings to find rental housing.

Table 2.5-6 Median Monthly Rent by Number of Bedrooms Survey 1, 2008

<i>Number of Bedrooms</i>	<i>Median Monthly Rent</i>
Studio	\$850
One	\$930
Two	\$1,180
Three	\$1,760
Four	\$2,200
Five	\$2,500

Source: Survey on apartmenthunterz.com; search results from 17 March 2008 of all 305 Concord apartments and townhouses for rent.

In another survey conducted by U.S. Communities Compliance Services in September 2008, the median monthly rents were found to be similar. The survey specimen included 30 apartments in the Monument Corridor Area and rest of the City. In general, rental prices tend to be a little lower in the Monument Corridor Area of the City.

Table 2.5-7 Median Monthly Rent by Number of Bedrooms Survey 2, 2008

<i>Number of Bedrooms</i>	<i>Monument Corridor Area</i>	<i>Rest of the City</i>
Studio	\$885	\$853
One	\$950	\$1,020
Two	\$1,188	\$1,278

Source: U.S. Communities Compliance Services, 2008.

AFFORDABILITY

It is generally expected that people can afford to pay about 30 percent of their income on housing. Table 2.5-8 lists income limits for households in Contra Costa County, as determined by HUD for 2008. The Board conducts annual household income surveys nationwide, including Contra Costa County, to establish the maximum affordable housing payments for households of different sizes and their eligibility for federal housing assistance. In evaluating affordability, the maximum affordable rent refers to the maximum amount that households could afford at 30 percent of their respective income category. The data provided in Table 2.5-9 are rough calculations, meant as indicators only. Because household income and size vary, the price which is considered “affordable” for each household also varies. For example, a large family with one wage-earner can afford a different type of housing than a double-income household with no children. The income limits with of some popular occupations as examples are shown in a graphic table on page 2-20.

Table 2.5-8 Income Limits for Contra Costa County, 2008

Income Category	Number of Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$18,100	\$20,700	\$23,250	\$25,850	\$27,900	\$30,000	\$32,050	\$34,100
Very Low	30,150	34,450	38,750	43,050	46,500	49,950	53,400	56,850
Low	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
Median	60,300	68,900	77,500	86,100	93,000	99,900	106,800	113,700
Moderate	72,300	82,600	93,000	103,300	111,600	119,800	128,100	136,400

Source: "Memorandum: Official State Income Limits for 2008," California Department of Housing and Community Development, 2009.

Table 2.5-9 Affordable Rents for Contra Costa County, 2008

Income Category	Number of Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low	453	518	581	646	698	750	801	853
Very Low	754	861	969	1,076	1,163	1,249	1,335	1,421
Low	1,159	1,325	1,490	1,656	1,789	1,921	2,054	2,186
Median	1,508	1,723	1,938	2,153	2,325	2,498	2,670	2,843
Moderate	1,808	2,065	2,325	2,583	2,790	2,995	3,203	3,410

Note: Assumes 30 percent of before-tax monthly income used for housing.

Source: California Department of Housing and Community Development, 2009. Dyett & Bhatia, 2009.

Extremely Low-Income Households: Extremely low-income households earn 30 percent or less of the county median family income. Given the relatively high housing costs found in Contra Costa County, extremely low-income households are very unlikely to afford any homes at market rate. Affordable housing for this group is limited to rental housing or housing offered by the City, Contra Costa County Consortium¹⁰, or nonprofit housing developers.

Very Low-Income Households: Very low-income households earn 30-50 percent of the county median family income. Given the relatively high housing costs found in Contra Costa County, very low-income households are unlikely to afford any homes at market rate. This is because the median cost for a condominium or townhome is \$139,900. The most popular housing option for this group is rental units. However, as shown in Table 2.5-9 smaller households (1-3 persons) may not be able to afford to rent since the average monthly rent for a one bedroom unit is \$930 based on rental rates shown in Table 2.5-6. Thus, this group will need considerable

¹⁰ The Contra Costa County Consortium is the primary planning agency charged with providing affordable housing and supporting the homeless in Concord. It is formed by a partnership of four cities Concord, Antioch, Pittsburg, and Walnut Creek.

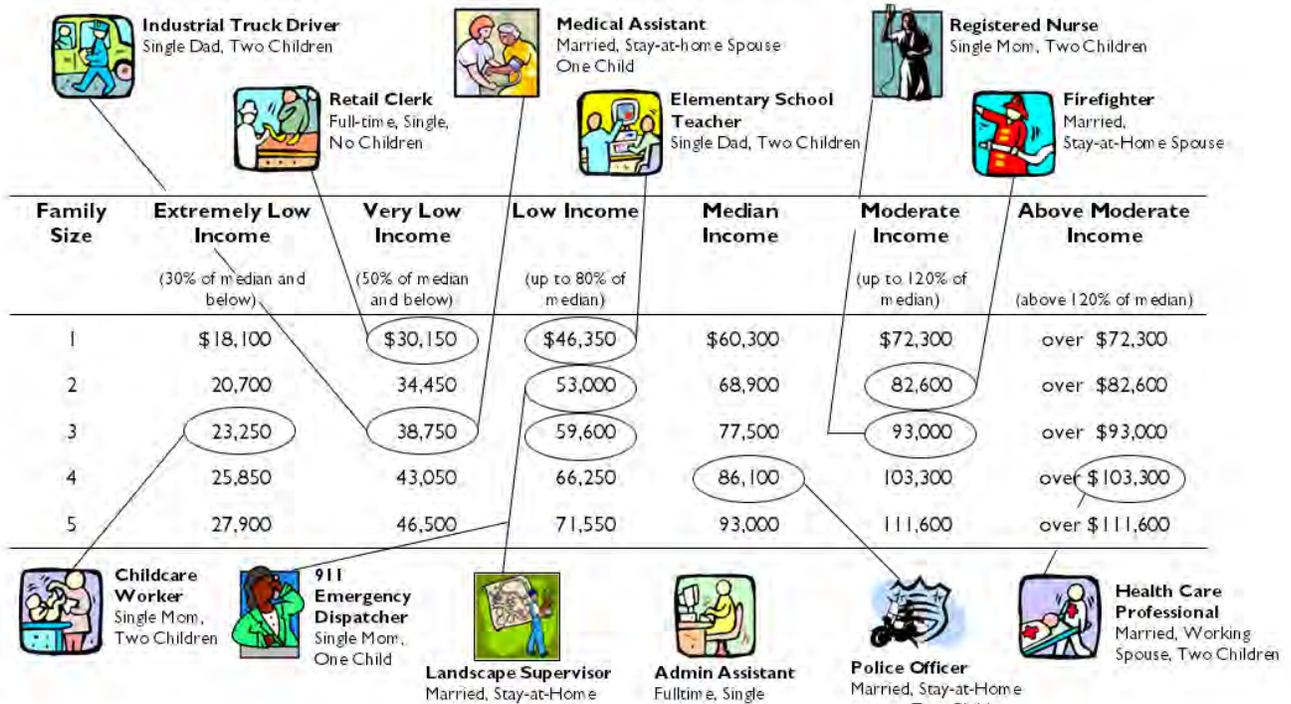
housing assistance from the City, Contra Costa County Consortium, or nonprofit housing developers.

Low-Income Households: Low-income households earn 50-80 percent of the county median family income. The maximum affordable rent for the low-income category ranges from \$1,159 for one person to \$2,186 for an eight-person household. Unlike the previous two groups, low-income households are not limited to rental housing. Nonetheless, many may rent homes while they save up for downpayment for a home or may do so out of choice. Regardless of whether they own or rent, they will likely overpay if their housing is unsubsidized.

Moderate-Income Households: Moderate-income households earn between 80-120 percent of the county median family income. Unlike the other lower income groups, moderate-income households are likely able to afford condominiums, townhomes, as well as most single-family homes in the City. Nonetheless, many may rent homes while they save up for downpayment for a home or may do so out of choice.

Sixty percent of residents surveyed in the Concord Housing Resident Survey described affordable housing programs and services as important or very important issues. This proportion was even higher among younger residents, lower-income households, and renters.

Figure 2.1 Contra Costa County ‘Income Limits’ with Household Income Examples



Note: Salary examples for sample occupations are annual means for Contra Costa County, taken to the nearest ‘Income Limit’ Category for 2008.

Source: California Department of Housing and Community Development, 2009. California Employment Development Department, 2009.

OVERPAYMENT

In general, households that pay over 30 percent of their income on housing are considered “overpaying” and may experience difficulty in paying for other basic necessities. To truly evaluate housing affordability, individual circumstances and factors must be taken into account. These include long-term debt, mortgage interest rates, the number of children in a household, and other large, ongoing expenses (such as medical bills). Also, some households choose to pay over 30 percent of their income for various reasons, such as location, aesthetics, or other features. However, it is assumed that households will aim to minimize their housing costs whenever they can. Since it is impossible to take each household’s individual circumstances into account, the 30 percent rule-of-thumb provides a general measure of housing affordability for the average household.

Table 2.5-10 compares the percentage of Concord’s renter and owner households overpaying for 1999, the latest year such detailed information are available.¹¹ In general, the higher a household’s income, the smaller the percentage spent on housing. Also, extremely low- and very low-income households who own their home have lower rates of overpayment, while moderate and above-moderate income households who own tend to have higher rates of overpayment for housing. Overall, about 13,926 households in Concord are considered to be overpaying for housing.

Table 2.5-10 Overpayment for Housing by Income Category, 1999

Income Group	<i>Renters</i>			<i>Owners</i>		
	Total Renters	Pay >30%	Percent who Overpay	Total Owners	Pay >30%	Percent who Overpay
Extremely low	3,018	2,678	89%	1,352	1,099	81%
Very low	3,213	2,556	80%	1,735	898	52%
Low	3,824	1,513	40%	3,523	1,834	52%
Moderate	3,237	281	9%	5,882	2,152	37%
Above Moderate	2,491	17	1%	10,884	898	8%
Total (computed)	15,784	7,045	45%	23,376	6,881	29%
Not computed	647			124		
Total*	16,431			23,500		

Note: The 2000 U.S. Census uses income ranges that do not correspond exactly to the income categories. The numbers in the table were derived by interpolating the Census data.

* These numbers total 39,931. The universes for these figures are "specified renter- and owner-occupied units." This is different than the universe for Table 7 "Households by Income Group, 1999" which has "households" as its universe. This difference accounts for why these figures are similar, but not the same.

Source: Census 2000.

¹¹ The 1999 Census data were selected for presentation here because although the American Community Survey of 2006 provides more recent data, the margin of error is too great for this category to be used to portray accurately the distinctions between owners and renters.

2.6 “AT RISK” HOUSING

“Assisted housing units” are defined as units with rents subsidized by federal, State or local governmental programs. California Government Code Section 65583 requires that housing elements include an inventory of all assisted rental housing units within the local jurisdiction that are at-risk of losing subsidies, mortgage prepayment, or being converted to other uses if the expiration date of their financing program is between 2007 and 2017 (i.e. 10 years from the beginning of the housing element planning period—2007). In all, there are a total of 407 units at-risk of conversion in Concord.

CONVERSION RISK

State law requires housing elements provide an inventory of all assisted housing units if the expiry date of their financing program is within the next ten years of the housing element planning period. These housing units are deemed to be “at risk” of being converted to market rate units. Additionally, HCD recommends jurisdictions assess the overall potential conversion risk of all assisted housing units. However, there is no “official” or prescribed methodology to conduct the analysis. Jurisdictions, therefore, are free to decide how to conduct the analysis by choosing a method most appropriate to their jurisdictions.

For this Housing Element, the risk to each assisted housing project is determined based on the following factors: The total number of displaced households (if converted), conversion intent of the owner, economic condition of the local market, ownership of the property (profit or non-profit based), and date of earliest expiration of assistance for each assisted housing project. Each factor is assessed individually and given a score from 0.1 to 0.3. Those assisted housing projects with a combine score of 0.5 and up are described as being at “higher risk” of conversion, while those with a score of 0.4 and below are deemed to be at “lower risk” of conversion. It should be noted that the risk assessment is more qualitative than quantitative, as some of these factors, such as owner intent and market conditions, are difficult to judge and may change without warning. The assessed risk for assisted housing projects under federal and local assistance is shown on the right-most column of the tables below.

Federally-Assisted “At Risk” Units

The California Housing Partnership Corporation (CHPC) is a private, nonprofit organization created by the California Legislature in 1987 to assist nonprofit and government housing agencies to create, acquire, and preserve housing affordable to lower income households. According to CHPC, six federally assisted rental housing projects are currently at-risk of conversion in Concord. These projects provide a total of 362 affordable units in the City and are shown in Table 2.6-1.

Table 2.6-1 Federally-assisted Housing Developments At Risk of Conversion

Project Name	Address	No. of Units	Type of Subsidy	Program Type	Current Owner	Earliest Expiration	At Risk ¹
Clayton Villa	4450 Melody Dr, Concord CA 94521	79	Section 8	Elderly	Profit Motivated	12/31/2009	Higher Risk
Hidden Creek Townhomes	1032 Mohr Ln, Concord CA 94518	57	Section 8	Multifamily	Profit Motivated	4/30/2012	Higher Risk
Concord Residential Club	2141 California St, Concord CA 94520	19	Section 8, 202	Elderly	Non-Profit	2/3/2012	Lower Risk
La Vista Apartments	3838 Clayton Rd, Concord CA 94521	75	Section 8	Multifamily	Profit Motivated	3/14/2013	Higher Risk
Phoenix Apartments	3720 Clayton Rd, Concord CA 94521	11	Section 8, 202	Elderly	Non-Profit	12/13/2009	Lower Risk
The Heritage ²	2222 Pacheco Blvd, Concord, CA 94520	121	Section 8, 236(j)(1)	Elderly	Non-Profit	7/31/2009	Lower Risk

¹Conversion risk (higher or lower risk) are determined based on the cumulative impact of individual factors that will affect risk including the total number of displaced households (if converted), conversion intent of the owner, economic condition of the local market, ownership of the property (profit or non-profit based), and date of earliest expiration of assistance for each assisted housing project. This assessment serves as a guide only, and may not reflect individual projects.

Source: California Housing Partnership Corporation, 2009. Dyett & Bhatia, 2009.

A total of 230 units in the developments listed in Table 2.6-1 are dedicated to the elderly (people age 62 and over). All affordable housing projects for the elderly can be accessed by a wheel chair. Other developments are designed for low- and very low-income families (La Vista and Hidden Creek Townhomes). All housing projects surveyed are fully occupied and indicated they have a waiting list.

All federally assisted housing projects shown above are subsidized through the HUD Section 8 (Housing Choice Voucher Program), Phoenix Apartments and Concord Residential Club also receives aid under HUD Section 202 (Direct Loans for Elderly or Handicapped), while The Heritage receives aid under HUD Section 236(j) (Interest Reduction Payment Program). Property owners who accept Section 8 can opt to terminate the Section 8 contract (opt-out), or renew the contract for another year. The primary incentive for Section 8 property owners to opt-out is the higher rent that would be paid for these units at market value. In order for property owners to opt-out of the Section 8 contract, they must satisfy certain procedural requirements. California Government Code Section 65863.11 requires owners to provide Notices of Intent if they wish to terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions. Notices of Intent must be sent to all affected tenant households and to the City, to the HCD and the HUD. Notices of Intent must be filed one year before the termination date. Upon receiving a NOI, HUD may offer several incentives to property owners to remain in their contracts, including re-financing the property mortgage and establishing higher rents.

When contacted for this report, all federally assisted housing projects indicated that they intend to continue with the affordable housing program and re-apply for federal assistance. Property

owners and management companies have little incentive to opt-out or convert to market value housing units because they receive compensation and subsidies very near the market value for those units, and all units are fully occupied. Given that Concord Residential Club and The Heritage are all designed for the elderly or the disabled and managed or owned by non-profit organizations, their risk to conversion during the next 10 years seems minimal.

Locally Assisted “At Risk” Units

According to City data, the regulatory contracts of eight affordable housing projects receiving City or Redevelopment Agency (RDA) funds will expire in the next ten years (see Table 2.6-2). These projects provide a total of 45 units, comprising about four percent of all City/RDA funded housing units. All eight housing projects cater to low- or very-low income families. Most owners or their management companies currently have no plans to convert their properties. Should they decide to convert any units, owners of these apartments are required by State law to notify the City in advance. If contacted, the City will make arrangements to inform and assist renters to find alternative housing. The risks of these properties converting within the next few years are low considering the current depressed housing market.

Table 2.6-2 Locally-assisted Developments At Risk of Conversion

Project Name	Address	No. of Units	Type of Subsidy	Program Type	Current Owner	Earliest Expiration	At Risk ¹
California Apartments	1700 Broadway Street CA94520	31	City RDA	Senior	Private Owner	7/2014	Lower Risk
1681 Haller Court	1681 Haller Court, Concord CA 94520	1	City RDA	Multifamily	Private Owner	7/2010	Lower Risk
1691 Haller Court	1691 Haller Court, Concord CA 94520	1	City RDA	Multifamily	Private Owner	7/2010	Lower Risk
1751 Diane Court	1750 Diane Court, Concord CA 94520	4	City RDA	Multifamily	Private Owner	12/2013	Lower Risk
1854 Robin Lane	1854 Robin Lane, Concord CA 94520	2	City RDA	Multifamily/ Rehab	Private Owner	12/2012	Lower Risk
1880 Robin Lane	1880 Robin Lane, Concord CA 94520	2	City RDA	Multifamily/ Rehab	Private Owner	12/2009	Lower Risk
1890 Robin Lane	1890 Robin Lane, Concord CA 94520	2	City RDA	Multifamily/ Rehab	Private Owner	12/2010	Lower Risk
Meadow Lane Apartments	1149 Meadow Lane, Concord CA 94520	2	City RDA	Multifamily	Private Owner	3/2010	Lower Risk

¹Conversion risk (higher or lower risk) are determined based on the cumulative impact of individual factors that will affect risk including the total number of displaced households (if converted), conversion intent of the owner, economic condition of the local market, ownership of the property (profit or non-profit based), and date of earliest expiration of assistance for each assisted housing project. This assessment serves as a guide only, and may not reflect individual projects.

Source: City of Concord, 2008. Dyett & Bhatia, 2008.

COST OF REPLACEMENT VS. PRESERVATION

The best ways to ensure that no assisted units convert to market rate within the planning period are either to acquire and preserve all at-risk units or to construct new housing to replace those units. Either of these methods will ensure affordable controls and price restrictions are extended to at-risk households under current federal, State, and local programs. In Concord, the cost of preserving assisted units is estimated to be less than that required to replace the units through new construction. Land prices, land availability and construction costs are generally the limiting factors to development of new affordable housing.

Table 2.6-3 analyzes the relative costs for replacing versus preserving a typical at-risk housing unit. The costs of replacing these units – based on a market survey of the costs of land and construction – would be approximately \$290,000 for a two-bedroom unit in 2008, including financing and permit fees.¹² This assumes zero profit (a developer typically adds 8 to 14 percent to development costs to provide a return on the capital invested), sales and marketing fees, or permit fees, since the City would be developing these projects itself and will not need to profit from them. To replace all 407 federally and City-assisted multifamily units at-risk within the current planning period would cost approximately \$118 million (407 x \$290,000) for the City.

¹² Assuming two bedroom unit at 720 square feet in size.

If on the other hand, the City decides to acquire all 407 units at market rate and rehabilitate them, the cost would be \$108.6 million (407 x \$267,000). This would equal an average savings of approximately \$9.3 million or \$23,000 per unit.¹³

Table 2.6-3 Comparison of Replacement vs. Preservation Cost of One Multifamily Unit

Fee/Cost Type	Cost per unit (\$)
Preservation	
Acquisition ¹	\$157,000
Rehabilitation ²	75,000
Financing/Other ²	35,000
Total Estimated Cost	\$267,000
Replacement	
Land Acquisition ³	\$126,000
Construction ⁴	126,000
Financing/Other ⁴	38,000
Total Estimated Cost	\$290,000

¹ Cost of acquisition is an average of the price of all current multifamily housing properties on sale from a survey of Loopnet and Zillow on 11 March.

² Cost of rehabilitation is assumed to be 50 percent of the cost of acquisition. Financing and other costs are assumed to be 15 percent of acquisition plus rehabilitation costs. Both based on estimates given by Keller Williams Realty and typical pro-forma of rehabilitation in Contra Costa County by Seifel Consulting.

³ Cost of land acquisition is based on an estimate of land price at 29 dollars per square feet, for one unit in a ten unit apartment on a one acre lot. Cost of land per square foot is an average of all land properties on sale on Zillow's and Loopnet's MLS listings on 11 March.

⁴ Cost of construction is based on unit of 720 square feet with estimated construction cost of \$175 per square feet. Financing and other costs are assumed to be 15 percent of land and construction costs.

Source: Dyett & Bhatia, 2008

As can be seen from the estimates, the cost of replacement far outweighs the costs associated with acquiring and rehabilitating all at-risk units. A more important factor to consider is that not all units identified as being at-risk are in need of rehabilitation, but may simply require acquisition in order to be preserved as affordable units. This will reduce the amount of money required for preservation. Nonetheless, the cost of acquisition alone is significant enough to limit the City's ability to undertake a program to acquire all units. The most economical option is to continue the status-quo by providing subsidies to households and helping property owners keep assisted housing affordable for lower income households, while at the same time, acquire and rehabilitate units when necessary. From 1999 to 2006, the City rehabilitated a total of 309 units and carried out rehabilitation projects in Camara Circle, Jordan Court II, Lakeside Apartments, Maplewood & Golden Glen Apartments, Standard Housing, 1890 Farm Bureau Road, 2021 Sierra Road Apartments, and Victoria Apartments.

¹³ Assuming all are two bedroom units. In reality, there will be greater savings because about half of the current affordable stock are single room units.

QUALIFIED ENTITIES

The California Department of Housing and Community Development (HCD) keeps a current list of all of the qualified entities across the State. A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of housing projects. The qualified entities that HCD lists for Contra Costa County are listed in Table 2.6-4

Table 2.6-4 Qualified Entities for Contra Costa County

<i>Qualified Entity</i>	<i>City</i>	<i>Contact</i>
ACLIC, Inc	Stockton	(209) 466-6811
Affordable Housing Associates	Berkeley	(510) 649-8500
Alameda County Allied Housing Program	Hayward	(510) 881-7310
BRIDGE Housing Corporation	San Francisco	(415) 989-1111
C. Sandidge and Associates	Hercules	(510) 724-7845
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6714
Community Housing Developers, Inc.	San Jose	(408) 279-7676
Community Housing Development Corp.	Richmond	(510) 412-9290
Community Housing Opportunities Corporation	Davis	(530) 757-4444
Contra Costa County Department of Conservation and Development	Martinez	(925) 335-7200
East Bay Asian Local Development Corporation	Oakland	(510) 287-5353
Eden Housing, Inc.	Hayward	(510) 582-1460
Eskaton Properties Inc.	Carmichael	(916) 334-0810
Foundation for Affordable Housing, Inc.	San Jose	(408) 923-8260
Kendra Care Incorporated	Sacramento	(916) 395-3418
Matinah Salaam	Concord	(925) 671-0725
Northern California Land Trust, Inc.	Berkeley	(510) 548-7878
O.P.E.N. Inc	Oakland	(510) 430-8103
Oakland Community Housing, Inc.	Oakland	(510) 763-7676
Pacific Community Services, Inc.	Pittsburg	(925) 439-1056
Phoenix Programs Inc.	Concord	(925) 825-4700
Resources for Community Development	Berkeley	(510) 841-4410
Richmond Neighborhood Housing Service Inc.	Richmond	(510) 237-6459
Rubicon Programs, Inc.	Richmond	(510) 235-1516
Rural California Housing Corp	West Sacramento	(916) 414-4400
Satellite Housing Inc.	Berkeley	(510) 647-0700
Senior Housing Foundation	Clayton	(925) 673-0489
Vallejo Neighborhood Housing Services, Inc	Vallejo	(707) 552-4663
Walnut Creek	Walnut Creek	(925) 943-5899 x236

Source: California Department of Housing and Community Development, 2008.

Although none of the owners of at-risk housing units have expressed to City staff any intention to convert their properties to market rate housing or prepay their contracts, a number of them are at high risk of conversion because they are owned or run for-profit or their terms are slated to expire within the next ten years. If conversion becomes reality, the City will contact potential qualified entities to assess their interest in acquiring and managing at-risk properties to replace any converted units.

2.7 OPPORTUNITIES FOR ENERGY CONSERVATION

Under State law, the Housing Element must include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583 (a)(7)). Planning for energy conservation is important for a number of reasons, but mainly because of the environmental costs and financial costs involved in energy use. This section of the report will discuss both factors briefly before moving on to discuss City programs and strategies to reduce energy use.

GREENHOUSE GAS EMISSIONS

Reducing Greenhouse Gas (GHG) emissions is an important priority in the 2030 Urban Area General Plan. GHG emissions consist of a number of gasses, including carbon dioxide, nitrous oxide and methane. They are produced as by-products in the combustion of fossil fuels in power stations as well as cars. GHGs are widely considered to be harmful to the environment. In large quantities, GHGs may also be detrimental to human health.

In 2006, the Governor of California signed into law the California Climate Solutions Act, which requires the reduction of statewide GHG emissions to 1990 levels by the year 2020. Under the Statute, the requirement will be enforced through a statewide cap which comes into effect in 2012. In September 2008, California passed SB 375, the nation's first law to control greenhouse gas emissions by curbing sprawl. The law provides emissions-reducing goals for which regions can plan, integrates disjointed planning activities, and provides incentives for local governments and developers to follow new conscientiously-planned growth patterns. Policies in the 2030 Urban Area General Plan were written with the objective of curbing GHG emissions and reducing sprawl in mind. One of the major goals of the Plan was to support land use decisions that will lead to reduced reliance on cars. Another major goal is to promote compact development. Examples of Plan policies are listed in the Energy Conservation section below. Besides implementing Plan policies, the City will coordinate with regional agencies to ensure its transportation plans, programs, and projects conform to the most recent air quality and GHG reduction requirements. A Climate Action Plan also is being prepared for the City's consideration as part of base reuse planning for the CNWS.

UTILITY COSTS

In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn, leads to housing affordability. This is particularly important to lower income households with less disposable income to pay for utilities. Depending on the age and condition of the home and the number and type of appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As such, the incorporation of energy saving features, energy saving materials and efficient systems in new as well as remodeled homes is an important consideration.

In the past 20 years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. Since 1970, energy costs to consumers have increased over 100 percent above the price of inflation. More recently, crude oil prices have increased to over 40 dollars a barrel. It is therefore prudent for city governments like Concord to find ways and means to reduce energy consumption to reduce energy costs.

ENERGY CONSERVATION

There are many opportunities for conserving energy in new and existing homes. Construction of energy efficient buildings does not lower the purchase price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water and energy is decreased. Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation that incorporates energy conservation considerations.

Many modern design methods used to reduce residential energy consumption are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - locating windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “burying” part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
 - use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - locating openings and using ventilating devices to take advantage of natural air flow; and
 - use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - north-south orientation of the long axis of a dwelling;
 - minimizing the southern and western exposure of exterior surfaces; and
 - location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:

- use of deciduous shade trees and other plants to protect the home; and
- use of trees and hedges as windbreaks.

In addition to techniques relying on building design or orientation, other methods of energy conservation are available. These include:

- use of solar energy to heat water;
- use of solar panels, photovoltaic technology, and other devices to generate electricity;
- window glazing to repel summer heat and trap winter warmth;
- weather-stripping and other insulation to reduce heat gain and loss; and
- use of energy efficient home appliances.

PUBLIC UTILITY PROGRAMS

Electricity

Pacific Gas and Electric (PG&E) is the electricity provider for much of Northern California, including Concord. PG&E offers a range of programs designed to assist residential consumers with energy conservation.

- The Home Energy Efficiency Rebates (HEER) Program offers rebates on a first-come first-serve basis to residential customers for energy efficient cooling systems, water heaters and pumps, as well as appliances.
- The Energy Efficiency Rebates for Multifamily Properties (EERMP) Program offers multifamily property owners and managers of existing residential dwellings that contain 2 or more units rebates for appliances and general improvements. The program encourages the installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks and condominium complexes.
- The SmartAC program is a program to improve the energy efficiency of old air-conditioners. It offers owners a free programmable digital thermostat to replace older existing thermostats. The new thermostat is Energy Star compliant and offers efficient temperature control and energy management capabilities.
- The Energy Efficient Cool Roof Program is a program where PG&E will pay a rebate of up to \$0.20 per square foot for customers that install insulation on their roofs.
- The Attic and Wall Insulation Program is a program where PG&E will pay a rebate of up to \$150 per 1,000 square feet for customers that install insulation for their walls and attics.

Besides offering programs of its own, PG&E offers several other programs in partnership with private companies and public agencies.

- The Energy Star New Home Program is a program where PG&E partners with builders to ensure Energy Star New Homes exceed California's rigorous energy efficiency stan-

dards by at least 15 percent. Plus, the quality of each home is verified by an independent, third-party inspector. Each Energy Star New Home is specially designed for the unique climate of the area where it is built. And they come in a variety of styles and prices.

- The California Solar Initiative (CSI) offers PG&E consumers rebates on fixed and tracking photovoltaic systems.

Gas

PG&E provides gas for heating and cooking purposes to Concord, and many other communities in the San Francisco Bay Area. The following are a list of energy efficiency programs offered by the utility:

- The HEER Program offers cash rebates on qualifying energy efficiency upgrades and improvements made on single family homes, condominiums, or attached residential units (maximum of four).
- The Gas Winter Savings (10/20 Plus) Program provides residential and commercial gas customers with a gas bill rebate if they reduce their gas consumption as compared to their average consumption over the same monthly period during the past three years. The maximum rebate is 20 percent, which is earned by achieving a 10 percent or more reduction in natural gas usage. Customers who conserve less than 10 percent will receive a rebate equal to their gas consumption reduction.

Water

The Contra Costa Water District is the water supply utility for Concord. The District provides residents with water audits upon request to help assist in water conservation.

CITYWIDE STRATEGIES

The City works to promote energy conservation in a number of ways. The Concord 2030 Urban Area General Plan provide policy direction and a framework under which city regulations, programs, and projects work in unison to ensure land use, transportation, and other aspects City operations conform to energy conservation goals. Specifically for housing development, the issue of energy conservation is addressed at three levels: when new development is proposed, when old buildings are rehabilitated, and through continuous public education.

New Construction

City building codes and recycling requirements support energy efficient systems and the use of energy conserving materials. Concord's Building Division enforces Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings) through its permit process. These regulations were most recently updated in 2005 in response to State Bills passed in 2000 and 2001 on building energy efficiency and outdoor lighting standards, in addition to existing regulations for wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air-conditioner and water heating system efficiencies. All new construction must comply with the standards in effect on the date a building permit application is made.

Aside from the building permit process, energy conservation is also addressed through the environmental review process. Environmental review documents for new development projects identify energy impacts, and require mitigation measures when necessary. The City's 2030 Urban Area General Plan also contains a number of energy saving policies that affect new construction. These policies include, but are not limited to, the following:

- Support higher density and mixed use development in Downtown and near transit centers and corridors.
- Promote transit-oriented development and activities that take advantage of nearby transit services, such as BART, bus services, and the Buchanan Field Airport.
- Upgrade the quality of new and existing multifamily housing by requiring high-quality design.
- Encourage provisions for compatible live/work arrangements and telecommuting in residential areas.
- Encourage sustainable building practices for new development and the remodeling of existing homes.
- Promote pedestrian-oriented urban design.

Besides housing-related policies, the 2030 Urban Area General Plan contains numerous transportation-related and land use-related policies that reduces energy use and green house gas emissions. At every opportunity, the City encourages new development to incorporate active and passive power and adopt housing designs that conserve energy. The Centre Point Residential Subdivision is a case in point. When completed, the project will have solar/electrical systems installed in all homes.

Rehabilitation

In general, houses built before 1975 use twice as much energy as those built after that year due to less stringent codes. Many of these older homes also require repair, rehabilitation or conservation due to their age. City staff regularly inspects Concord's existing housing stock to identify dilapidated housing. The Neighborhood Services Division has continued to proactively monitor housing conditions through ongoing housing inspections and code enforcement activities. From 2000 to 2006, more than 26,785 separate cases of code violations had been identified and abated. Additionally, the City offers a Single Family Repair Loan Program and a Multifamily Housing Rehabilitation Loan Program to assist lower income households in rehabilitating their properties.¹⁴ For seniors age 60 and over or disabled persons, the City offers a Weatherization Program that can help defray the costs of weatherization repair such as adding insulation for attic and walls and obtaining more energy-efficient windows. Through low interest loans or grants, these programs help to rehabilitate older properties and bring them into compliance with current Building Code requirements.

¹⁴ The Multifamily Housing Rehabilitation Loan Program is now administered by the County. It is still a City program in that the City contributes City funds it.

Public Outreach

The City of Concord promotes energy conservation through contact with residents, including public outreach through the City newsletter, its website, and personal contact during permit applications and other City events. Efforts at public outreach include advising residents and developers on adopting energy efficient designs and features, choosing appliances that save energy, installing solar panels, recycling batteries and other e-wastes and the use of fluorescent light bulbs. In recognition of its efforts in promoting energy conservation, Concord was named one of ‘America’s 50 Greenest Cities’ by the Popular Science Magazine in 2008.

The City has initiated a number of green initiatives in the last few years, including convening a ‘Green Ribbon Task Force’ to develop recommendations to improve the environment by decreasing the city’s production of greenhouse gasses, lowering the city’s energy usage, and reducing the overall environmental footprint. Many of the Task Force suggestions have since been implemented. At the end of last year, the city took delivery of its first all-electric utility vehicle, which replaced a gas-powered vehicle. In December 2007, City staff gave away 500 strings of energy efficient LED lights to residents who traded in strings of traditional lights. This summer, 80 gas-powered golf carts at the city’s Diablo Creek Golf Course will be replaced with electric carts.

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3 Regional Housing Needs Assessment and Special Needs

3.1 REGIONAL HOUSING NEEDS ALLOCATION, 2007-2014

Every city and county in the State of California has a legal obligation to respond to its ‘fair share’ of the projected future housing need in the region in which it is located. For Concord and other Bay Area jurisdictions, the regional housing need is determined by ABAG, based upon an overall regional housing need number established by the State. In accordance with State law, ABAG has determined the fair share of the regional housing need that must be planned for by each jurisdiction during the 2007 to 2014 planning period. That need is divided into four income categories of housing affordability (in accordance with State law).

METHODOLOGY

The RHNA methodology assigns each jurisdiction in the Bay Area its share of the region’s total housing need. The methodology includes an allocation tool that is a mathematical equation that consists of weighted factors. For example, if one of the factors, e.g., household growth, is determined to be more important than another factor, e.g., transit, the methodology can give household growth a higher weight than transit in the formula. The methodology may also equally weight the factors, therefore ensuring that all the factors are of equal priority.

- The factors and weights (expressed in parenthesis) are:
- Household growth (45%)
- Existing employment (22.5%)
- Employment growth (22.5%)
- Household growth near existing transit (5%)

Employment growth near existing transit (5%) Household growth, existing employment, and employment growth are estimated in ABAG’s regional household and employment forecasts, Projections. A jurisdiction’s share of the Regional Housing need is assigned according to its percentage share of regional household growth, employment growth, existing employment, and household and employment growth near transit:

$$(Household\ Growth\ x\ 0.45) + (Employment\ Growth\ x\ 0.225) + (Existing\ Employment\ x\ 0.225) + (Household\ Growth\ near\ Transit\ x\ 0.05) + (Employment\ Growth\ near\ Transit\ x\ 0.05)$$

After determining the housing need, a number of “rules” are established by ABAG to determine the allocation of units by income. The broad concept is that local jurisdictions must plan for income-based housing relative to the regional average. The income allocation scenarios give each jurisdiction 175 percent of the difference between their 2000 household income distribution and the 2000 regional household income distribution. An “adjustment factor” is then applied to determine housing unit allocation in each income category.

For a complete discussion of the methodology, see ABAG's website at http://www.abag.ca.gov/planning/housingneeds/pdfs/RHNA_Allocations_and_Technical_Document.pdf

CONCORD'S 'FAIR SHARE' OF THE REGIONAL HOUSING NEED

Table 3.1-1 summarizes the housing need determinations for all of the jurisdictions in Contra Costa County. Concord's 'fair share' of the regional housing need has been determined to be:

- 639 units affordable to very-low-income households (households earning less than 50 percent of the median household income);
- 426 units affordable to low-income households (households earning between 50 and 80 percent of the median household income);
- 498 units affordable to moderate-income households (households earning between 80 and 120 percent of the median household income); and
- 1,480 units affordable to above-moderate-income households (households earning more than 120 percent of the median household income).

Concord's allocation represents approximately 10-13 percent of the total countywide need for each income category. For the last Housing Element, Concord was responsible for only 6 to 7 percent of the total countywide need in each category. This means that Concord is required to provide more of the housing need in the current 2007-2014 planning period.

It is important to note that ABAG's approved RHNA released in May 2008 was released before the onset of the housing crisis and financial recession. Since then, the region has been hit by plummeting housing values and a wave of foreclosures. The RHNA planning period numbers does not take into consideration the downturn in the economy.

Table 3.1-1 Regional Housing Needs Determinations for Contra Costa County, 2007-2014

<i>Jurisdiction</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total</i>
Antioch	516	339	381	1,046	2,282
Brentwood	717	435	480	1,073	2,705
Clayton	49	35	33	34	151
Concord	639	426	498	1,480	3,043
Danville	196	130	146	111	583
El Cerrito	93	59	80	199	431
Hercules	143	74	73	163	453
Lafayette	113	77	80	91	361
Martinez	261	166	179	454	1,060
Moraga	73	47	52	62	234
Oakley	219	120	88	348	775
Orinda	70	48	55	45	218
Pinole	83	49	48	143	323
Pittsburg	322	223	296	931	1,772
Pleasant Hill	160	105	106	257	628
Richmond	391	339	540	1,556	2,826
San Pablo	22	38	60	178	298
San Ramon	1,174	715	740	834	3,463
Walnut Creek	456	302	374	826	1,958
Unincorporated	815	598	687	1,408	3,508
Contra Costa County	6,512	4,325	4,996	11,239	27,072

Source: Association of Bay Area Governments, Final Allocation, May 2008.

WHAT THE NUMBERS MEAN

The primary goal of the RHNA numbers is to act as targets for jurisdictions to achieve during the planning period. Because local jurisdictions are rarely if ever involved in the actual construction of housing units, sometimes it is not possible for these targets to be met. HCD does not penalize jurisdictions for not meeting RHNA targets, as long as they have allocated enough land for the construction of units and have made a good effort through the implementation of housing policies and programs to help meet the RHNA targets.

PROGRESS TOWARDS MEETING THE NEED

Table 3.1-2 provides a detail summary of Concord’s progress in meeting regional housing needs for the 2009 Housing Element planning period. The information in the table shows the number of residential units that have been approved or currently under review. As shown in the table, the City has already approved or that are currently under review 327 housing units since January 1, 2007.

Table 3.1-2 Concord’s Progress in Meeting Regional Housing Needs

<i>Project Name</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Total</i>
<i>Approved</i>					
Kings Crest	-	-	-	3	3
Palmero Condominiums	-	-	-	224	224
Poetry Gardens Townhomes	-	1	-	27	28
Ridge View Estates	-	-	-	5	5
Villa De La Vista	-	-	1	11	12
<i>Currently Under Review</i>					
Chestnut Groove	-	-	-	10	10
Copperleaf Residential Subdivision	-	-	-	11	11
Enclave Townhomes	-	-	2	24	26
Farry Grove Residential Subdivision	-	-	-	5	5
Ramirez Triplex	-	-	-	3	3
Subtotal	-	1	3	323	327
RHNA	639	426	498	1,480	3,043
Remaining Need	639	425	495	1,157	2,716

Source: City of Concord, 2009.

3.2 SPECIAL HOUSING NEEDS

In addition to the general housing needs of the population, cities and counties must plan for the special housing needs of certain groups. For the Housing Element, Government Code (65583(a)(6)) requires that several populations with special housing needs be addressed: people who are homeless; persons with disabilities; female-headed households; large households; seniors; overcrowded households; farmworker households; and first-time homebuyers.¹⁵ The Housing Resident Survey results underscored the importance of serving these groups; for example, respondents rated housing assistance for seniors and disabled residents as the most important out of a list of 13 housing programs. To meet the needs of these groups, Concord must be creative and look to new ways of increasing the supply, diversity, and affordability of this specialized housing stock.

HOMELESS FAMILIES AND INDIVIDUALS

Homeless individuals and families have perhaps the most immediate housing needs of any group. They also have one of the most difficult sets of housing needs to meet, due to both the

¹⁵ Government Code (65583(a)(6)) does not require cities to plan for first-time homebuyers. It is added here because the City has a history of planning for and assisting this group.

diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of housing that serves homeless clients.

According to Contra Costa County Homeless Program's 2004 plan "Ending Homelessness in Ten Years.", the most common reasons for homelessness in the County are: the inability to find a job because of lack of education or skills, high housing costs in comparison to incomes, and family disputes. For some, homelessness may also be the result of chronic health problems, physical disabilities, or substance abuse. While the reasons that lead to homelessness are diverse, there are generally three categories of homelessness:

- **Chronically Homeless:** This category is estimated to consist of about 40 percent of the Contra Costa County homeless population that is homeless on any given night, and more than 10 percent of those who experience homelessness over the course of a year. Most are either severely disabled with a mental health condition, physical illness, or substance abuse problem. Though a small percentage of the overall yearly homeless population, the chronically homeless use the majority of resources within the homeless service system and are costly to tax payers. Unfortunately, this high service does not translate into long-term gains in stability because most in the group are either unable to leave their homeless situation or content to stay in their current state.
- **Discharged into Homelessness:** This category consists of people who are released from public institutions such as jails, mental health programs, drug and alcohol programs, and hospitals directly to the streets or shelters. Too often these systems do not engage in pre-release permanent housing planning to facilitate the transition back into society. Individuals who have serious disabilities without receiving the appropriate assistance often become part of the chronic homeless population.
- **Transitionally Homeless:** Almost 90 percent of those who experience homelessness each year belong to the Transitionally Homeless group. These are first or second time homeless persons who lack permanent housing for less than a year. Typically a job loss, injury, or eviction causes these families and individuals to become homeless. Most are able to find new homes with minimal assistance from the County or non-profit organizations.

The population of unsheltered homeless individuals or families is difficult to quantify because a large portion of them are transitory in nature. According to a county-wide homeless count conducted by the Contra Costa County Health Services Department in January 2009, there were about 294 unsheltered homeless people in Concord out of about 1,872 in the county. The majority of them of them were in encampments. Table 3.2-1 provides the population breakdown.

Table 3.2-1 Unsheltered Homeless Count, 2009

<i>Homeless</i>	<i>Concord</i>	<i>Contra Costa County</i>
Men	27	506
Women	5	142
Children, youth and those with unknown gender	9	158
Subtotal	41	806
Persons from Encampments	253	1,066
Total Unsheltered	294	1,872

Source: Contra Costa County, 2009.

The Department also conducted a count of the homeless population sheltered in various establishments, such as alcohol and drug treatment centers, education and training centers, emergency housing, and other service providers. As shown in Table 3.2-2, there were a total of 3,562 sheltered homeless families, individuals, and unaccompanied youths in the county.

Table 3.2-2 Sheltered Homeless Count, 2009

<i>Type of Service</i>	<i>Families</i>	<i>Individuals</i>	<i>Unaccompanied Youth</i>	<i>Total</i>
Alcohol/Drug Treatment	0	189	0	189
Emergency Housing	385	277	24	686
Education/Job Training	0	128	0	128
Food Program/Soup Kitchen	28	220	5	253
Medical Providers	0	42	0	42
Mental Health Treatment	0	10	0	10
Multiservice Center	30	396	0	426
Outreach/Engagement	0	45	0	45
Probation	0	5	0	5
Permanent Supportive Housing	806	422	5	1,233
Transitional Housing	348	161	36	545
County Total Sheltered	1,597	1,895	70	3,562

Source: Contra Costa County, 2009.

The Homeless Program, Public Health Division of the Contra Costa County Health Services Department, is the coordinating and primarily planning entity for the continuum of homeless services that are provided within the County. The Homeless Program provides staff support and coordination for the Contra Costa Interagency Council on Homelessness (CCICH). CCICH is charged with providing a forum for communication and coordination about the overall implementation of the county's Ten Year Plan to End Homelessness and providing advice and input on the operations of homeless services, program operations, and program development efforts. CCICH provides a forum for orchestrating a vision on ending homelessness in Contra Costa County, educating the community on homeless issues, and advocating on federal, State, County and City policy issues affecting people who are homeless or at-risk of homelessness.

The Contra Costa HOME Consortium is the primary planning entity charged with providing affordable housing in the County (excluding Richmond, which manages its own HOME fund allocation independently). Formed by a partnership of four cities (Concord, Antioch, Pittsburg, and Walnut Creek) and the County, the HOME Consortium pools the HOME funds allocated by the federal government for housing activities. These HOME funds are administered by County and allocated to qualifying affordable housing projects as they are proposed in all jurisdictions. The availability of affordable housing, especially for households with incomes at 0 to 30% of the Area Median Income (AMI) is essential to quickly transition individuals and families from emergency shelter to permanent housing.

The “Consortium” also brings together the County and all cities including Richmond to coordinate various processes surrounding the allocations and management of federal CDBG funds received by each of the entitlement jurisdictions.

Every five years, the Consortium produces a county-wide strategic planning document called the Consolidated Plan. This plan identifies local needs for housing and community development and services, and how those needs will be addressed with both HOME and CDBG funding. This Consolidated Plan is submitted to and approved by HUD.

The Consolidated Plan guides the investment of resources to address needs such as providing affordable housing and assisting those who are homeless, or chronically homeless. To develop the 2005-09 Consolidated Plan strategy, Consortium members work very closely with the County Homeless Program, CCICH, and adopted strategies contained in the 2001-2006 Contra Costa Continuum of Care Homeless Plan and the County-wide Plan “Ending Homelessness in Ten Years” produced in 2004.

According to the Contra Costa Consortium 2005-2009 Consolidated Plan, in total, an estimated 15,000 people experience homelessness in Contra Costa County at any point during the year. Of the people living in shelters, one-third were members of homeless families, 5,200 were single adults, and 162 were youth under the age of 21. In addition, many others are at risk of becoming homeless, especially low- and very low-income families paying more than 30 percent of their income for rent (see preceding section on Overpayment). Based on the current best estimate of the homeless population, the County as a whole has an unmet need for emergency shelters for the homeless. The Contra Costa Consortium plans to address this need through increasing the inventory of homeless services as well as through homeless prevention policies. Although there is no exact information on the distribution of the homeless within the Consortium area, there are some cities or subareas in which a larger population of homeless live. One of these areas is the Pacheco area near Concord.

Besides the Contra Costa County Consortium, homeless services are provided by a number of public, private, and non-profit agencies in Contra Costa County. The Contra Costa County Public Health Division offers a variety of homeless programs such as the Shelter Plus Care (S+C) Program; Project HOPE; Project Coming Home; Health, Housing and Integrated Services Network (HHISN); and provides homeless shelters for families, youth, and individuals. They are made available to all Contra Costa residents, including those in Concord.

Other providers of homeless services include, but are not limited to, Anka Behavioral Health, Bay Area Rescue Mission, GRIP, Lutheran Social Services, SHELTER, Inc., Shepherd’s Gate,

STAND! Against Domestic Violence, Winter Nights shelter, as well as numerous soup kitchens and food pantries throughout the County.

The North Concord Homeless Shelter (NCHS), a County facility, is the sole emergency shelter in Concord. It is located on Arnold Industrial Way and provides emergency shelter services for people in need of help. The NCHS is a mixed male and female facility with 75 beds and provides meals and lodging to homeless individuals. The facility is currently at maximum capacity, but expects to expand with grant funding by the end of 2009. This will add 24 more beds to the NCHS. The project also includes moving the ANKA Homeless Daytime Drop-In Center from the Monument Corridor to the North Concord location. In addition, Loaves and Fishes, a non-profit organization that provides services to feed the hungry in Contra Costa County, will also move their Concord dining room to that location.

A survey conducted in early 2008 for the Housing Element suggested that City residents do not place a high priority on creating additional emergency shelters for homeless individuals and families. The need for emergency shelters based on annual and seasonal need may be reduced by supportive housing units or identification of zoning districts that allow emergency shelters. In the event that the City proposes or entertains a proposal for an additional emergency shelter or transitional housing project, such facilities are expected to be permitted by right in specified zones in the proposed Zoning Ordinance currently being updated. Conditions required for approval will be typical of other housing types, including design compatibility with the character of the surrounding neighborhood, site screening, and required site development standards. Suitable sites for emergency or transitional housing would likely be close to arterial roads with public transit services to offer convenient access to shopping, employment, and service centers.

While the current Housing Element supports the creation of emergency shelters and programs conducted by homeless service providers, it recognizes that the best strategy to deal with homelessness is to prevent it from happening in the first place. This involves keeping housing costs low, increasing the supply of affordable housing, growing the local economy, and creating job opportunities for residents.

PERSONS WITH DISABILITIES

Housing needs for persons with disabilities vary greatly depending on the type of disability, personal preference, and lifestyle. However, commonly, persons with disabilities often require special housing that provides additional accessibility and barrier-free design, health care options, and proximity to services. Some residents may also suffer from disabilities that require living in a group home or other supportive environment.

The U.S. Census Bureau defines six types of disability: Sensory disability, physical disability, mental disability, self-care disability, go-outside home disability, and employment disability. A sensory disability is defined as a disability of the senses such as deafness, or a severe vision or hearing impairment. A physical disability is defined as having a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying. A mental disability is defined as a physical, mental, or emotional condition lasting 6 months or more, that causes difficulty in learning, remembering, or concentrating, etc. A self-care disability is defined as a physical, mental, or emotional condition lasting 6 months or more, that causes difficulty in dressing, bathing, or getting around inside the home. A go-outside home disability is defined as a physical, mental, or emotional condition lasting 6

months or more, that causes difficulty in going outside the home alone to shop or visit a doctor's office. An employment disability is defined as a physical, mental, or emotional condition lasting 6 months or more, that causes difficulty in working at a job or business.¹⁶

The 2000 Census found that approximately 12.3 percent (10,013 persons) of the City's working population (between 16 and 64 years old) had an employment disability. In that year, 9.2 percent of the population over 16 years old had physical disability, and an additional 8.3 percent of the population over 16 years old had a go-outside home disability. In 2007, the percentage of the working population with an employment disability had dropped to 5.7 percent (4,727 persons). The percentage of people with a physical disability or a go outside home disability also dropped to 8.2 percent, and 3.6 percent, respectively. The only type of disability that saw an increase from 2000 to 2007 was mental disability, which rose from 4.6 percent to 6.2 percent of the population over 16 years old.

Table 3.2-3 Population with Disability

<i>Disability Type</i>	<i>2000</i>	<i>2007</i>
Sensory Disability	3,496	2,935
Percent of Population Aged 16 and Up	3.7%	3.1%
Physical Disability	8,595	7,794
Percent of Population Aged 16 and Up	9.2%	8.2%
Mental Disability	4,320	5,857
Percent of Population Aged 16 and Up	4.6%	6.2%
Self-Care Disability	2,616	2,303
Percent of Population Aged 16 and Up	2.8%	2.4%
Go Outside Home Disability	7,792	3,379
Percent of Population Aged 16 and Up	8.3%	3.6%
Employment Disability	10,013	4,727
Percent of Population Aged 16 to 64 ¹	12.3%	5.7%

¹ Only counted for working population between 16 and 64 years old.

Source: Census 2000, American Community Survey, 2007.

As Concord's population gradually ages, there will be a greater need for disabled and senior housing. Housing options for this population should include accessible housing units with ramps and other accessibility devices, group home facilities with varying degrees of medical or nursing care, and special care homes in close proximity to public services and commercial centers. Additionally, non-seniors with disabilities will require special accommodations tailored to their specific needs. While some can count on their parents or other family members to care for them, there are also those who require public assistance, particularly those with long term impairments, for medical and financial help. Because many disabled people are unable to work as

¹⁶ The Census Bureau's definition of "disability" has changed over the years, between 1990, 2000 and 2007. The term "mobility limitation" for example, was dropped in 2000. For further details, please refer to http://www.census.gov/hhes/www/disability/disab_defn.html#00census

a result of their disability, the availability of housing affordable to Very Low, Low and Moderate income households is also an important factor.

In 2002, State law was amended to require localities to include in their Housing Element an analysis of potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities; as well as to demonstrate local efforts to remove government constraints that hinder the locality from meeting the need for housing for persons with disabilities. The current Housing Element has a number of policies and programs that seek to remove constraints or provide greater accessibility for persons with disabilities (for example, programs H-3.2.1 to H-3.2.5).

According to the latest Contra Costa County Consortium Consolidated Plan, Concord had 80 licensed care facilities in 2004; these included 61 elderly care residential homes, four adult care centers and nine group homes. Local housing policies promote barrier-free design in all new housing development, as well as accessibility in the street network and public buildings. As part of this effort, the City's Accessibility Assistance Program now offers grants up to \$1,500 to low-income elderly and disabled homeowners to make their homes more accessible. Accessibility improvements funded through the program include providing grab bars and railings in baths and hallways and building ramps for easier access. In addition, some homeowners who applied for the City's Single-Family Repair Loan Program or the Multifamily Rehabilitation Loan Program also used portions of their funding for accessibility improvements.¹⁷

The City's Public Works Department and Parks and Facilities Maintenance Division updated its ADA Transition Plan in 2005 to ensure new buildings are designed to meet stringent accessibility standards.¹⁸ Additionally, transportation services for seniors to the Senior Center's Nutrition Program are made available through the County Connection's LINK services.

The City also has supported a number of private or nonprofit projects designed to assist persons with disabilities. They include:

- Caldera Place, 12-units for very-low income physically disabled households;
- Concord Residential Club, a 20-unit apartment complex for very-low and low-income people with developmental disabilities;
- Respite Inn, a facility that offers care to developmentally disabled teenagers and adults; and
- Las Trampas, a single-family home that provides supportive living for up to four individuals with developmental disabilities.

Information on housing resources for persons with disabilities is readily available from the City's Economic Development/Redevelopment Division. The City also provides information through its website and at community centers.

¹⁷ The Multifamily Rehabilitation Loan Program utilizes City of Concord funds, but the program is now administered by the County.

¹⁸ Building, Engineering and Neighborhood Services Memorandum, August 6, 2007.

FEMALE-HEADED HOUSEHOLDS

A female-headed household is defined by the U.S. Census as a household that is headed by a female with at least one dependent, which could include a child, an elderly parent, or a non-related child. As shown in Table 3.2-4, the Census in 2000 found 5,305 female-headed households of all family households in the City (not including single person households or households with unrelated individuals). Of these, 735 or 14 percent were living below poverty level. By 2007, the number of female-headed households dropped to 5,039 of all family-households.

Although the number of female-headed households decreased, the number of them living below poverty level actually increased from 735 to 770 during the period. Similarly, the number of family households living below poverty level also increased from 1,601 to 2,289.

Table 3.2-4 Female-Headed Households and Poverty Status

	2000			2007		
	Total	Below Poverty Level	% Below Poverty	Total	Below Poverty Level	% Below Poverty
Female-Headed Households and Poverty Status	5,305	735	13.9%	5,039	770	15.3%
Other Families	25,332	866	3.4%	26,078	1,519	5.8%
Total Families	30,637	1,601	5.2%	31,117	2,289	7.4%

Note: Does not include nonfamily households

Source: Census 2000, American Community Survey, 2007.

A large share of female-headed households with children is economically disadvantaged. Table 3.2-5 shows that about one in three households below the poverty level with children (33.0 percent) were headed by a female (primarily single mothers) in 2007. There were approximately two and a half times more impoverished female-headed households than male-headed households. Although the percentage of all Concord households below the poverty level was fairly low, the fact that so many of them are headed by a single parent is significant. Due to lower incomes, households headed by a single female or male often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will greatly benefit from expanded affordable housing opportunities. They will also need access to childcare services and youth services. Innovative shared living arrangements that might include congregate cooking and childcare facilities would also be suitable.

Table 3.2-5 Households below Poverty Level with Children Under 18 Years, 2007

<i>Family Type</i>	<i>Households</i>	<i>Percent of Total</i>
Married couple family. With children under 18 years	928	52.4%
Male householder, no wife present: With children under 18 years	258	14.6%
Female householder, no husband present: With children under 18 years	584	33.0%
Households with children under 18 years (Total)	1,770	100.0%

Source: American Community Survey, 2007.

Concord responds to the needs of its female-headed households through its Fair Housing Program, administered through Housing Rights, Inc. One of the goals of the program is to eliminate discrimination against female-headed households, as well as provide on-going support for childcare programs for lower income families. The City implements a fee on new construction and tenant improvements to help fund the development of childcare. According to City staff, from 2003 to 2007, \$249,000 was invested to create 858 child care slots in Concord by supporting the creation of family-home childcare homes.¹⁹

LARGE HOUSEHOLDS

The U.S. Department of Housing and Urban Development defines a large family as one having five or more members. Large families typically face greater difficulties in renting or purchasing housing as housing units with five or more rooms are more difficult to find, and when available, are rarely affordable.

According to the American Community Survey, approximately 12 percent of the total number of households in Concord contained five or more people in 2007. Of these large households, approximately 58 percent were owner-occupied and 42 percent were renter-occupied (see Table 3.2-6), indicating that large households are more likely to be owners. Applying the proportion of large households to ABAG's year 2015 housing unit projection, Concord is expected to have a total of approximately 5,800 large households in the year 2015.

While it is certainly a positive indication that more large households own rather than rent, there are still a substantial number of large households who rent and may live in multifamily housing. To maintain affordability, multifamily housing is generally developed with one or two bedrooms only. Finding rental housing with more than four bedrooms is a typical problem for large families. In Concord, fewer than 14 percent of rental units had five or more bedrooms in 2007, and only 7 percent had 6 or more bedrooms.

¹⁹ "City Progress Report: Evaluating Accomplishments Since 2002", staff report developed for this Housing Element Update.

Table 3.2-6 Large Households by Tenure in Concord, 2007

	<i>Households <4 Persons</i>	<i>Households >5 Persons</i>	<i>Percent of Large House- holds</i>	<i>Total Households</i>
Households	39,880	5,370	100.0%	45,250
Owner	25,890	3,120	58.1%	29,010
Renter	13,990	2,250	41.9%	16,240
Percent of Total	88.1%	11.9%	-	100.0%

Note: Items may not sum to total due to rounding

Source: American Community Survey, 2007.

The City's Fair Housing Program, contracted through Housing Rights, Inc. provides comprehensive counseling and referral services for large families that need assistance in finding housing. The topics they cover include rent increase issues, harassment and discrimination, and other tenant/landlord services.

OVERCROWDING

Overcrowded housing is defined by the U.S. Census as units with more than one inhabitant per room, excluding kitchen and bathrooms. Overcrowding usually occurs as a result of high housing costs, such that families double-up or reside in smaller units to devote income to other basic necessities such as food and medical fees. **Table 3.2-7** compares the incidence of overcrowding in Concord and Contra Costa County. According to the 2000 Census, over 9.3 percent of housing units were considered overcrowded in Concord. Most cases of overcrowding were found in rental-occupied units, where lower-income families commonly reside. The overcrowding situation improved in 2007, dropping by half to 4.5 percent. However, the American Community Survey 2007 data still showed Concord with a more severe overcrowding situation than the county as a whole.

Table 3.2-7 Overcrowded Housing Units 1990 to 2007

Year	1990	2000	2007
Concord			
Occupied Units	41,940	43,949	45,238
Overcrowded Units	2,192	4,080	2,023
% Overcrowded	5.2%	9.3%	4.5%
Contra Costa County			
Occupied Units	300,288	344,129	366,428
Overcrowded Units	15,441	25,477	12,037
% Overcrowded	5.1%	7.4%	3.3%

Note: Data for 2007 from American Community Survey for that year. American Community Survey may have a larger margin of error than the ten year census because they have a smaller sample.

Source: Census 1990, Census 2000, American Community Survey 2007.

Addressing the overcrowding situation will require the construction of new units and rehabilitation of existing units to meet the needs of larger families, a correction in the local balance between supply and demand so the markets provides a greater number of large units, and addressing the gap between local incomes and housing prices. The City must continue with policies that assist lower-income households to alleviate the issue of overcrowding.

SENIORS

Senior households can have special needs when the household is living on a fixed income, or if members of the household experience sickness, require medical attention, or have mobility issues.²⁰ Seniors in general are also likely to have less disposable income. This is especially so for seniors who do not live with their children – a common practice for white families as opposed to Hispanic and Asian families which tend to be multigenerational.

As shown on Table 2.1-3, seniors constituted 10 percent of Concord’s population in 2007. This represented a slightly older population than in 1990, when 9 percent of Concord’s population was 65 and older. To separate seniors who live alone (who often require more assistance) from those who live with their children (who often need less assistance), it is fruitful to look at the Census category “Households with a Senior Householder.” Although this category may also include adult children who live with a senior householder, it is the closest approximation available from the Census to estimate the population of seniors who live alone. Table 3.2-8 compares senior householders by tenure. The data suggests that although seniors often have limited income, a substantial portion have home equity. In 2007, nearly 17 percent of all householders

²⁰ The Census Bureau generally defines seniors as people age 65 and older, and their survey data are usually grouped in five year increments. HCD’s Housing and Policy Development’s Housing Element samples follow the Census Bureau in grouping seniors in the 65 and older age group. The US Department of Housing and Urban Development (HUD) and the State’s Governor’s Office of Planning and Research (OPR) General Plan Guidelines (2003), however, defines seniors as 62 years and older. The Civil Code also defines “senior citizen” as “a person 62 years or older, or 55 years or older in a senior citizen housing development”. For this Housing Element Update, the Census and HCD definition are used. However, for land use and development purposes, senior citizen housing developments can use 55 years of age and granny flats (second units) can use 62.

in Concord were above 65 years of age. Of those senior householders, 74.5 percent (5,556) owned their own homes.

Table 3.2-8 Households with a Senior Householder by Tenure, 2007

	Householder 15-64 yrs	Householder > 65 yrs	Percent of Senior Householders	Total Households
Households	37,785	7,453	100.0%	45,238
Owner	23,447	5,556	74.5%	29,003
Renter	14,338	1,897	25.5%	16,235
Percent of Total	83.5%	16.5%	-	100.0%

Note: Items may not sum to total due to rounding

Source: American Community Survey, 2007.

Table 3.2-9 shows senior households by income category in 2000. Overall, there were about 3,036 households with one or more seniors in them in the very low-income category (below 50 percent of area median income), and 1,434 households with one or more seniors in the low-income category. Together, they make up about 56 percent of all senior households in the City. Because seniors typically need more medical care, very low- and low-income households with seniors may face greater financial difficulties than other households. While the City does not specifically assist lower income seniors with housing, it does help them through its many affordable housing programs aimed at very low- and low- income households.

Table 3.2-9 Senior Households by Tenure and Income, 2000

	Below 50% AMI	51% to 80%	Above 81%	Total
Senior Households	3,036	1,434	3,563	8,033
Owner	1,852	1,165	3,349	6,366
Renter	1,184	269	214	1,667
Percent of Total	37.8%	17.9%	44.3%	100.0%

Source: CHAS Data, Housing Problems, Housing and Urban Development Board, 2000.

The number one issue facing seniors is lack of availability of barrier-free housing. The City encourages barrier-free design in all developments and requires new multifamily housing developments to include accessible units in accordance with State law.²¹ All multifamily units on the lowest floor in buildings without elevators are required to be accessible to persons with disabilities. In multifamily units in buildings with elevators, all units are required to be located on an accessible route. The City also supports the development of senior housing near shopping and other services. Since 2002, the City has approved two senior housing developments that are located on transit routes, near shopping areas or in Downtown. They include Oakmont Senior Living and Vintage Brook Senior Apartments.

²¹ Certain exceptions apply to multistory units, or smaller buildings such as single or duplex units. This requirement is codified in California Building Standards Code (Title 24), which is used by Concord.

Because of the number of people having physical disabilities or other types of disabilities in Concord (see discussion in **Table 3.2-3**), it is imperative that the City continue to promote barrier-free housing with close access to transit, community, and shopping facilities.

FARMWORKERS

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in fields, processing plants, or support activities and generally live in the vicinity. Temporary workers are hired during harvest periods and travel from one location to another. Thus, cities with strong farming traditions can expect a sudden influx of temporary workers during certain periods of the year. If housing is not provided by their employers, temporary workers will have to find housing in the City. This places a temporary strain on the housing supply, particularly multifamily rental units.

The provision of adequate housing for farmworkers is a rising concern because farmworkers tend to have difficulty securing safe, decent and affordable housing. Additionally, farmworker households tend to have high rates of poverty, often high rates of overcrowding, and live disproportionately in housing which is in poor condition. In 1999, the State legislature amended housing element law to mandate jurisdictions address housing for agricultural workers.

Agriculture has been a declining industry in Concord. In 2000, ABAG estimates there were only 220 workers in the “Agriculture and Natural Resources” industry – a mere 0.3 percent of total employment in the City. This category includes workers in the mining industry and those working in nursery and greenhouses. Hence the actual number of farmworkers may be even lower. ABAG estimates that by 2030, the number of workers in this category will drop further to 180, or just 0.2 percent of the total employed population.

Table 3.2-10 shows available farm-related data in Concord. According to the 2002 Census of Agriculture, there were 17 farms in the City. Eight of those farms had only one operator (no employees). Although data at the City level are not as complete as the county level, it can be inferred from the census that there are very few farms in Concord. Almost all (15 out of 17) of them had an output of less than \$50,000. This suggests that they are likely to be family businesses (as opposed to large commercial farms) with the majority of the farmworker population consisting of resident-households requiring permanent, affordable housing rather than temporary workers requiring seasonal housing.

Table 3.2-10 Farm Data in Concord

<i>Farms</i>	<i>Number¹</i>
Farms with one operator	8
Farms with multiple operators	6
Other farms	3
Total Farm Operations	17
<i>Type of Land</i>	<i>Acres</i>
Grazing Land	10,299
Farmland of Local Importance	466
Unique Farmland	28
Total Farmland Acreage	10,793

¹ Queried through zip codes 94518, 94519, 94520, 94521. Totals do not add up to 17 because some data are withheld for smaller farms. Farm counts for these are included in the "State Total" category.

Source: 2002 Census of Agriculture, Department of Agriculture Statistic Service, 2002. Department of Conservation, Farmland Mapping and Monitoring Program, 2007.

Under the 2030 Urban Area General Plan, there are few opportunities for large-scale agricultural development. The City allows orchards and tree farms, and field crops in the rural districts. Farm housing is also permitted in some of these districts.

FIRST-TIME HOMEBUYERS

There are many young families and individuals who work in Concord or who have grown up here who would like to invest in the community as a first-time homebuyer. However, local wages and salaries in comparison to local housing prices make it difficult for these families and individuals to buy homes. For most first-time homebuyers, the only alternative is to seek housing in less expensive locations at the urban fringe.

The City has a First-Time Homebuyer (FTHB) program to assist qualified low- and moderate-income individuals with the purchase of their first home. FTHB loan funds are intended to assist with down payment and/ or closing costs by providing a loan amount of \$15,000 or \$25,000 or 20% of the home sale price, whichever is less. During fiscal year 2006-07, the Economic Development/Redevelopment Division staff received 720 requests for information and brochures regarding the program. A total of 192 clients were deemed income-eligible for assistance, and a total of 20 clients became first-time homebuyers under the program. Of these 20 clients, 14 purchased below market rate units at La Terazza Condominiums and six received \$25,000 down payment loan assistance to purchase their first homes. To assist first-time homebuyers purchase their first home, the City supports homebuyer assistance programs offered in Contra Costa County, including the Mortgage Credit Certificate program administered by Contra Costa County's Department of Conservation and Development and the lease-purchase program administered by East Bay-Delta Housing & Finance Agency.

In addition to financial assistance, the City also conducts annual First-Time Homebuyer Workshops – a HUD certified basic homebuyer education program. In fiscal year 2006-07, a total of 106 people attended the workshops, with 93 clients taught in English and 13 in Spanish.

City of Concord Housing Element

Recently, the City helped establish the Mt. Diablo Housing Opportunity Center, a one-stop shop for housing information. The center provides pre-purchase counseling and homeownership education and other services useful to first-time homebuyers.

4 Land Inventory

This section assesses the housing development potential in Concord during the 2007-2014 Housing Element planning period. The purpose is to determine the quantity of land available to accommodate the City's RHNA. The RHNA is broken down by income group into four categories: Very Low (less than 50% of Area Median Income (AMI)), Low (50-80% of AMI), Moderate (80-120% of AMI), and Above Moderate (over 120% of AMI). While a jurisdiction must show that it has adequate sites in total to meet its RHNA, it must also show that it can meet the allocation at each of these income categories. For the purpose of analysis, developable land in this paper incorporates the new land use designations established in the Concord 2030 Urban Area General Plan. The assessment excludes any development in the Concord Naval Weapons Station (CNWS) Inland Area. Programs to address the needs of Extremely Low Income Households are included in Chapter 7, in response to AB 2634 (2006 Statutes), but this income group is not addressed separately by the RHNA.

4.1 HOUSING INVENTORY

The State requires that a Housing Element identify how much housing can be constructed to accommodate the community's RHNA. Section 65583(a) (3) of the California Government Code states that this inventory must be site specific to help localities determine the appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction needed. The Code also requires that all land identified must be available for residential use in the planning period. Sites that require rezoning may be included in the inventory provided that actions are taken to address the rezoning early in the planning period. The proposed Zoning Ordinance being prepared by City staff to implement the 2030 Urban Area General Plan is expected to be adopted within one year of the adoption of this Housing Element. The planning period for this Housing Element is from January 1, 2007 to June 30, 2014.²³

The type of sites that are appropriate for residential development include:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential development;
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions, such as rezoning).

In order to determine the amount of housing that can be created in Concord under the adopted General Plan during the current housing planning period, the City has carried out an assessment of all land available within the City boundary. In the process, the City has identified four types of land use,

²³ The last Housing Element's planning period was from 1999-2006. ABAG then received an extension from HCD. Therefore, while 2007 and part of 2008 have passed, housing units produced during these years can be counted towards the current Housing Element's RHNA.

three of those correspond to the Government Code requirements in consideration of their existing use, General Plan land use densities, site features, and development potential; and the last classified as 'Land Under Development' that includes land currently being developed or planned for housing. These categories are:

Vacant Land – This category includes vacant land that is zoned for residential use. This category corresponds directly with the first category in the Government Code. The majority of this type of land is located adjacent to existing residential areas.

Underutilized Land – This category includes currently occupied residentially zoned sites capable of being developed at higher densities or with greater intensity than the existing use. This category corresponds directly with the third category in the Government Code.

Mixed Use – This category includes land that could accommodate residential use in addition to existing commercial or retail uses. This category corresponds with the second and fourth categories in the Government Code.

Land Under Development – This category includes land with housing development either recently built, under construction, approved, or in the process of being approved by the City. Housing units created under this category will be counted towards the total number of potential housing units during the planning period.

Table 4.1-1 shows the housing development potential under the new Housing Element, summarized by land use category according to the 2030 Urban Area General Plan. The maximum density allowed in each land use category is listed, along with the average density expected for that land use and the minimum density to be set by the new Zoning Ordinance. The attached map in Appendix B shows the location of these sites.

Table 4.1-1 Residential Potential for All Suitable Sites in Concord

General Plan Land Use Category	Density Range Permitted	Average Density	Vacant Land		Underutilized Land		Mixed Use		Land Under Development		Total	
	(units/acre)	(units/acre)	Acres	Units	Acres	Units	Acres	Units	Acres	Units	Acres	Units
Commercial Mixed Use	11 to 40	36	-	-	0.4	4	27.2	512	1.2	26	28.8	542
Downtown Mixed Use	33 to 100	65	1.3	54	4.6	237	29.2	1,871	4.6	224	39.7	2,386
Downtown Pedestrian District	33 to 100	50	0.3	12	0.6	38	-	-	-	-	0.9	50
High Density Residential	33 to 100	65	0.3	11	11.3	390	2.7	172	-	-	14.3	573
Medium Density Residential	11 to 32	24	2.1	29	9.8	81	3.3	52	2.3	43	17.6	205
Low Density Residential	2.5 to 10	5	21.5	67	46.4	121	-	-	8.6	34	76.5	222
Industrial Mixed Use	n/a	12	-	-	-	-	19.3	174	-	-	19.3	174
Neighborhood Commercial	Up to 24	12	-	-	1.4	12	-	-	-	-	1.4	12
Rural Residential	<2.5	2	14.8	15	7.8	10	-	-	-	-	22.7	25
Total¹			40.4	188	82.4	893	81.7	2,781	16.6	327²	221.2	4,189

¹ Totals may not add up due to rounding.

² Reflects conditions at the time the Housing Element site inventory was completed in 2008. The number of units constructed as at September 2010 is 324.

Source: City of Concord, 2009.

As seen from Table 4.1-1, a total of 4,189 residential units can be built on the identified sites within the Housing Element planning period. The breakdown of these units is as follows.

Vacant Land (188 units). This category includes land that is currently vacant, and is situated in areas where the General Plan allows for residential development. As shown in Table 4.1-1 and displayed in Appendix B, the inventory shows over 40.4 acres of vacant land in Concord. The majority of them are situated on undeveloped areas in Rural Residential and Low Density Residential land use areas. In total, all vacant land combined will accommodate up to 188 residential units.

Underutilized Land (893 units). This category includes land that is currently designated residential that could conceivably be developed or redeveloped at a higher density than what is pre-existing. As shown in Table 4.1-1, there are currently 82.4 acres of underutilized land in the City, which could produce an estimated 893 residential units if they are redeveloped.

Mixed Use (2,781 units). This category includes land currently located in or near Downtown, in the Monument Boulevard Corridor and Clayton Road Corridor and elsewhere, etc. that is designated mixed use on the General Plan. These areas are expected to be redeveloped with residential uses with minimum density requirements consistent with Medium Density Residential, in addition to commercial uses. Only sites that have a high likelihood of being redeveloped are selected as part of this inventory. In all, 81.7 acres are identified, which could produce an estimated total of 2,781 residential units if developed at the densities shown in Appendix A.

Land under Development (327 units). The majority of sites currently being developed or in the process of being approved for development are located in Downtown Mixed Use areas, followed by Low Density Residential areas. In all, 16.6 acres are identified, which will accommodate approximately 327 units when developed.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

According to the RHNA, the City is required to provide 3,043 residential units, including 1,065 low-and very low-income units for the 2007-2014 planning period. The City's unaccommodated need from the previous Housing Element period was 866 units, out of which 336 are low-and very low-income units. Accordingly, the combined need from 1999 to 2014 are 855 very low-income units, 546 low income-units, 1,028 moderate-income units, and 1,480 above moderate income units, as shown in Table 4.1-2. HCD'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 demand from the other categories.

Table 4.1-2 Concord's RHNA

<i>Income Level</i>	<i>1999-2006 Unaccommodated Need (Units)</i>	<i>2007-2014 RHNA (Units)</i>	<i>Cumulative Need (Units)</i>
Very Low-Income (30-50% AMI) ¹	216	639	855
Low-Income (50-80% AMI)	120	426	546
Moderate-Income (80-120% AMI)	530	498	1,028
Above Moderate Income (Above 120% AMI)	-	1,480	1,480
Total	866	3,043	3,909

¹The 2007 County Area Median Income was \$83,800, as determined by HUD.

Source: ABAG 2007; City of Concord, 2009.

Table 4.1-3 shows the potential housing units that can be created in Concord by income level. The figures were calculated by assigning individual sites, with their realistic development unit capacity to different income levels, based on the General Plan land use designation. Sites in the Downtown Mixed Use, Downtown Pedestrian District, and High Density Residential General Plan Land Use areas with average expected densities ranging from 50 to 65 du/acre are assigned for the Very Low and Low-Income groups. The Moderate-Income group includes sites in Commercial Mixed Use, Medium Density Residential, and Industrial Mixed Use General Plan Land Use areas with average expected densities ranging from 12 to 36 du/acre. The Above Moderate-Income group includes sites in Low Density Residential, Neighborhood Commercial, and Rural Residential General Plan Land Use areas with average expected densities ranging from 2 to 12 du/acre. As shown in the table, there are more than adequate sites available to accommodate the RHNA through 2014. Specifically, the identified sites could accommodate a total of 2,793 very low- and low-income units, 877 moderate income units, and 519 above moderate-income units.

Table 4.1-3 Residential Potential by Income Group, 1999-2014

<i>Income Level</i>	<i>Vacant Land²</i>	<i>Under-utilized Land²</i>	<i>Mixed Use²</i>	<i>Land Under Development³</i>	<i>Total</i>
Very Low-Income (30-50% AMI) ¹	77	665	2,043	8	2,793
Low-Income (50-80% AMI)					
Moderate-Income (80-120% AMI)	29	85	738	25	877
Above Moderate Income (Above 120% AMI)	82	143	-	294	519
Total	188	893	2,781	327⁴	4,189

¹The 2007 County Area Median Income was \$83,800, as determined by HUD.

²For sites falling under the Vacant, Underutilized Land, and Mixed Use categories, the residential potential (housing units) is determined by average expected density. The Very Low and Low-Income group include sites in Downtown Mixed Use, Downtown Pedestrian District, and High Density Residential General Plan Land Use areas with average expected densities ranging from 50 to 65 du/acre. A minimum density of 33 du/acre also will apply to these sites. The Moderate-Income group includes sites in Commercial Mixed Use (11 to 40 du/acre), Medium Density Residential (up to 32 du/acre), and Industrial Mixed Use (up to 12 du/acre) General Plan Land Use areas. The Above Moderate-Income group includes sites in Low Density Residential (up to 10 du/acre), Neighborhood Commercial (up to 24 du/acre), and Rural Residential (average of 2 du/acre) General Plan Land Use areas.

³For sites in the Land Under Development category, the City estimates that the projects being approved or under development will yield mostly Moderate or Above Moderate-Income units. The assumed breakdown is that 90 percent will be developed as Above-Moderate Income units, with the rest developed as Moderate Income units. In addition to those already specified, additional units may be developed for affordable housing as part of the City's Inclusionary Housing Ordinance. The developer of the 224-unit Palmero project, for example, has several alternatives to meet Redevelopment inclusionary housing requirements, including the right to pay an in lieu fee.

⁴ Reflects conditions at the time the Housing Element site inventory was completed in 2008. The number of units constructed as of September 2010 is 324.

Source: California Department of Housing and Community Development; ABAG 2007; City of Concord, 2009.

Table 4.1-4 shows that the potential housing sites identified under this housing element are sufficient to satisfy needs from both the current RHNA and the unaccommodated need from the previous Housing Element planning period. As shown in the table, the potential housing units identified under this Housing Element for the very low- and low-income group (2,793) is more than the combined need from both the current RHNA and the unaccommodated need from the previous RHNA for those two income categories (855 very low-income and 546 low-income for a combined need of 1,401).

$$2,793 \text{ (potential very low- and low-income units)} - 1,401 \text{ (total need from 1999 to 2014)} = 1,392 \text{ (remaining units after satisfying RHNA from 1999 to 2014)}$$

Since the sites that are available to be developed for the very low and low income groups could accommodate 2,793 units and RHNA only requires 1,401 units, there are 1,392 units that can be developed at densities appropriate for low and very low income units, but are not required to meet the need for the lower income groups.

Table 4.1-4 Total RHNA Need and Potential Housing Element Units by Income Category

<i>Income Category</i>	<i>Potential Housing Units that may be created on sites identified by this Housing Element</i>	<i>Total Need (Unaccommodated need from 1999 to 2006 RHNA added to the current RHNA)</i>	<i>Net after satisfying the Total Need</i>
Very Low Income		1,401	1,392 (A)
Low Income	2,793	(855 very low + 546 low)	
Moderate Income	877 + 1,392 (A, above)	1,028	1,241 (B)
Above Moderate Income	519 + 1,241 (B, above)	1,480	280
Total		3,909	

Source: City of Concord, 2009; Dyett & Bhatia, 2009.

Some of these 1,392 units may be used to produce moderate income units and above moderate income units, and thereby meet the total projected need as set forth in the RHNA for those categories. In other words, some moderate income and above moderate income housing may also be developed in High Density Residential, Downtown Mixed Use, Downtown Pedestrian District, which are currently designated as accommodating the needs of the very-low and low income groups, based on the allowable density. This is a reasonable assumption because developers historically have found it financially feasible to develop moderate and above moderate-income units in Concord.

HCD has established the following requirements on housing units set aside to address unaccommodated needs from the previous housing period:

- Sites must allow owner-occupied and rental multifamily uses by-right;
- They must be zoned with minimum densities and be large enough to permit at least 16 units per site; and
- At least 50 percent of the remaining need must be planned on sites that exclusively allow residential uses.

These requirements can be fully met by housing units built in the High Density Residential (HDR) land use category, that are designated as accommodating the needs of the very low- and low-income groups, as shown in Table 4.1-5. Of the sites under the HDR land use category, 562 units can be accommodated on sites that allow at least 16 units and above, which meets the HCD 50 percent rule²³. Additionally, the HDR land use category is exclusively residential, has a minimum density requirement of 33 units/acre; and all sites allow owner-occupied and rental multifamily uses by-right.

²³ 50 percent of the remaining need is 336. Since HDR sites can provide 562 units, it meets this requirement.

Table 4.1-5 General Plan Land Use Potential Low- and Very Low-Income Housing Sites Under the Housing Element

General Plan Land Use	Density (units/acre)			Potential Units Accommodated
	Minimum	Average	Maximum	
Downtown Mixed Use (DTMU)	33	65	100	2,162
Downtown Pedestrian District (DTPD)	33	50	100	50
High Density Residential (HDR)	33	65	100	
- Sites accommodating 16 units and above				562
- Sites accommodating 15 units and below				19
Total	-	-	-	2,793

Source: City of Concord, 2009; Dyett & Bhatia, 2009.

Three-quarters of the sites in the City’s site inventory are “ready to go”. The City will initiate rezoning of the balance of the sites needed to accommodate the prior and current need within one year of the Element’s adoption and make the sites available for the current planning period. (Details on the sites to be rezoned are in Table 4.1-14.) This Housing Element includes Programs H-1.1.1 and H-1.1.2 to ensure that a zoning amendment is carried out within one year of the adoption of the Housing Element.

The following section analyzes housing inventory and its ability to provide for low- and very low-income households in more detail. Appendix A provides an inventory of all logical development sites that the City has identified.

Housing Sites for Very Low- and Low-Income Households

In addition to providing a listing of sites to satisfy the RHNA, local governments must prepare an analysis that demonstrates that the identified sites can accommodate the housing needs by income level.

In the case of Concord, housing sites for the very low- and low-income households are grouped and analyzed as one category, on the assumption that very-low and low-income housing will be developed in areas where the minimum density to be set by the Zoning Ordinance exceeds HCD’s required minimum (30 dwelling units per acre). This assumption is consistent with HCD’s memorandum entitled “Default Densities Appropriate to Accommodate Housing for Lower-Income Households by Region” that specifies the minimum residential densities deemed necessary to accommodate lower-income households.²⁴ Sites subject to HCD’s minimum 30 dwelling unit per acre densities are located in the Downtown Mixed Use (DTMU), Downtown Pedestrian District (DTPD), and High Density Residential (HDR) General Plan Land Use categories.²⁵ These land use categories have the greatest potential to accommodate

²⁴ “Memorandum: Amendment of State Housing Element Law – AB 2348.” From Cathy E. Creswell, Deputy Director, Division of Housing Policy Development, HCD. June 9, 2005.

²⁵ The Downtown Mixed Use Land Use category has an average expected density of 65 du/acre, the Downtown Pedestrian District has an average expected density of 50 du/acre, and the High Density Residential category has an average expected

very low- and low-income housing because they offer the possibility for lower, per unit construction costs when housing is built at higher densities.

Table 4.1-6 shows details for all sites that the City has identified for the development of housing affordable to very low- and low-income households. All sites are suitable for development as defined by the Government Code Section 65583.2. They are located in the ‘Vacant’, ‘Underutilized’, as well as the ‘Mixed Use’ categories. The three types of land could accommodate an estimated 2,785 very low- and low-income units. Additionally, the City estimates that 8 units of very low or low-income housing may be created in the ‘Land Under Development’ category. This gives rise to a grand total of 2,793 very low- and low-income units if all identified areas are fully developed during the planning period. The number is greater than the total need of 1,401 units (current RHNA and the unaccommodated need from 1999 to 2006). In other words, the City expects that it will be able to comply with total RHNA allocations as well as specific RHNA allocations for lower-income groups with the minimum density requirements.²⁶

Table 4.1-6 Housing Sites for Very Low- and Low-Income Households

<i>General Plan Land Use</i>	<i>APN</i>	<i>Existing Zoning</i>	<i>Acres</i>	<i>Units</i>	<i>Group Number¹</i>	<i>Land Type</i>
DTMU	126133009	DB	0.47	103	G1	Mixed Use
DTMU	126133010	DB	0.47			Mixed Use
DTMU	126133011	DB	0.29			Mixed Use
DTMU	126133013	DB	0.32			Mixed Use
DTMU	126164052	DB	0.29			Mixed Use
DTMU	126164047	DB	0.39	57	G2	Mixed Use
DTMU	126164048	DB	0.84			Mixed Use
DTMU	126164049	DB	0.18			Mixed Use
DTMU	126164050	DB	0.18			Mixed Use
DTMU	126164051	DB	0.13			Mixed Use
DTMU	126164053	DB	0.19			Mixed Use
DTMU	126164054	DB	0.37			Mixed Use
DTMU	105012003	DB	0.18	19	H2	Vacant
DTMU	105012015	DB	0.38			Vacant
DTMU	105013015	DB	0.12	48	H3	Underutilized Land
DTMU	105013016	DB	0.13			Underutilized Land
DTMU	105013017	DB	0.12			Underutilized Land
DTMU	105013019	DB	0.13			Underutilized Land
DTMU	105013021	DB	0.25			Underutilized Land
DTMU	105014015	APO	0.09	40	H4	Underutilized Land
DTMU	105014017	DB	0.12			Underutilized Land
DTMU	105014018	APO	0.12			Underutilized Land

density of 65 du/acre. A minimum density of 33 du/acre also will apply to these sites. In addition to these General Plan Land Use categories, the ‘Commercial Mixed Use’ category also has an average expected density of 36 du/acre and its minimum density is 11 units per acre, but it is included in the calculation for potential housing units for Moderate-Income Households instead of Very Low- and Low-Income Households. Nonetheless, the potential exists for lower-income housing to be located in the ‘Commercial Mixed Use’ area.

²⁶ Compliance with Moderate and Above Moderate RHNA categories is generally not considered an issue in Concord as developers create housing for these two income groups in response to market demands.

City of Concord Housing Element

Table 4.1-6 Housing Sites for Very Low- and Low-Income Households

<i>General Plan Land Use</i>	<i>APN</i>	<i>Existing Zoning</i>	<i>Acres</i>	<i>Units</i>	<i>Group Number¹</i>	<i>Land Type</i>
DTMU	105014020	APO	0.12			Underutilized Land
DTMU	105014021	APO	0.21			Underutilized Land
DTMU	113263014	DB	0.36	67	H16	Mixed Use
DTMU	113263015	DB	0.32			Mixed Use
DTMU	113263016	DB	0.27			Mixed Use
DTMU	113263017	DB	0.12			Mixed Use
DTMU	112101030	DB	3.36	218	11	Mixed Use
DTMU	126043011	DB	0.11	32	12	Mixed Use
DTMU	126043018	DB	0.12			Mixed Use
DTMU	126043031	DB	0.19			Mixed Use
DTMU	126051024	HDR	0.19	64	17	Mixed Use
DTMU	126051026	HDR	0.82			Mixed Use
DTMU	126272005	DB	1.58	155	18	Mixed Use
DTMU	126062011	DB	1.09	220	19	Mixed Use
DTMU	126143001	DB	0.20			Mixed Use
DTMU	126143002	DB	0.15			Mixed Use
DTMU	126143003	DB	0.16			Mixed Use
DTMU	126143008	DB	0.20			Mixed Use
DTMU	126143009	DB	0.19			Mixed Use
DTMU	126143010	DB	0.63			Mixed Use
DTMU	126143011	DB	0.20			Mixed Use
DTMU	126153006	DB	0.13			Mixed Use
DTMU	126153007	DB	0.11			Mixed Use
DTMU	126137001	R6	0.14	74	114	Mixed Use
DTMU	126137002	R6	0.14			Mixed Use
DTMU	126137006	MI	0.14			Mixed Use
DTMU	126137007	MI	0.25			Mixed Use
DTMU	126151023	R6	0.21			Mixed Use
DTMU	126151024	R6	0.11			Mixed Use
DTMU	126151025	R6	0.21			Mixed Use
DTMU	126271003	DB	0.29	158	116	Mixed Use
DTMU	126271014	DB	0.19			Mixed Use
DTMU	126271017	DB	0.22			Mixed Use
DTMU	126271018	DB	0.40			Mixed Use
DTMU	126271019	DB	0.40			Mixed Use
DTMU	126271022	DB	0.44			Mixed Use
DTMU	126271029	DB	0.49			Mixed Use
DTMU	126342006	DB	3.05	198	117	Mixed Use
DTMU	126342004	DB	1.79	116	118	Mixed Use
DTMU	126051045	DB	1.54	94	119	Mixed Use
DTMU	126062013	DB	2.35	180	120	Mixed Use
DTMU	111221054	APO	0.11	17	MI	Vacant
DTMU	111221055	APO	0.12			Underutilized Land

Table 4.1-6 Housing Sites for Very Low- and Low-Income Households

General Plan Land Use	APN	Existing Zoning	Acres	Units	Group Number ¹	Land Type
DTMU	111221056	APO	0.12			Underutilized Land
DTMU	111221011	APO	0.13	15	M2	Underutilized Land
DTMU	111221012	APO	0.09			Underutilized Land
DTMU	111221013	APO	0.11			Underutilized Land
DTMU	113011010	APO	0.50	24	M4	Underutilized Land
DTMU	113012003	NC	0.20	33	M5	Mixed Use
DTMU	113012005	NC	0.17			Mixed Use
DTMU	113012023	NC	0.30			Mixed Use
DTMU	113271012	APO	0.11	19	M12	Vacant
DTMU	113271013	APO	0.19			Underutilized Land
DTMU	113271014	APO	0.03			Vacant
DTMU	113271019	APO	0.01			Vacant
DTMU	113271020	R6	0.10			Vacant
DTMU	126083011	DB	0.41	90	N2	Vacant
DTMU	126083013	DB	1.43			Underutilized Land
DTMU	126083012	DB	0.50	19	N3	Underutilized Land
DTMU	126082008	DB	1.58	102	N4	Mixed Use
DTPD	112135001	DB	0.29	50	N1	Underutilized Land
DTPD	112135002	DB	0.14			Underutilized Land
DTPD	112135011	DB	0.29			Vacant
DTPD	112135012	DB	0.17			Underutilized Land
HDR	126191016	POS	8.21	350	G8	Underutilized Land
HDR	126191018	POS	2.29			Underutilized Land
HDR	126042043	DB	0.33	39	13	Mixed Use
HDR	126042044	DB	0.28			Mixed Use
HDR	126041039	DB	0.27	49	14	Mixed Use
HDR	126041040	DB	0.39			Mixed Use
HDR	126041041	DB	0.12			Mixed Use
HDR	126042034	DB	0.22	41	15	Mixed Use
HDR	126042035	DB	0.10			Mixed Use
HDR	126042036	DB	0.11			Mixed Use
HDR	126042037	DB	0.22			Mixed Use
HDR	126045020	DB	0.22	43	16	Mixed Use
HDR	126045021	DB	0.45			Mixed Use
HDR	128010079	MI	0.27	11	112	Vacant
HDR	128340003	PD	0.16	40	113	Underutilized Land
HDR	128340008	PD	0.15			Underutilized Land
HDR	128340009	PD	0.36			Underutilized Land
HDR	128340011	PD	0.14			Underutilized Land
See note 2	-	-	-	8	-	Land Under Development
Total Units				2,793		

¹ Adjacent sites are assumed to be consolidated for development. See section on Market Trends for details.

² The City estimates a total of 8 units may be produced by land currently under development. For individual APNs of the land under development sites, please refer to Appendix A for details.

Source: City of Concord, 2009.

Housing Sites for Moderate- and Above Moderate-Income Households

Table 4.1-4 shows 877 moderate income units can be accommodated in the Commercial Mixed Use, Medium Density Residential and Industrial Mixed Use General Plan land use areas and 519 above moderate-income units can be accommodated in Low Density Residential, Neighborhood Commercial, and Rural Residential General Plan land use areas. There is a shortfall, but total number of potential units (4,189) is more than enough to meet the combined demand for the current planning period and the unaccommodated demand from the prior period (3,909). The above moderate-income units do not necessarily have to be developed in areas zoned for Low Density Residential; they may also be developed in Medium Density Residential or other land use areas. Finally, during the previous housing planning period, the City produced more than twice the amount of housing units required by the previous RHNA, reflecting developer's interest in developing above-moderate income residential units.

Proportion of Residential to Non-Residential in Mixed Use Areas

As discussed earlier, the City's Downtown Mixed Use (DTMU), Downtown Mixed Use Pedestrian District (DTPD), and high density residential (HDR) zoned sites will accommodate a majority of the housing need for lower income units based on the minimum and average expected densities. This analysis is based upon two assumptions: Firstly, most sites identified in districts allowing mixed-use (DTMU, CMU, IMU and DTPD), will be developed as residential; and secondly, developers will build to the average expected densities for each of these districts.

The first of these assumptions is prudent in light of recent trends. As shown in Table 4.1-7, all recently proposed mixed use projects in Downtown Concord were almost exclusively residential use projects. The total retail/commercial portion in each case did not exceed 10 percent, and commercial uses were only proposed on ground floors that faced a major street. Additionally, every project exceeded the average allowable density of the zone it was located in. The Enclave Townhomes project, for example, which is being developed on a CMU land use area, is 100 percent residential. The Clayton Market project is 94 percent residential, while Mira Vista and Renaissance Square are 98 percent residential and 96 percent residential, respectively.

Table 4.1-7 Selected Proposed or Built Projects Located in Mixed Use Zoning Districts

<i>Project Name</i>	<i>Units</i>	<i>Existing Zoning¹</i>	<i>Density (units/acre)</i>	<i>Total Building Area</i>	<i>Retail/Commercial Area</i>	<i>Percent of Retail/Commercial</i>
Renaissance Square	309 multifamily units	DB	60	115,684	4,500	3.90%
Mira Vista ²	155 multifamily units	DB	97	257,443	3,657	1.40%
Clayton Market ²	41 multifamily units	RS	34	97,800	5,500	5.60%
Enclave Town-homes	26 multifamily units	APO	31	35,000	None	0%

¹ Existing Zoning is shown since these projects were evaluated or approved under the existing Zoning. Under the 2030 Urban Area General Plan, all three areas are located in the Downtown Mixed Use (DTMU) land use category.

²The Clayton Market project was a project proposed during the Concord 2030 General Plan Update public hearing that was never approved by the City; and the Mira Vista project was proposed but never approved.

Source: City of Concord, 2009.

There are several other reasons why the majority of mixed-use sites are likely to develop as exclusively residential during the planning period:

1. Mixed use zones have no minimum commercial component requirement, so developers are able to develop 100 percent residential (i.e. there is no vertical mixed use requirement) on mixed use sites.
2. The Redevelopment Agency supports housing in the city’s mixed-use areas with financing and assistance in site assembly.
3. The General Plan supports residential development in mixed-use areas with incentives and programs for reduced parking and other cost-reducing measures.
4. The majority of mixed-use sites are not prime corner sites favored by commercial establishments.
5. The sites are located in close proximity to where other new residential development has been built or approved.

Thus, it is reasonable to assume that while not all future mixed use sites will be developed as majority residential-use projects, the vast majority of them will be developed as such with densities at or above the average allowable densities.

The second assumption (developers will build to the average expected densities) is verified by a review of recent projects in the Downtown area, such as the Legacy Apartments, as shown in Table 4.1-8. The results of this review revealed that while developers do not normally develop to the maximum allowable site capacity, they typically build to about 60 percent of what is allowed. Nonetheless, higher density development may result in the future, with implementation of new Housing Policies and development incentives in the Zoning Ordinance.

Table 4.1-8 Examples of Buildout Capacities

Name	Acreage	Existing Zoning ¹	Max Allowed Dwelling Units	Approved /Constructed Units	Resulting Density (Units/Acre)
Detroit Apartments	0.64	PD	-	15	23.4
Legacy Apartments	4.59	PD	-	259	56.4
Oakmont Senior Living	3.4	PD	-	146	42.9
Renaissance Square	5.16	DB	516	309	59.9

¹ Existing Zoning is shown since these projects were approved under the existing Zoning.

Source: City of Concord, 2008.

Calculated Unit Capacity

The calculation of the unit capacity, as shown in Table 4.1-1, Table 4.1-3, Table 4.1-6 and in Appendix A, is based on net acreage and the 2030 Urban Area General Plan land use densities. The City has removed from the inventory those sites which did not have realistic development potential; the calculation of ‘developable units’ includes a 25 to 50 percent reduction in acreage to account for streets, sidewalks, other improvements, as well as site constraints that may reduce the overall developable area. As an example, on site F5, City staff looked at the size (0.36 acres), multiplied it by an factor of 0.75 (assuming only 75 percent of the site is usable even though the entire lot has no constraints), and then by the average density of 24 units/acre to get 6.48, and finally rounding it down to get 6 units. In the case of group F6, for example, City staff took the total size of 0.93 acres of the site, and multiplied it by a factor of 0.5, assuming only 50 percent can be used due to the presence of one on-site constraint, and then by the average density of 36 units/acre to get 16.74 units, before rounding it up to get 17 units or a calculated density of 18 units/acre. The unit count for all the other sites were estimated in a similar fashion, with a very conservative factor-of-safety of between 0.50 and 1.00. The upper range at 1.00 is typically used for Downtown sites where no setbacks are required and no site or infrastructure improvements are needed. The lower range at 0.50 is typically used for sites where setbacks, site or infrastructure improvements are needed. Additionally, if there are existing residential units located on underutilized sites, these units are subtracted from the total unit count.

Consolidation of Small, Adjoining Lots into One Larger Development Site

Many of the sites identified in the inventory are small, less than half-acre in size. However, a vast majority of these sites are located adjacent to each other and many are in the same ownership, giving rise to the possibility of consolidation into larger development sites.

During field surveys conducted by the City for the Housing Element, site consolidation opportunities were evaluated. Where sites occur next to each other, with compatible land use and when they present a logical development, they are consolidated and treated as one larger site. As a result of this, 159 logical development sites organized by alphabetical order ranging from group A1 to N4 are grouped out of the 325 sites. The arrangement of these development sites is shown in the land inventory in the Appendix and the corresponding maps.

Analysis of Ownership

A review of Assessor’s records on the consolidated sites reveals that a large number of parcels have the same ownership, as shown in **Table 4.1-9**. As discussed previously, there are a total of 159 logical development sites in the housing inventory. Out of these, 67 are made up of two or more lots. The rest (92) are made up of only one lot on a site.

Of the 67 with two or more lots on a site, 44 have lots with common ownership. Of these, 33 have two lots with the same owner; 4 have three lots with the same owner, and 7 have four or more lots with the same owner. In terms of units, these 44 sites can jointly accommodate 1,256 units. (In other words, 1,256 units are situated on logical development sites with joint-ownership.) This represents approximately 48 percent of all units that are located on logical development sites that are made up of two or more lots. The prevalence of lots with common ownership will help the City’s efforts to consolidate them for development of affordable housing units.

Table 4.1-9 Housing Element Land Inventory Site Groupings with Common Ownership Pattern

<i>Type of Sites</i>	<i>Two lots have the same owner</i>		<i>Three lots have the same owner</i>		<i>Four or more lots have the same owner</i>	
	<i>Lots</i>	<i>Units</i>	<i>Lots</i>	<i>Units</i>	<i>Lots</i>	<i>Units</i>
Number of sites with:						
Two lots	15	437	-	-	-	-
Three lots	5	139	1	3	-	-
Four lots	5	97	2	58	-	-
Five lots	6	112	-	-	2	9
Six lots	-	-	-	-	1	28
Seven lots	2	34	1	66	1	41
Eight or more lots	-	-	-	-	3	232
Total	33	819	4	127	7	310

Source: City of Concord, 2010; Dyett & Bhatia, 2010.

Analysis of Capacity

A review of the sites after consolidation shows that they have the capacity to accommodate the RHNA requirements for lower income households. In the calculation that follows, the City assumes that logical development sites with 40 or more units are able to accommodate assisted housing developments due to the economies of scale that come with larger developments. The threshold reflect the fact that most affordable housing in Concord and similar Central County communities that use local, state and federal financial resources include 40 to 80 units or more. The range may be a bit higher (50 to 80) statewide, but in urban infill situations a 40 to 50 unit size range for affordable housing project is viable. As shown in **Table 4.1-10**, there are 27 logical development sites that could accommodate 40 or more units of residential development. These 27 logical development sites could jointly accommodate 3,042 units. The breakdown of these 3,042 units is as follows:

- 2,208 units from Downtown Mixed Use (DTMU);
- 523 units from High Density Residential (HDR);
- 50 units from Downtown Pedestrian District (DTPD); and
- 261 units from Commercial Mixed Use (CMU).

Under Government Code section 65583.2, all of these units can be counted as affordable as they are on sites where the density is greater than 30 dwelling units/acre.²⁷ In other words, these sites satisfy both the minimum density requirement (30 du/acre and above) and the minimum size requirement (must be large enough to develop 16 units and above) to be counted towards accommodating affordable units. The actual number of affordable units that can be accommodated could be higher than 3,042 since the unit count for sites here does not take into account density bonuses and other incentives.

Units affordable to lower-income households may also be developed on smaller sites (between 5 units and 39 units). Assuming 10 percent of them are affordable, as required by the City's Inclusionary Housing Ordinance, 102 units may be produced (Table 4.1-10). An analysis of units produced by small development projects (between 5 units and 39 units) during the previous housing planning period in Table 4.1-11 shows that this assumption is reasonable. From 1999 to 2006, 29 units or 8 percent of all residential projects with 5 to 39 units were affordable. It should be noted that the City adopted the Inclusionary Housing Ordinance only in the latter half of the previous housing planning period in 2004. Therefore, an increase in the number of affordable units is bound to occur in the upcoming housing period.

²⁷ The calculated density for each site is shown in Appendix A.

Table 4.1-10 Capacity of Larger Sites for Affordable Housing (After Consolidation of Sites), 2007-2014

<i>Criteria</i>	<i>Number of Sites</i>	<i>Number of Units</i>
Sites that could accommodate 40 units and above ¹	27	3,042
Sites that could accommodate between 20 and 39 units	21	578
Sites that could accommodate between 5 to 19 units	41	437
<i>Calculation of Affordability</i>		
All units on sites accommodating 40 units and above are affordable		3,042
10 percent of the units on sites accommodating between 20 and 39 units are affordable		58
10 percent of the units on sites accommodating between 5 and 19 units are affordable		44
Total		3,144

¹ Sites with more than 50 percent of land area located in the Rural Residential, Low Density Residential, and Neighborhood Commercial General Plan Land Use Designations, are excluded from the calculations.

Source: City of Concord, 2009, Dyett & Bhatia, 2009.

Table 4.1-11 Housing Projects with 5 to 39 Units: Number of Units by Income Group, 1999-2006

<i>Name</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Amber Grove Subdivision	-	-	-	27	27
Amber Hills	-	-	-	26	26
Apple Group Apartments	-	-	-	8	8
Caldera Place Apartments	5	6	1	-	12
California Street Apartments	-	-	6	-	6
Callenico Senior Apartments	-	-	18	-	18
Concordia	-	-	1	9	10
Detroit Apartments	-	2	-	13	15
Eagles View II	-	-	-	8	8
Ellis Street Townhomes	15	1	-	-	16
Granada Glen Subdivision	-	-	-	7	7
Kestrel Place Apartments	-	-	12	-	12
La Vista Court	-	-	-	5	5
Newhaven Subdivision	-	-	-	20	20
Skyler Estates	-	-	-	10	10
Silver Leaf Residential Subdivision	-	-	4	23	27
Tapestry	-	-	-	36	36

Table 4.1-11 Housing Projects with 5 to 39 Units: Number of Units by Income Group, 1999-2006

<i>Name</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Vintage Place Residential	-	-	-	18	18
Vista Kellyoaks	-	-	-	5	5
Wisteria Residential	-	-	4	35	39
Ygnacio Alberta	-	-	-	9	9
Other Single-family Residences	-	-	-	40	40
Total	20	9	46	299	374
Percent	5.3%	2.4%	12.3%	79.9%	100.0%

Source: City of Concord, 2009.

Counting the 3,042 units that can be developed on sites that allow 40 or more units, and 102 units that can be developed on sites that allow 5 to 39 units, the City can accommodate a total of 3,144 units as shown in Table 4.1-12. This is higher than the RHNA requirement of 1,065 units for the very low and low-income groups plus the previous RHNA's unaccommodated need of 336 units for the very low and low-income groups. In sum, this Housing Element has made available a inventory of sites that is sufficient to accommodate the current RHNA and any unaccommodated need from the previous RHNA for the lower income groups.

During the 2007-2014 planning period, Concord will continue to assist in the rehabilitation of dilapidated lower-income units as the City did during the prior planning period, when 309 lower-income units were produced. Because of budget constraints, funding may be limited, so a reasonable assumption for the future is 265 units or 25 percent of the RHNA under each income category. The City does not intend to count all of these 265 rehabilitated units to meet the City's obligation to RHNA. However, this demonstrates that potentially more than 1,102 units may be produced through efforts in conservation, preservation, and rehabilitation.

Table 4.1-12 Estimated Affordable Units To Be Produced, 2007 to 2014

<i>Criteria</i>	<i>Assumptions</i>	<i>Units</i>
Sites that could accommodate 40 units and above	One-third are affordable	3,042
Sites that could accommodate between 5 and 39 units	10 percent are affordable	102
Total Units		3,144
Percent above RHNA Requirement for Lower-Income Groups (1,065)		295%
Conservation, Preservation or Rehabilitation ¹	85 percent of the 1999-2006 number of rehabilitated units	265
Total with Rehabilitated Units		1,357

¹ The City does not expect all of these units to satisfy requirements for rehabilitation under Government Code 65583.1(c). They are shown here to demonstrate potential additional units that may be produced through conservation, preservation, and rehabilitation.

Source: City of Concord, 2009, Dyett & Bhatia, 2009.

Market Trends

The underlying assumption in the estimate of potential capacity of available land based on development size, is that individual sites *can* and *will* be consolidated into a large site. Development trends in Concord in the past several years indicate that this is a very likely possibility. Many housing projects, either proposed or actually built, involved the consolidation of several smaller adjoining lots into a larger site, often with different land ownership at the time when it was proposed. Table 4.1-13 shows some of the projects that required site consolidation. The developer for the Esplanade Condominiums project, for example, proposed to purchase and consolidate 10 adjoining sites totaling 3.1 acres. Other projects similarly consolidated several sites into a larger site. To be sure, there were also projects that were built on single lots. But as the City becomes more populated and large, single lots become more scarce, the market trend is towards site consolidation.

Table 4.1-13 Selected Proposed or Built Projects That Consolidated Adjoining Sites

<i>Name</i>	<i>Type</i>	<i>Acre</i>	<i>Individual sites consolidated</i>	<i>Units</i>	<i>Status</i>
Silverleaf Subdivision	Single-family	4.0	2	27	Built
Tapestry	Single-family	2.9	2	36	Built
Vintage Place Residential	Single-family	2.4	3	18	Built
Esplanade Condominiums	Multifamily	3.1	10	220	Proposed
Legacy Apartments	Multifamily	4.6	13	259	Built

Source: City of Concord, 2009.

Besides the consolidation of smaller sites, there is also a marked trend towards greater mixed use developments in Concord. Over the past seven years, City staff has observed that projects have been more diversified than in the past. This is particularly so for projects located in

Downtown or close to Downtown. Legacy Apartments, an award winning Transit-Oriented Development project close to BART in 2001, was the project that started the trend. This apartment project was one of the first that was located close to downtown retail next to Todos Santos Plaza. It also has a built-in multistory garage located within the complex.

Following the Legacy Apartments project were mixed use projects, such as the Renaissance Square development (2004), and a couple of projects that were proposed but put on hold due to the current economic downturn, such as the Mira Vista Condominiums development (2007), and the Clayton Market development (2007). These projects, described below, illustrate the market trend of greater mixed use residential and retail developments in Downtown.

- The Renaissance Square project was a five story multifamily development with two levels of subterranean parking. The project plans proposed a total of 310 units comprised of 309 residential units and one retail space with 4,500 square feet of gross floor area at the podium level. The project was proposed on the Downtown Business (DB) zoning district (before zoning revision) with an “Office” use overlay that permitted office, restaurant, religious, nonprofit, and public uses, and residential use up to 43 units/acre. Due to intensive use, the project ended up with a density of 60 units/acre, which required a General Plan amendment to designate the site for High Density Residential. In addition, the amendment also allowed for ground floor commercial or office uses.
- The Mira Vista Condominiums project was a 155 unit mixed use retail and condominium proposed for a site at the heart of downtown. Like Renaissance Square, the project plans proposed a five story building with two levels of recessed parking and retail space at the podium level. The 3,657 square feet of retail space is intended to help sustain an economically viable downtown district, offering a broad range of goods and services. The proposed density was 97 units/acre since the site was only 1.6 acres in size.
- Likewise, Clayton Market development was another mixed use project proposed in Downtown Concord. The project plans proposed 41 units of one to three bedroom condominiums on a 1.2 acre lot, with 5,500 square feet of retail space at the ground floor level. It should be noted that the project was a schematic proposal by a developer that requested a General Plan land use designation change during the General Plan Update. The City made the requested change.

Efforts by the City to encourage this type of development is a main reason for the increase in mixed use developments in Concord. Since 2000, the City has taken several major steps to promote mixed use. One example of the City’s efforts was the adoption of the 2030 Urban Area General Plan, whose main goals were to promote transit-oriented development around BART and mixed use in Downtown. Besides establishing a comprehensive set of policies to encourage mixed use, the Plan created new land use designations that allowed for mixed use. Currently, the City is in the process of comprehensively revising the Zoning Ordinance to comply with the General Plan. The City is confident that the Ordinance will help to spur the development of mixed use when it is adopted.

Developer interest in mixed use developments is also driven by Concord’s increasing lack of space for large tract single-family developments. As land becomes more scarce, many developers increasingly look to opportunities in Downtown infill sites. As a result, there is a greater number of high density developments and mixed use developments. This trend will only continue as time passes.

Expected Rezoning of Sites

The City’s existing Zoning Ordinance will be amended within one year of the adoption of the Housing Element to conform to new General Plan policies and land use classifications. As part of the zoning amendments, a number of areas will be rezoned. As shown in Table 4.1-4, a total of 51 sites in the housing land inventory will be rezoned for General Plan consistency. The development potential of these sites, potentially providing 1,019 units, will be contingent on the City implementing Program H-1.1.2 to rezone these sites for housing development.

Table 4.1-14 Sites to be Rezoned to Meet Housing Need

<i>General Plan Land Use</i>	<i>New Zoning Designation</i>	<i>Minimum; Maximum Allowable Density (units/acre)</i>	<i>No. of Sites</i>	<i>No. of Units</i>
IMU	IMX	- ; -	16	174
CMU	CMX	11; 40	6	176
NC	NC	- ; 24	2	7
MDR	RM	- ; 32	1	18
HDR	RH	33; 100	17	562
DTMU	DMX	33; 100	9	82
Total	-	-	51	1,019

Source: City of Concord, 2009.

4.2 ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental factors, such as topography, soils, landslides and seismic hazards, and noise, as well as the lack of infrastructure, such as roads, water, and sewer lines, are constraints to housing development in the City. However, most of the potential housing sites identified by the City are not constrained by environmental factors or by lack of adequate infrastructure, with the exception of earthquake and ground shaking which affects the entire region. The 2030 Urban Area General Plan has taken these environmental factors into account in establishing policies and land use designations for residential and mixed use development in the Land Use Element. Where development is planned, any site constraints that remain can be mitigated through appropriate design and environmental planning.

NOISE

A portion of the City is exposed to noise from vehicular traffic, specifically from SR-242, SR-4 and I-680. Other noise sources include overhead aircraft noise related to Buchanan Field Airport and rail noise associated with the BART train tracks. All of these noise sources will have an impact on adjacent residential areas. The Concord 2030 Urban Area General Plan has different noise exposure criteria for different residential land uses. For single-family homes, duplex, and mobile homes, the “normally acceptable” noise levels range from 50 to 60 dB. Noise levels from 60 to 70 dB are considered “conditionally acceptable”, and noise levels between 70 to 75 dB are considered “normally unacceptable”. For multifamily residential areas, noise levels from 50 to 65 dB are “normally acceptable”. Noise levels from 65 to 70 dB are considered “conditionally acceptable”, and noise levels between 70 to 75 dB are considered “normally unacceptable”. For

mixed-use and high density residential areas, noise level from 50 to 65 dB are “normally acceptable”. Noise levels from 65 to 75 dB are considered “conditionally acceptable”, and noise levels between 75 to 80 dB are considered “normally unacceptable”. Figure 7-8 of the General Plan shows acceptable noise levels for these three residential land use types.

In all, only 1.5 percent of the total planning area is exposed to noise above 65 dB. The areas exposed to noise above 65 dB are mainly situated within very close distance of busy roads, BART train tracks and the Buchanan Field Airport. Of the potential housing sites identified, 120 of the 325 sites (about 37 percent) are within areas subject to over 65 dB noise levels.

The 2030 Urban Area General Plan has included a number of policies to reduce the impact of noise on housing development adjacent to noise sources. These policies include: requiring a noise study and mitigation measures for all projects that have a noise exposure greater than 70dB, requiring noise attenuation measures in new homes located on an arterial street, and requiring noise sources to use best available control technology (BACT) to minimize noise emissions. Pages 7-24 to 7-27 of the Safety and Noise Element includes details on all noise policies.

GEOLOGIC AND SEISMIC HAZARDS

Geologic hazards, including landslides, mudslides, and erosion, can be related to seismic activity but can also occur independently. The highest potential for future landslides exists in the upland areas along the flanks of Mt. Diablo, at the east and southern edges of the planning area. Pockets of high potential areas also exist in sloping terrain, such as the intersection of Port Chicago Way and SR-4.

Like most Bay Area cities, Concord is also susceptible to earthquakes as a number of regional faults and local faults are close-to or within the planning area. The Concord fault runs in a northwesterly to southeasterly direction through the City, and the Hayward fault is located approximately 15 miles to the west. In general, the western portion of Concord is more susceptible to earthquakes than the eastern portion due to underlying soils and seismicity. To mitigate potential impacts from an earthquake, General Plan policies require a thorough evaluation of geologic and soil conditions as part of the development review process and all development to meet applicable State and local building standards. The impacts from Geologic and seismic hazards are considered to be less than significant after the implementation of mitigation policies. Refer to pages 7-27 to 7-28 of the Safety and Noise Element for details on all geologic and seismic safety policies.

SLOPE CONSIDERATIONS

In general, areas with significant slope constrain housing development by reducing the number of units per acre, which also forces the cost of the land to increase. Not only do hillside areas hinder development of high density housing, they also discourage low-income housing as the cost of land improvements increases. Currently, most of the hillside areas are zoned as permanent open space (POS). Of all the potential housing sites identified, only 34 out of 325 sites are located in areas with greater than 15 percent slope. To mitigate any potential impacts from hazards resulting from building on slopes, the General Plan sets specific requirements for development on hillsides and prohibits development on slopes over 30 percent steep to reduce the risk of landslides.

FLOOD

Flood-prone areas in Concord are generally located in low-lying areas and in areas close to shorelines, streams and creeks. According to flood zone maps provided by the Federal Emergency Management Authority (FEMA), the areas north of Mallard Reservoir to Suisun Bay, along Pacheco Creek and near Buchanan Field Airport, lie on a 100-year flood plain. These areas are located north of SR-4 and are currently zoned for Business Park use. Hence, they pose no danger to residential housing. However, there are many creeks in the City near residential areas that could flood after heavy storms. This is especially so if these storms occur during high tides which could reduce the ability of the storm drains to conduct water. Of the potential housing sites identified, 14 of the 325 sites (about 4 percent) are within a 100-year flood plain.

To address this problem, the City has adopted a Flood Management Ordinance and a Stormwater Management and Discharge Control Ordinance to manage storm water runoff. General Plan policies require adequate building setbacks for development adjacent to creek banks and calls for establishing engineering standards to construct a storm drainage system to protect against flooding. Various other policies are also in place to reduce the potential impacts associated with stormwater runoff due to new or increased intensity of urban land uses. Refer to pages 7-28 to 7-29 of the Safety and Noise Element and page 8-11 of the Public Facilities and Utilities Element for details on all flood risk reduction policies.

UTILITIES

Water

The Contra Costa Water District (CCWD) is the City's water supplier, providing water service to the City from the Sacramento/San Joaquin Delta. CCWD serves treated and raw (untreated) water to approximately 500,000 people in a service area that includes Concord as well as Clayton, Clyde, Pacheco, Port Costa and parts of Martinez, Pleasant Hill and Walnut Creek. In addition, the District sells wholesale treated water to Antioch, the California Cities Water Company in Bay Point and Brentwood.

CCWD has a water supply contract, recently renewed to 2045, with the U.S. Bureau of Reclamation, for water from the Central Valley Project that provides up to 195,000 acres per foot per year. According to assumptions provided by the CCWD, Concord's water demand was estimated at 22,480 acres per foot per year for 2006.²⁸ CCWD does not envision any constraints to providing water to infill developments in Concord up to buildout of the General Plan in 2030 "as long as such developments are not anomalies in terms of typical water use". The district has water treatment capacity at the recently upgraded Randall Bold Treatment Plant and two other treatment plants. Since the current housing planning period is from January 2007 to June 2014, the water demand for new households will not pose a problem for CCWD. Table 4.2-1 summarizes the estimated water demand table from the Concord 2030 Urban Area General Plan with the year 2014 – the endpoint for the Housing Element planning period - inserted for reference.

²⁸ Concord 2030 Urban Area General Plan EIR pages 3.11-5 and 3.11-18.

Table 4.2-1 Estimated Water Demand for Concord

Year	Population	Households	Estimated Water Demand (AFY)
General Plan Implementation Year 2006	124,440	43,980	22,480
Year 2014	130,100	47,200	23,500
General Plan Buildout 2030	142,210	50,560	25,690

Source: American Community Survey 2007, ABAG Projections 2007, City of Concord 2030 Urban Area General Plan, 2008.

Wastewater

The Central Contra Costa Sanitary District (CCCSD) is the wastewater treatment provider for the City as well as nine other municipalities in Contra Costa County. The CCCSD wastewater treatment plant, located northeast of the Interstate 680/SR 4 interchange in unincorporated Martinez, currently treats approximately 39 million gallons per day (mgd) of wastewater. Their effluent discharge limit is 53.8 mgd. According to data provided by the District for the Concord 2030 Urban Area General Plan EIR, Concord’s base wastewater flow was estimated to be 11.7 mgd in 2006. At full buildout of the General Plan in 2030, Concord is expected to add 1.7 mgd to the base wastewater flow.²⁹ This expected flow is well below the discharge limit threshold. As such, wastewater discharge and treatment capacity is expected to be sufficient for the current housing planning period ending in 2014.

Electricity and Gas

Pacific Gas & Electric (PG&E) currently provides gas and electric services to Concord homes and businesses and is regulated by the California Public Utilities Commission (CPUC). PG&E obtains its energy supplies from power plants and natural gas fields in northern California and delivered through high voltage transmission lines. Electrical power is provided to the City of Concord from various distribution feeders located throughout the City.

The availability of electricity and gas services is not expected to become an issue during the housing planning period since almost all land inventory sites are located within urban infill areas close to existing development. If increased capacity is needed, PG&E can increase demand from regional power plants and natural gas fields or construct new electrical substations in Concord as necessary.

Utility Equipment on Site

Among the sites in the land inventory, two are located directly below high voltage power lines and have PG&E pipes on the ground. Another two sites have PG&E pipes on the ground. All four sites are located in the southeastern part of the City. Neither the high voltage lines nor PG&E pipes present safety hazards for residential uses. But these sites may be less attractive for developers due to the on-site constraints.

²⁹ Concord 2030 Urban Area General Plan EIR page 3.11-21.

ROADS

Almost all the potential housing sites are infill sites located in existing built-out areas of the City. Only a small fraction of sites are inaccessible or land-locked. In such a case, developers must obtain access to a public street by obtaining easements. Alternatively, land owners could consolidate sites into larger sites with access to roads so this does not present an obstacle to housing development.

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5 Resources and Constraints

The availability of financing resources from federal, State, and local sources, as well as private lenders and non-profit organizations; is essential to the construction and rehabilitation of housing. The success of housing projects is also affected by governmental constraints (such as land use controls and development fees) and non-governmental constraints (such as the housing market situation and environmental constraints.) These factors will be discussed in this chapter.

5.1 FINANCING AND SUBSIDY SOURCES

Federal, State and local agencies provide a wide variety of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Concord. Many of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there are a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a fair amount of competition for program funds that are available, and any one development may need to draw upon multiple resources to be financial feasible.

FEDERAL RESOURCES

The federal government offers a wide variety of resources related housing assistance. The mortgage interest deduction and the real estate tax deduction are just two of the most common choices for homeowners provided through the income tax code. The deductions promote homeownership and reduce tax liabilities for home-owning taxpayers. Moreover, the deductions are used widely and expansively across the nation. The Congressional Joint Committee on Taxation estimates that the value of the mortgage interest deduction to taxpayers, that is, its tax expenditure, is equal to \$69.4 billion for 2006. Among the states, California has the highest amount of mortgage interest and real estate tax deducted every year.

Aside from tax or mortgage deductions, the federal government provides housing assistance to California jurisdictions through a number of programs. These programs are administered in Concord through the City's Housing Program as well as through the Contra Costa County Housing Authority.

Like State programs, federal programs often change in terms of program details, application procedures, and amount of subsidy dollars available. For detailed descriptions, current subsidy levels, and up-to-date application procedures, refer to program literature available online from HUD at <http://www.hud.gov>.

Some of the largest programs, based on current funding levels, include:

Community Development Block Grant Program (CDBG)

The Community Development Block Grant (CDBG), a longstanding program of HUD, funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. Cities with populations of over 50,000 receive CDBG funds directly from HUD while smaller cities apply directly to the County or State for a portion of the funding that is allocated and administered by those entities. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds can be used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition,

improvement, and other soft costs); housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; activities relating to energy conservation and renewable energy resources; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide pre-development funding to initiate housing development.

The City's Community Grant Division of the Community and Recreation Services Department, administers the CDBG program for the City of Concord. CDBG funds in Concord have been used to support multifamily housing acquisition and both multifamily and single-family rehabilitation activities (including grants and low-interest loans), as well as lead-based paint abatement activities. CDBG funds also fund programs and services for homeless individuals and families, people at risk of homelessness, and other special needs groups in collaboration with the other entitlement communities of Antioch, Pittsburg, Richmond, Walnut Creek, and the County. Program and service priorities are established and implemented through the five-year strategic plan of the Contra Costa Consolidated Plan. In fiscal year 2006-07, Concord used \$433,845 of its allocated CDBG funds on housing.

Emergency Shelter Grant (ESG) Program

HUD's Emergency Shelter Grants program provides funds for emergency shelters — immediate alternatives to the street — and transitional housing that helps people reach independent living. The ESG Program strives to help homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth, people with mental illness, families with children and veterans. Grantees use ESG funds to rehabilitate and operate these facilities, provide essential social services, and prevent homelessness. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

The Contra Costa County Department of Conservation and Development, Housing Division, receives ESG funds from HUD and make them available to eligible recipients serving all areas of the County. Agencies and organizations which actually run the homeless assistance projects, apply for ESG funds to the County. Grantees must match ESG grant funds dollar for dollar with their own locally generated amounts.

The City does not apply for ESG funding but non-profit agencies that operate in the City regularly apply for and receive funding. One example is Lutheran Social Services of Northern California which received \$70,973 in FY 2008 for its Mi-Casa transitional housing program for youth aging out of foster care into homelessness.

HOME Investment Partnership Act

HOME is the largest federal block grant to State and local governments designed exclusively to create affordable housing for low-income households. Also a HUD program, HOME funds must be spent only on housing and are intended to provide incentives for the acquisition, construction and rehabilitation of affordable rental and home ownership. HOME requires local governments to provide matching funds, though the matching ratio depends on the specific uses to which HOME funds are to be put. Concord is a member of the Contra Costa County HOME Consortium. The Consortium requires successful applicants to provide a 25 percent match from non-federal sources for all projects. The HOME program is administered through the Contra Costa County Department of Conservation and Development (DCD). According to the DCD, the County typically receives \$3 million in HOME funds each year both from their own direct allocation from HUD, and from the pooled HOME allo-

cations of the cities of Antioch, Concord, Pittsburg, and Walnut Creek.³¹ Projects are then selected and funded throughout the County excluding Richmond, which manages its own HOME funding.

The County uses HOME funds towards the following:

- Acquire, rehabilitate, and construct new multifamily rental housing.
- Assist the homeless and those at risk of becoming homeless by providing emergency, transitional, and permanent affordable housing with appropriate supportive services.
- Assist Community Housing Development Organizations (CHDO). CHDO's are funded by the HOME Program, which is obligated to reserve 15 percent of its annual funding to support housing construction, acquisition, or rehabilitation projects by certified CHDO's. According to the County and HUD, there are no certified CHDO's in Concord at the present.³²

Housing for Persons with AIDS (HOPWA)

The HOPWA program provides funds for the acquisition, conversion, lease and repair of facilities to provide housing and services for lower-income persons living with HIV/AIDS and their families. Funds are provided on an annual basis to the City of Oakland for the Alameda/Contra Costa eligible metropolitan area. Contra Costa County receives approximately 25 percent of the total allocation, or \$470,000.³³ The HOPWA funds are primarily used for the development of permanent housing. Some funds are used for support services, which help people with HIV/AIDS obtain or maintain housing.

Low-Income Housing Tax Credits (LIHTC)

The LIHTC program is a large federal and State housing subsidy program that provides substantial financing for the development of affordable housing. It provides tax credits to the private sector for the construction or acquisition and rehabilitation of very affordable rental housing. These tax credits are crucial to the success of affordable housing developers, who sell credits directly to corporations and private investors or receive the equity from one of a number of investment entities now making tax credits available.

To be eligible for a tax credit, 20 percent of the units in a housing development must rent to very-low-income households earning less than 50 percent of area median incomes, or 40 percent of the units must rent for incomes under 60 percent of the median. California law also requires that developments retain these levels of affordability for at least 55 years. In the last few years, several affordable apartment projects in Concord have been funded in part by LIHTC proceeds, including Lakeside Apartments (in 2004), La Vista Apartments (2007), and Windsor Apartments (2007).

Mortgage Credit Certificates

The Mortgage Credit Certificate Program (MCC), administered by the Contra Costa County Department of Conservation and Development, provides financial assistance to "First time homebuyers" for the purchase of new or existing single-family home in all cities as well as unincorporated areas of

³¹ Kara Douglas, Affordable Housing Program Manager, Contra Costa County in December 2008.

³² A list of certified Community Housing Development Organizations (CHDO) is available at: http://www.hcd.ca.gov/fa/home/CHDO_List.html

³³ Kara Douglas, Affordable Housing Program Manager, Contra Costa County in December 2008.

the County. This federally created program assists first-time homebuyers with a federal income tax credit. Under the MCC program, the maximum tax credit available is equal to 20 percent of the annual interest paid on the borrower's mortgage. This enables first-time buyers to qualify for a larger mortgage than otherwise possible, and can thus bring homeownership within their reach.

MCCs are available only to first-time homebuyers and come with a number of application restrictions. Authority for the issuance of MCCs must be obtained from the California Debt Limit Allocation Committee (CDLAC) and use of MCCs involves converting some mortgage revenue bond funding authority.

Mortgage Revenue Bond Program

The County has a Mortgage Revenue Bond (MRB) program to help support the development of affordable housing. Under the MRB program, the County issues tax-exempt bonds for affordable housing projects which meet program requirements. In particular, the Multifamily Residential Rental Housing Revenue Bond Program assists developers of multifamily rental housing in increasing the supply of affordable rental units available to qualified households. The proceeds from bond sales are used for new construction, acquisition, or rehabilitation of multifamily housing developments.

Loans under the multifamily bond program will generally be amortized for 30 years and will be due at the expiration of the credit enhancement. In recent years, project loans made by the County have been as small as \$425,000 for a ten unit development to as much as \$125 million for a larger project.

Section 8 Assistance

HUD's Section 8 housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. Households are provided with vouchers that are paid to private market-rate landlords, who are then reimbursed by HUD. Section 8 assistance in Concord is administered by the Contra Costa County Housing Authority. As of December 2007, there were 1,176 families receiving Section 8 assistance in Concord, 619 of them were listed as disabled.³⁴

STATE RESOURCES

State agencies play an important role in providing housing assistance by allocating federal housing funds and/or making loans available to affordable housing developments. The three principal agencies involved are the State Treasurer's Office, the California Housing Finance Agency (CHFA), and HCD.

³⁴ Telephone conversation with Bruce Smargiasso, Director of Housing Assistance Programs from the County Housing Authority, November 2008. The data are approximate because they are not available on a Citywide level. The County keeps data on a zip code level and the data listed above are from the four following zip codes that make up the City of Concord: 94518, 94519, 94520, 94521.

Programs for housing assistance change frequently and detailed descriptions of programs, application procedures and amounts of subsidy available are provided by the concerned agencies. The major sources of State housing assistance include:

The California Debt Limit Allocation Committee (CDLAC)

CDLAC, an agency within the Treasurer’s Office, is responsible for overseeing private bond issuances.

The California Tax Credit Allocation Committee (CTCAC)

CTCAC, also an agency within the Treasurer’s Office, is responsible for allocating federal and State tax credits that are crucial to the construction and rehabilitation of affordable housing developments. See the discussion of Low-Income Housing Tax Credits on the preceding page.

California Housing Finance Agency (CalHFA)

CalHFA offers a variety of programs to fund new construction and resale of single-family housing for first-time homebuyers. Its 30-year Fixed Mortgage Program, for example, loan offers up to 95% financing with a 30-year term and a low, fixed interest rate. CHFA also provides government insured/guaranteed loans and down-payment assistance loan programs such as the Affordable Housing Partnership Program (AHPP); whereby a deferred payment subordinate loan from a locality is utilized by the first-time homebuyer to assist them with down payment and/or closing costs.

Department of California Housing and Community Development (HCD)

HCD administers more than 20 programs that award loans and grants for the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for lower income workers. With rare exceptions, these loans and grants are not made to individuals, but to local public agencies, nonprofit and for-profit housing developers, and service providers. In many cases these agencies then provide funds to individual end users.

The HCD Financial Assistance website (<http://www.hcd.ca.gov/fa/>) provides current information on the various grants and funding programs available.

CITY OF CONCORD

Mobile-home Rent Stabilization

The City has a Mobile Home Rent Stabilization Ordinance in its Municipal Code (Chapter 58) to regulate mobile home rent increases. The ordinance controls the frequency of rent increases and ties any adjustments to the consumer price index. This policy covers all 11 mobile home parks in the City, which together offer approximately 1,800 mobile home spaces.

City of Concord Redevelopment Agency

Concord is fortunate to have a successful Redevelopment Agency that helps to generate funds that in turn support the City’s housing initiatives. ‘Tax increment funds’ are created through the increased property tax revenues generated as the result of initial public investment in the redevelopment area, which in turn result in new private investment in the area. Tax increment funds are collected by the Redevelopment Agency, and in accordance with California Community Redevelopment Law, at least 20 percent of all property tax increments are ‘set aside’ in a special fund to subsidize the construction

and rehabilitation of housing. California's redevelopment law also authorizes the acquisition and assembly of land for redevelopment purposes, which can include the construction of new housing, the provision of low-or no-cost land subsidies for affordable housing, or other forms of assistance in the preservation and upgrading of the redevelopment project area. During Fiscal Year 2009-10, the Agency will contribute a total of \$3,199,168 to low- and moderate-income housing.

As noted above, the State of California requires that redevelopment agencies contribute funds to low- and moderate-income housing under the set-aside program. Agencies established in or prior to 1976 were able to defer this 20 percent set-aside if the agency's tax increments were needed for previously identified projects or to meet existing debt obligations. Agencies deferring their set-aside obligation were required to create indebtedness to the low- and moderate-income housing fund equivalent to their unfulfilled obligation. Since 1996, Agencies are no longer able to defer their set-aside obligations if tax increments are needed for previously identified projects. The Concord Redevelopment Agency was formed in 1974 and elected to defer the majority of its low- and moderate-income housing set-aside payment. The Concord Redevelopment Agency began paying the full 20 percent set-aside in Fiscal Year 1996-97.

The Redevelopment Agency's low- and moderate-income housing set-aside deficit totals \$9.5 million. The cumulative deferral of the low- and moderate-income housing set-aside must be spent for low- and moderate-income housing before the termination of the Central Concord Redevelopment Plan. Any future Agency allocation of funds to low- and moderate-income housing in excess of 20 percent of the tax increment will be credited against this account. The Redevelopment Agency plans to pay the deficit by Fiscal Year 2023-24, about 30 percent of this payback will occur during the planning period for this Housing Element, augmenting available revenues.

The Redevelopment Agency's contribution to low- and moderate-income housing will also meet the Agency's Replacement Housing Requirement. Under Health and Safety Code Section 33413(a), when residential units that house low- or moderate-income persons are destroyed or taken out of the low- and moderate-income market as part of a redevelopment project, the Redevelopment Agency must replace those units with new or newly rehabilitated low- and moderate-income units.

The Project Area Housing Production requirement, under Health and Safety Code Section 33413(b), requires redevelopment agencies to cause 15% of all new and substantially rehabilitated housing units in the project area to be available at an affordable cost. This requirement is applicable to those areas created or added to existing areas after 1976 and applies to the West Concord and Commerce Avenue portions of the Central Concord sub-area, which were adopted in 1976 and 1979, and to the portions of the Redevelopment Area added in October 2006: North Concord, the Willow Pass Road Corridor, and the Monument Blvd. Corridor. As housing is developed in these areas, new affordable housing units must be developed in the Redevelopment Area equal to 15 percent of the newly constructed units. Of this total, 40 percent must be for very low-income households. These units must remain affordable for 45 years if they are ownership or for 55 years if they are rental.

The Concord Redevelopment Agency's projected revenues and expenditures are contained in its Ten-Year Implementation Plan, including a summary of projected revenues and expenditures for Low- and Moderate-Income Housing Assistance. For 2009-2014, total expenditures, are planned to be \$23.2 million, while expenditures already made for 2007 and 2008 were \$5.6 million, bringing the total available for this Housing Element planning period to \$28.5 million. Table 5.1-1, below, summarizes revenues and expenditures for the 2009-14 period; year by year projects are in Table 5.1-2.

**Table 5.1-1 Summary of RDA Housing Set-Aside Funds,
2009-2014**

<i>Revenue</i>	<i>Total</i>
Low & Moderate Income Housing Set-Aside	\$20,364,008
Use of Money & Property	\$370,833
Scheduled Loan Repayment-Principal & Interest	\$900,000
Total Revenues	\$21,634,841
<i>Expenditures</i>	
Operating Expenditures:	
City Staff, Admin & Gen's Services	\$7,447,544
Consultant/Contract Services	\$4,184,424
Housing Programs:	
Housing Loans	\$9,405,647
Building Inspection	\$360,581
Fair Housing Counseling	\$960,726
Plaza Tower Repayment	\$866,099
Total Expenditures	\$23,225,021

Source: City of Concord Redevelopment Agency 2009 Budget

Table 5.1-2 Concord RDA Housing Set-Aside Fund Projections by Year, 2009-2014

	2009-10 ¹	2010-11	2011-12	2012-13	2013-14	2014-15	Total
<i>Fund Balance 07/01</i>	\$2,898,299	\$2,233,615	\$1,842,059	\$1,647,229	\$1,494,136	\$1,396,463	
<i>Revenue</i>							
Low & Moderate Income Housing Set-Aside	\$3,199,168	\$3,199,168	\$3,312,768	\$3,429,368	\$3,549,768	\$3,673,768	\$20,364,008
Use of Money & Property	55,762	56,490	58,955	62,628	66,482	70,516	\$370,833
Scheduled Loan Repayment-Principal & Interest	150,000	150,000	150,000	150,000	150,000	150,000	\$900,000
Total Revenues	\$3,404,930	\$3,405,658	\$3,521,723	\$3,641,996	\$3,766,250	\$3,894,284	\$21,634,841
<i>Expenditures</i>							
<i>Operating Expenditures:</i>							
City Staff; Admin & Gen's Services	1,150,802	1,197,635	1,226,788	1,258,179	1,290,451	1,323,689	\$7,447,544
Consultant/Contract Services	643,498	664,176	685,503	707,497	730,179	753,571	\$4,184,424
<i>Housing Programs:</i>							
Housing Loans	1,935,962	1,584,869	1,444,542	1,460,114	1,464,119	1,516,041	\$9,405,647
Building Inspection	53,527	57,507	59,303	61,298	63,390	65,556	\$360,581
Fair Housing Counseling	148,526	152,982	157,571	162,298	167,167	172,182	\$960,726
Plaza Tower Repayment	137,299	140,045	142,846	145,703	148,617	151,589	\$866,099
Total Expenditures	\$4,069,614	\$3,797,214	\$3,716,553	\$3,795,089	\$3,863,923	\$3,982,628	\$23,225,021
Revenues Over (Under) Expenditures	(\$664,684)	(\$391,556)	(\$194,830)	(\$153,093)	(\$97,673)	(\$88,344)	
Contingency Reserve	\$179,000	\$186,000	\$191,000	\$197,000	\$202,000	\$208,000	
Fund Balance - 6/30	\$2,054,615	\$1,656,059	\$1,456,229	\$1,297,136	\$1,194,463	\$1,100,119	

¹ Revenues and expenditures may be affected by the State's borrowing from local governments under the State's 2009-10 Budget and recently adopted budget "solutions".

Source: City of Concord Redevelopment Agency 2009 Budget

In the near term, the Agency will be adversely affected by the State's budget "solution". This is because the State intends to take \$6 million from Concord to balance its budget. The State budget also borrows \$2 million in City property tax money. Next year, the State will take an additional \$1.2 million from the Redevelopment Agency. As a consequence, the Agency may consider borrowing from the Housing Set-Aside fund as allowed by the State, to pay for the State's borrowing of the Agency's funds. However, these funds will be replaced when the economy improves. In fact, the City plans to add \$9.5 million to the Low- and Moderate Income Housing Fund between now and 2013-14 to make up for past borrowings. So, looking ahead, the Set-Aside fund is expected to generate sufficient revenues to support both ongoing and new housing programs included in the Housing Element planning period.

In addition to providing funds for a wide range of local housing programs, redevelopment law enables the Redevelopment Agency (RDA) to issue tax allocation bonds and loans to generate revenues for implementing redevelopment plans. This includes land acquisition and financing for the construction of new housing or rehabilitation of existing units. The RDA can also negotiate purchases and has the power of eminent domain, which allows it to acquire sites for housing, both within and outside of the redevelopment project area.

In the past, the practice of 'redevelopment' in some communities led to the demolition of affordable housing stock and the displacement of existing residents. Now, State laws require public participation, the replacement of all low- and moderate-income housing units removed by redevelopment, and the relocation of tenants and homeowners.

Following is a list of the programs that are currently supported by RDA funds:

- **Multi-Family Rental Rehabilitation Loans** (low-interest loans of up to \$15,000 to address code compliance and related issues in multifamily rental units)
- **Multi-Family Acquisition and Rehabilitation Loans** (financing for the acquisition and rehabilitation of deteriorated rental units, with long-term affordability restrictions put in place on some or all of the upgraded units)
- **Single-Family and Mobile Home Rehabilitation Loans** (loans of up to \$55,000 to fund repairs for low- and moderate-income single-family homeowners, and loans up to \$15,000 to fund repairs for low- and moderate-income mobile homeowners)
- **Assistance to First-Time Homebuyers** (zero interest second mortgages to qualified low- and moderate-income homebuyers)
- **Fair Housing Counseling Services** (including fair housing and tenant/landlord counseling services)
- **Plaza Tower Property Tax Assistance** (payment of the annual property tax for the 96-unit Plaza Tower development serving low- and moderate-income seniors; \$131,968 in the 2007-08 fiscal year)
- **New Construction** - Partnerships with Affordable Housing Developers (assistance to support new construction of affordable units, including lot assemblage, density bonus, infrastructure improvements, or capital to offset development costs)

- **Neighborhood Preservation Program** (assistance to help preserve and enhance the living environment of low- and moderate-income neighborhoods. Staff works from citizen complaints to educate people on City Codes and seek voluntary code compliance to control and eradicate blight)
- **Capital Improvements to Assist Low- and Moderate-Income Housing** (funding of capital improvements that assist in the redevelopment of affordable housing developments)
- **Grant Programs** (Exterior Enhance Rebate Grant, Emergency Home Repair for Elderly and Disabled Grant, Weatherization and Home Security for Seniors Grant)

FINANCING AND SUBSIDY RESOURCES

The housing element must identify all federal, State, and local financing and subsidy programs that are available as preservation resources. The following table shows the amount of funds that are available under each program which have not been legally obligated for other purposes and therefore could be used to preserve at-risk, assisted housing units. Funds for the years 2009-2014 are estimates or projections since it is not certain exactly how much money will be available in the future. The tax increment projections are relatively accurate because Proposition 13 establishes a formula for assessments and annual increases. They can though be affected by conditions in the real estate market, which may justify revaluations and by the State Budget, as noted earlier.

The housing set-aside funds are allocated across nine distinct programs and three grant programs as listed in the section above. Because the City will be repaying the Set aside Fund for money borrowed, when economic conditions improve, this Fund should have substantially more revenues available in the future to support housing programs than it had for implementation of the prior Housing Element.

Table 5.1-3 Financing Resources Expected: January 1, 2007 to June 30, 2014

	2007	2008	2009	2010	2011
City					
20% Housing Set-Aside Funds (tax increment) ¹	\$2,613,122	\$2,696,374	\$3,199,000	\$3,199,000	\$3,313,000
Federal					
HOME Funds ²					
CDBG Funds ³	\$433,845	\$432,100	\$435,000	\$435,000	\$435,000
Total	\$3,046,967	\$3,128,474	\$3,634,000	\$3,634,000	\$3,748,000
		2012	2013	2014	Total
City					
20% Housing Set-Aside Funds (tax increment) ¹		\$3,429,000	\$3,550,000	\$3,674,000	\$25,673,000
Federal					
HOME Funds ²					
CDBG Funds ³		\$435,000	\$435,000	\$435,000	\$3,476,000
Total		\$3,864,000	\$3,985,000	\$4,109,000	\$29,149,000

¹ The Housing Set-aside funds are budgeted across financial years. Hence 2007 refers to the amount for FY2006-07, and so forth.

² Concord is not eligible for State HOME funds. The federal HOME funds are administered through the Contra Costa Consortium and the funds are not annually allocated to the City. They are allocated to projects as they come forward. For example, the Lakeside Apartments project received \$2.8 million HOME and HOPWA funds.

³ CDBG funds shown for housing-related activities only.

⁴ Totals are rounded to the thousandth.

Source: City of Concord, 2009.

5.2 GOVERNMENT CONSTRAINTS ON HOUSING PRODUCTION

It is in the public interest for the government to regulate land use and building standards to protect the general welfare of the community. On the other hand, stringent regulations, processing fees and lengthy procedures can potentially deter private enterprise from developing housing. The City of Concord regulates the use of land within the City limits through the General Plan, Redevelopment Area Plan, the Zoning Ordinance, the Subdivision Ordinance, and building codes and standards.

REGIONAL POLICIES AND PROGRAMS

- Contra Costa County Measure J – 2004

This initiative, approved by county voters in 2004, provides for the continuation of the County’s half-cent transportation sales tax for 25 more years. In addition, Measure J includes revisions to the County’s existing Growth Management Program to encourage

the provision of more housing in some communities. It includes a requirement that any new ULL must be established by mutual agreement by both the County and cities. It also includes a “Transportation for Livable Communities” component, to encourage more transit-oriented, pedestrian- and bicycle-friendly communities, and more affordable housing. Since one of the intents of the Measure is to increase the availability of affordable housing, Measure J is not considered a constraint.

- **Contra Costa County Measure L – 2006**

This initiative, approved by county voters in 2006, extends the term of the County’s ULL to the year 2026 and requires voter approval to expand the line by more than 30 acres. In November 2007, the City of Concord adopted the County’s ULL by resolution of the City Council, with a provision that would allow the City to periodically review the ULL every five years to determine if there is a need to adopt a different ULL by a citywide voter ballot initiative. The adoption of the County’s ULL will have a positive fiscal impact on the City as it provides “Measure J” Return to Source monies of approximately \$1.5 million per year to Concord in 2009.³⁴ Measure L is not considered a constraint to housing since the City can review and change the ULL by voter initiative when a need arises in the future (for example, to include a portion of the CNWS tidal area once it becomes available to the City).

GENERAL PLAN POLICIES

One of the major goals of the 2030 Urban Area General Plan is to promote housing by increasing allowable densities and promoting mixed uses. The various land use categories in the 2030 Urban Area General Plan provide for residential growth at different density levels and will not constrain housing development. Likewise, land use policies contained in the General Plan are supportive of housing development by encouraging infill residential development and mixed uses in Downtown.

Some of the Conservation and Open Space related policies understandably may limit the extent in which housing can be developed, but these policies are required to protect community resources and to ensure living standards do not deteriorate for current and future generations. When analyzed, no policy is found to impact the ability of the City to meet housing goals and objectives for this Housing Element, particularly housing for the lower-income groups.

ZONING ORDINANCE REQUIREMENTS

The Zoning Ordinance is being updated to conform to new General Plan land use classifications. The adoption of the Zoning Ordinance is expected within one year of the adoption of this Housing Element.

Under the proposed Zoning Ordinance, multifamily apartments are proposed to be allowed with varying levels of review in Medium and High Density Residential and in zoning districts consistent with the Commercial Mixed Use (CMX), Downtown Pedestrian (DP), Downtown Mixed Use (DMX), and Industrial Mixed Use (IMX) General Plan designations.

³⁴ City of Concord Urban Limit Line Staff Report, November 13, 2007.

Other housing types, such as group housing and residential care facilities will also be allowed, subject to discretionary approvals, in some of the districts described above. The Zoning Ordinance update also includes density bonuses and other incentives, consistent with Government Code 65915 and General Plan policies, to provide incentives for affordable housing, housing for senior and disabled persons, and childcare facilities.

Residential Zoning Districts

Zoning standards in Concord allow the creation of housing of different densities, ranging from high density developments (33-100 units per acre) in the central portions of the City near to Downtown; to medium density developments (11-32 units per acre) along major arterial roads; to low density developments (2.5-10 units per acre) in neighborhood areas; to very-low density developments (below 1 unit per acre) in the rural residential areas. These densities are consistent with the General Plan.

The City's zoning and development standards offer considerable flexibility in terms of height, setbacks, and lot coverage to ensure the feasibility of multifamily residential projects. For example, height limits vary from 30 feet in a single-family district to 75 feet in a high density district in Downtown. The City also allows reductions of yard setback requirements, reduced parking, reduced open space requirements, and other concessions under its Housing Density Bonus provisions for affordable housing and other qualifying projects.

A review of recent developments that have created new affordable housing opportunities for lower-income households show that they have been developed under a variety of zoning designations and at various densities. As such, existing and proposed land use controls in the Zoning Ordinance do not represent a constraint to housing development.

Mixed Use and Commercial Districts

The Zoning Ordinance Update will allow multifamily residential uses in mixed use districts, namely the Commercial Mixed Use (CMX), Downtown Pedestrian (DP), and Downtown Mixed Use (DMX) districts, consistent with the General Plan. The minimum lot sizes for these districts will vary based on development patterns and land use. Minimum lot sizes do not limit development on smaller lots. Other land use controls, such as maximum FAR, minimum widths and depths, and minimum yard widths will not act as a constraint on development.

Residential standards will apply to residential projects in the DMX, CMX, and DP districts. Open space requirements will ensure multifamily housing units have some recreation or landscaped areas. This requirement will not constitute a constraint to housing development.

Density Bonus Provisions

Concord's existing Density Bonus regulations follow State law and grant the appropriate density bonuses in each of the following cases:

- **Lower Income Units.** A density bonus of 20 percent if 10 percent of the total units of a housing development are affordable to lower income households, as defined in Section 50079.5 of the Health and Safety Code. For each additional one percent increase above 10 percent units, the density bonus shall be increased by 1.5 percent up to a maximum density bonus of 35 percent of the maximum allowable residential density for the site.
- **Very Low Income Units.** A density bonus of 20 percent if five percent of the total units of a housing development are affordable to very low income households, as defined in Section 50105 of the Health and Safety Code. And for each additional one percent increase above five percent in the proportion of units affordable to very low income households, the density bonus shall be increased by 2.5 percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.
- **Senior Citizen Housing Development.** A density bonus of 20 percent if a housing development qualifies as a Senior Citizen Housing Development, as defined in Section 51.3 of the Civil Code.
- **Moderate Income Units in Condominium and Planned Developments.** A density bonus of five percent if 10 percent of the total dwelling units in a condominium project, as defined in Subdivision (f) of, or in a Planned Development, as defined in Subdivision (k) of Section 1351 of the Civil Code, are affordable to persons and families of moderate income. And for each additional one percent increase above the 10 percent units affordable to moderate income households, the density bonus shall be increased by one percent, up to a maximum of 35 percent of the maximum allowable residential density for the site.

Beyond the above types of developments, Density Bonus provisions will be revised for the new Zoning Ordinance, consistent with State law, to grant bonuses to childcare facilities. The Density Bonus provisions are not considered to be a constraint to housing development, but rather function as an incentive for the development of affordable housing.

Planned District

The Planned District (PD) provisions in the Zoning Ordinance allow development that does not meet predefined development standards. Developers can seek approval for development plans that respond to General Plan goals, objectives and policies. The Planned District provisions have allowed considerable latitude to lot sizes and setbacks for infill subdivisions to reduce developer costs and help encourage infill development. The City will be evaluating these provisions as it moves forward with the Zoning Ordinance Update.

Parking Standards

The City's parking requirements for residential districts vary by housing type, the number of units, and parking needs. Specific parking requirements will be evaluated in the Zoning Ordinance Update. It should be noted that the City Council held a study session on parking in October 2006. At that time, the following information was discussed to provide direction for Zoning standards. Single-family units are expected to have two spaces per dwelling if there are three or fewer bedrooms. The number of spaces required will increase proportionately when the number of bedrooms increases.

The number of parking spaces for multifamily apartment units and condominiums will range from one space per studio unit to two spaces for units with two bedrooms, and increases by 0.5 spaces for every additional bedroom. To accommodate guests, an additional one space will be required for every four units, a reduction from the current requirement of one space for three units. Residential lots that contain second units will be required to have 1 space for the second unit, in addition to the required parking for the primary residence. State law requires cities to allow parking for secondary units to be provided in tandem *or* within setback areas.

While the City recognizes that these off-street parking provisions add to the costs of housing development, it also recognizes that parking is a critical amenity of residential development and a necessary element for livable neighborhoods.

The Zoning Ordinance Update may allow parking reductions in transit station areas and for senior housing. Reductions for shared parking facilities may also be allowed subject to discretionary approval. These provisions are based on a review of travel characteristics and auto ownership around BART stations in studies of transit-oriented development. The conclusion from a number of studies is that even if transit ridership rates are higher near BART, residents still own – and need to park – the same number of cars. While household size and unit size may be smaller near a BART station, the parking generation ratio for comparably-sized units may not be different from elsewhere in the City. Any allowable reduction is intended to strike a reasonable balance to transit proximity and its effect on commute trip rates as well as the rates of auto ownership expected in transit-oriented development, with associated parking needs.

In Downtown Districts, off-street parking may be provided on sites within walking distance or an in-lieu fee may be paid if the development site is within a vehicle parking district. Both of these provisions can reduce the costs of providing parking on-site.

The City also may approve individual requests for alterations to these standards for special circumstances subject to the appropriate discretionary approval. The City also may allow reduced parking standards under the Density Bonus program and the proposed Affordable Housing Overlay as part of its concessions and incentives for affordable housing, including reduced

number of parking spaces, reduced parking space dimensions, driveway width, location and setback spaces, reduced landscaping for parking lots, reduced bicycle parking requirements and increased percentage of allowable compact spaces. Separate parking standards for group homes and other assisted living facilities consistent with State law will be included in the Zoning Ordinance Update.

Second Unit Standards

Second units – mostly one-bedroom attached apartments or detached cottages – are allowed on single-family zoning districts and in single-family residential areas zoned PD (Planned District), subject to administrative approval. From 2002 to 2006, there were 21 new second units developed legally in the City.

To further encourage this type of development and to ensure standards comply with State law, Government Code Section 65852.2, the Zoning Ordinance Update is expected to continue to permit second units in all R residential districts, upon compliance with codified standards.

Licensed Care Facilities

Licensed residential or community care facilities with six or fewer beds are allowed by right, consistent with State law. According to the Contra Costa County Consortium, a total of 80 licensed community care facilities with 937 beds were located in the City in 2004. Table 5.2-1 shows the breakdown of licensed care facilities and their capacity.

Table 5.2-1 Licensed Care Facilities in Concord

<i>Type</i>	<i>Number</i>	<i>Capacity</i>
Single-Family Home	2	10
Group Home	9	68
Elderly Care Residential	61	606
Adult Day Care	4	194
Social Rehabilitation	1	16
Community Treatment	1	20
Transitional Housing	1	15
Foster Family Sub-agency	1	8
Total	80	937

Source: Data for 2004 from the Contra Costa County Consortium 2005-2009 Consolidated Plan.

DEVELOPMENT REVIEW PROCESS

Processing and Permit Procedures

Costs associated with the development review process can become significant for developers due to overhead and financing, as well as start-up costs. Generally, the length of the process is proportional to the magnitude and complexity of the development proposal. Factors that can extend the length of time for development review include required General Plan Amendments or Rezoning, or the environmental review process, particularly if special studies or an Environmental Impact Report (EIR) are required.

Concord's Zoning Ordinance (ZO) provides for three distinct approval processes for new uses: Permitted Uses and Administrative Approvals; Conditional Uses, subject to Zoning Administrator approval; and Conditional Uses subject to a Use Permit approved by the Planning Commission.

Permitted Uses and Administrative Approvals

Permitted uses are allowed by right in most Zoning Districts, with no action or approval required from the Planning Division. In some districts, an Administrative Action (AA) is required for certain permitted uses or occupancies. Administrative actions are an approval letter with standard conditions, issued by the Planning Division. Conditions typically include applicable provisions of City codes or standards, such as Zoning requirements, Building permit or code requirements, business license requirements, or permit requirements of other agencies, such as the Fire district or Water District.

Zoning Administrator Permits and Conditional Use Permits

Zoning Administrator Permits and Use Permits are discretionary approvals subject to a public hearing. The Zoning Administrator is a hearing officer designated by the City. The Zoning Administrator may refer any application to the Planning Commission for a decision. When the Planning Division expects that a project will be controversial, and therefore the Zoning Administrator decision is likely to be appealed to the Planning Commission, the application will go directly to the Planning Commission to streamline the process.

Streamlining Procedures for Project Review

The City of Concord has taken significant steps to streamline the development review process. Concord encourages neighborhood meetings early in the process and pre-application review to provide applicants with feedback on potential issues and conditions. The Planning Division has regularly scheduled meetings to review formal applications for completeness, to meet the 30 requirement of the Permit Streamlining Act.

The following is an analysis of the planning permit procedures for new residential development.

Single-Family Housing

Single-Family Zoning Districts include the RS-6 to RS-40 Districts. Any new single-family home that complies with the requirements for setbacks, lot coverage, parking, height, and other zoning requirements, only requires review and approval of a building permit. Subdivisions of two lots or more are subject to discretionary review of the Tentative Map under the City's Subdivision Regulations and State Map Act.

Multifamily Housing

Zoning Districts that allow apartment houses, cluster developments, townhouses, row houses, and other attached single-family ownership projects include the RM-2.5, RM-1.8, or RM-1.0 Districts; the Low, Medium, and High 0.2 FAR Districts, the Apartment and Professional Office District, and the Planned District. Permit requirements vary by district and type of development. Multi-family housing is allowed by right in some of these districts. The Zoning Ordinance Update will evaluate standards and permit procedures to facilitate housing development

Mixed-Use Development

The 2030 Concord General Plan included a number of land use classifications that promote a mix of residential and non-residential uses including the Downtown Pedestrian, Downtown Mixed Use, Industrial Mixed Use, Commercial Mixed Use, and Neighborhood Commercial. The Zoning Ordinance Update will include zoning districts that are consistent with the General Plan classifications.

Planned District

Permit review procedures for the Planned District Zoning District are currently being evaluated as part of the Zoning Ordinance Update.

Residential Care Facilities

Small Residential Care Facilities are allowed by right in the current Zoning Ordinance, in accordance with State law. These facilities will continue to be allowed by right in the Zoning Ordinance Update. General Plan Policy LU-1.1.11, states “Establish standards for residential care and group homes to ensure that the scale, operation, location and other characteristics of these facilities do not adversely affect the character and quality of neighborhoods” To the extent provided for under State and Federal laws, and limitations imposed on the City’s authority, standards for residential care facilities will be included in the Zoning Ordinance Update.

Emergency Shelter/Transitional Housing

Standards for Emergency Shelters and Transitional Housing will be included in the Zoning Ordinance Update, consistent with State laws.

Design Review

Design Review is required for all new development in the City of Concord, except for individual single-family homes. For smaller projects, with no other discretionary action required, Design Review is an administrative approval, with or without review by the Design Review Board, as appropriate. For larger projects, Design Review applications are submitted with and reviewed concurrently with plans for other required discretionary actions. Design Review is incorporated into the review process and final recommendations are made by the Design Review Board to the appropriate review authority for the overall project. The Design Review process does not affect housing costs. The City has adopted Design Guidelines for specific areas in the downtown and Citywide Design Guidelines. The Citywide Design Guidelines were adopted in the 1980’s, and will be updated as a part of the Zoning Ordinance Update. The Guidelines express good design practices and do not create uncertainty in the approval process. The development community is familiar with the process, and design plans to respond to the City’s expectations. These procedures have no substantive impact on housing costs.

Environmental Review

The City conducts environmental review for all development projects, consistent with the requirements of the California Environmental Quality Act (CEQA). CEQA requires an environmental analysis for all projects that are not exempt. Projects with potentially significant impacts typically require preparation of either a Mitigated Negative Declaration with special studies, or

an Environmental Impact Report (EIR). Preparation of these reports adds time and costs to the development review process and may require additional expenses if additional measures are required to mitigate potential environmental impacts.

Some projects are “categorically exempt” from CEQA because they comply with certain thresholds such as limited size or scope or because there is no reasonable possibility that they have the potential to significantly effect the environment. Article 19 of the CEQA Guidelines lists the types of projects that are normally exempt; including replacement or rehabilitation of existing facilities, construction, or conversion of small structures, and minor alterations to existing land. Certain residential projects providing affordable urban, agriculture, or urban infill housing that meets specified acreage, affordability, and unit criteria are also exempt from CEQA by statutory law. The requirements for environmental review apply statewide and are not particular to Concord alone, so they present little or no constraint to housing development in the City.

Applicable projects funded with HOME, CDBG or other sources of federal funding (depending on the administration of the funding source), are also subject to the requirements of the National Environmental Policy Act (NEPA).

Fees and Exactions

The City has established fees for building permits, planning, and engineering services for all residential developments. The most common fees charged to new residential developments are shown in Table 5.2-2. Other City fees for specific types of developments (e.g. hillside) may also apply. A full listing of the City’s fees is available online from the City’s website or from the City’s Permit Center.

Fees are collected by the City’s Planning Division, Public Works Department, and Building Division through the Permit Center. The manner and amount of fees charged to new residential development depends on the number of units and size of the project. Of all the fees, the highest fee charged for a conventional single-family subdivision is the park in-lieu fee. However, this fee can be reduced or waived by providing on-site open space and recreational facilities. The City’s current regulations require dedication of 697 square feet per unit for residential development in very low- and low-density zones, 479 square feet per unit for medium density zones, and 414 square feet per unit for high density zones, or the payment of in-lieu fees equal to those established by the City. According to the City’s Municipal Code, Section 78-94, the park in-lieu fee would not apply to units awarded as density bonuses as part of an affordable housing project, and all affordable housing projects are given a 50 percent credit for payment of in-lieu fees.

Table 5.2-2 Planning, Engineering, and Building Fees

<i>Permit Center Fees</i>	<i>Planning</i>	<i>Engineering</i>	<i>Building</i>
Plan Review Fee (Express Review)	\$165	\$169	BPV ¹
Major Project Review			
- Four units or less	\$165	\$169	BPV
- Five to 24 units	\$1,650	\$169	BPV
- All other	\$2,107	\$169	BPV
Building Permit	BPV	NA	NA
Design Review			
- Four units or less	\$825	\$338	NA
- Five to 24 units	\$1,650	\$338	NA
- All other	\$3,300	\$338	NA
Initial Environmental Impact Analysis	\$3,465	\$1,014	NA
Negative Declaration	\$1,650	\$169	NA
General Plan/Redevelopment Plan Amendment	\$5,940	\$845	NA
Tentative Maps			
- Minor Subdivision Application	\$4,950	\$1,690	NA
- Minor Subdivision plus per lot	\$330	\$169	NA
- Minor Subdivision Amendments	\$825	\$507	NA
- Major Subdivision Application	\$8,250	\$2,704	NA
- Major Subdivision plus per lot	\$330	\$169	NA
- Major Subdivision Amendments	\$2,310	\$1,014	NA
Lot Line Adjustment	\$990	\$845	NA
Use Permit Application			
- Four units or less	\$3,630	\$1,690	NA
- Five to 24 units	\$5,775	\$3,380	NA
- All other	\$6,600	\$3,380	NA
Zoning Administrator Permit			
- Four units or less	\$1,485	\$676	NA
- Five to 24 units	\$2,310	\$1,183	NA
- All other	\$3,795	\$1,690	NA
Variances			
- For a single-family home	\$1,650	\$338	NA
- All other	\$3,300	\$338	NA
Rezoning			
- Preliminary Dev. Plan (PD District)	\$4,784	\$2,535	NA
- Significant Amendment	\$2,631	\$1,690	NA
- Minor Amendment	\$1,316	\$845	NA
Rezoning Application	\$5,980	NA	NA
Impact Fees			
Sewer Connection (single-family home)	NA	\$5,000	NA
Drainage Impact Fee	NA	DOL ²	NA
Park Dedication Fee			

Table 5.2-2 Planning, Engineering, and Building Fees

<i>Permit Center Fees</i>	<i>Planning</i>	<i>Engineering</i>	<i>Building</i>
- Rural residential and low density residential	NA	\$13,504	NA
- Medium density residential	NA	\$9,271	NA
- High density residential	NA	\$8,009	NA
- Senior housing, special needs housing and downtown	NA	\$5,924	NA
CC Water District Fee ³	-	\$19,050	-
School Impact Fee ⁴	\$2.97 per sq ft		

¹ BPV - Based on Permit Valuation.

² DOL - Depends on location, ranging from \$360 to \$1,240.

³ Charged by the Water District.

⁴ Charged by the Mt Diablo Unified School District.

Source: *Fee and Charges for Various Municipal Services, Concord, 2008. Contra Costa Water District, 2008.*

The typical cost of fees for a single-family home, assuming a 1,750 square foot living space with an attached 500 square foot garage, on a 0.06 acre lot, with no rezoning required, add up to about \$6,000.³⁵ Other impact fees will add about \$9,500 per unit. The average per unit fees for a multifamily housing costs about 30-50 percent less than a single family home. The Legacy Apartments project that constructed 259 units on 4.6 acres with a mix of single-, two- and three-bedroom units, cost about \$3,700 per unit.³⁶ Similarly, the units would have to pay impact fees of about \$4,000 per unit.³⁷

Table 5.2-3 City and Impact Fees by Residential Type

<i>Project</i>	<i>Type</i>	<i>City and Impact Fees per Unit</i>	<i>Development Cost per Unit</i>	<i>Percent of Development Cost</i>
Centrepoint Subdivision	Single family home	\$15,500	\$345,000	4.5%
Legacy Apartments	Multifamily unit	\$7,700	\$144,000	5.3%

¹ Based on estimate of one unit at Centrepoint Subdivision, 2907 Kobio Drive.

² Based on estimate of one unit in Legacy Apartments, 1555 Galindo Street.

³ Based on assumption that land cost is \$29 per square feet, construction cost for a single family unit \$278,900, and construction cost for a multifamily unit is \$101,600.

Source: *City of Concord, 2009.*

These fees provide the City with a necessary source of income to fund basic services and are reviewed each year by the Finance Department to ensure they are compatible with the cost of doing business. The City is sensitive to comparable costs in other jurisdictions and endeavors to ensure its fee structure do not become a barrier to housing development. To assist developers affected by the economic downturn, the City passed a resolution in March 2009 to approve

³⁵ Based on a recent estimate of a single-family home at 2907, Kobio Drive for the Centerpoint project.

³⁶ Legacy Apartments have 140 one-bedroom, 107 two-bedroom, and 12 three-bedroom units.

³⁷ Impact fees for both single and multifamily developments are estimates, assuming developments are able to set aside parkland and do not pay park dedication fees.

the deferral of payment of development impact fees, including Parkland Dedication fees on a pro-rata basis, to the time a certificate of occupancy is issued. This would help improve the economic feasibility of residential development in Concord.

While the impact fees in Concord do not represent a constraint to housing development, the water service hook-up fee charged by the Contra Costa Water District (CCWD) can be considerable depending on the size of development. Typically, developers are required to pay fees for service hook-ups and/or for their proportionate share of new water infrastructure. The present hook-up fee costs around \$19,000 including water line, new meter, and other service charges. Sewer services are provided by the Central Contra Costa Sanitary District (CCCSD) which maintains a treatment plant located northeast of I-680 in unincorporated Martinez. The CCCSD charges a one-time sewerage hook-up fee of \$5,000 and up per unit, depending on size, location, and height of ground. Both the water and sewerage connection fees may be a disincentive and constraint for the construction of new housing units. Implementing program 1.9.4 has been incorporated in the Housing Element to address this issue.

On/Off-site Improvements

The provision of on- and off-site improvements has an impact on the cost of residential development.

In Concord, most of the on-site requirements established in the Municipal Code (Chapter 78) or in the Subdivision Ordinance (Municipal Code Chapter 94) as required as part of the conditions of approval. These include frontage improvements for residential lots including street structural section, curbs, sidewalks, driveway approaches and transitions; pedestrian ways within and between neighborhoods; bikeways and trails (if a route is shown passing through the subdivision or site on the City's Trail Master Plan); street trees; storm drainage; sanitary sewers; gas, telephone, electricity, cable, and other utility lines; water supply; fire hydrants; and walls and fences with appropriate setbacks. Besides these improvements, additional off-site improvements may be established on a case-by-case basis for new housing development. For large developments, specific improvements may be required to ensure that public health and safety are protected.

Generally, off-site improvements are only required when a nexus exists between the development and its impact on existing facilities and infrastructure. Concord's on- and off-site improvements do not appear to create a constraint to housing as most of the housing opportunity sites are located in infill and urban areas where infrastructure are already in place. No major fees are charged for improvements, except a fee in the form of an "Off-Site Street Improvement Program" to generate fees to fund new traffic improvement programs (at \$2,851 for a single-family home and \$2,300 for a multifamily unit). Additionally, the City allows the deferral of payment of development impact fees, including the Parkland Dedication Fee, to the time of Certificate of Occupancy. These savings are especially significant for small affordable housing projects which do not have off-site impacts.

INCLUSIONARY HOUSING ORDINANCE

The purpose of the City's Inclusionary Housing Program is to facilitate the development and availability of housing affordable to a broad range of households with varying income levels within the City. It is intended, in part, to implement State policy declaring that local governments have a responsibility to exercise their powers to facilitate the development of housing

necessary to adequately provide for the housing needs of all economic segments of the community. It is also intended to implement the Housing Element of the General Plan, which analyzes the need to provide additional housing for persons of very low, low and moderate income. The goal of the program is to have a minimum percentage of very low, low and/or moderate income housing units included within new residential developments or have in-lieu fees paid so such housing can be provided elsewhere in the City.

Requirement to Provide Inclusionary Units or Pay In-lieu Fee

All Residential Development Projects are required to either include the number of Inclusionary Units required under Concord Municipal Code (CMC) Section 122-1053, Required Number of Inclusionary Housing Units, (see Table 5.2-4), or, if eligible, pay an in-lieu fee determined pursuant to Section 122-1054, In-Lieu Fees. As required pursuant to Government Code Section 65589.8, the developer of an Ownership Project may satisfy all or a portion of this requirement by constructing rental housing at the affordability levels set forth in CMC Section 122-1054 for Rental Projects. Similarly, the developer of a Rental Project may satisfy all or a portion of this requirement by constructing for-sale housing at the affordability levels set forth in CMC Section 122-1054 for Ownership Projects. Except as permitted under CMC Section 122-1059, Off-Site Alternatives, all required Inclusionary Units must be provided on the same site as the Market Rate Units included within the Residential Development Project. No application for a General Plan Amendment, rezoning, tentative subdivision map, parcel map, preliminary development plan, use permit, design review, hillside development plan, or building permit for a Residential Development Project can be approved, nor can any such Residential Development Project be constructed or occupied, without compliance with this division.

These requirements do not apply to a residential development project consisting solely of the construction of one to four single-family dwelling units; or to the reconstruction of any dwelling units that were destroyed by a fire, flood, earthquake, or other act of nature.

The City Council or Redevelopment Agency may approve a reduction or waiver of the requirements of this program for projects located within the Redevelopment Project Area which are the subject of a disposition and development agreement, owner participation agreement, acquisition agreement, or other contractual arrangement with the Redevelopment Agency; and are receiving assistance from the Redevelopment Agency, such as relocation of occupants, acquisition and disposition of land for site assemblage, use of eminent domain, write-down of land costs, fee waivers, or other forms of direct Agency assistance.

Any developer requesting such a reduction or waiver must submit a pro forma and such other financial analysis sufficient to support a determination that the reduction or waiver is necessary to ensure the economic feasibility of the residential development project. Consistent with its responsibilities under the Public Records Act, the City must take reasonable steps to protect the confidentiality of any proprietary financial information submitted by the developer.

Required Number of Inclusionary Units

The required number of Inclusionary Units to be provided for a residential development project varies, depending upon the total number of dwelling units in the project and the income category for the Inclusionary Units being provided. Within the parameters set forth in

Table 5.2-4 below, the developer may choose which income category of Inclusionary Units to provide.

Table 5.2-4 Required Percentage of Affordable Units

<i>Project Size and Type</i>	<i>Inclusionary Requirement</i>
Rental Projects	Either 10% at low income, or 6% at very low income.
Ownership Projects	Either 10% at moderate income, or 6% at low income

Source: City of Concord, 2009.

When the application of the percentages set forth above results in a number that includes a fractional unit, the fraction must be rounded up to the next whole number if the fraction is 0.7 or more. If the result includes a fraction below 0.7, the developer has the option of either rounding up to the next whole number and providing an additional Inclusionary Unit, or paying an in-lieu fee.

A developer may request that the development project include Inclusionary Units affordable to a mix of income levels (Very Low, Low and Moderate), instead of a single income level. Authority to approve a particular mix of income levels rests with the final City decision-making body for the underlying application. The developer of a residential development project containing from five to nine units, inclusive, has the option of either providing one Inclusionary Unit or paying an in-lieu fee.

In-lieu Fees

A fee may be paid in-lieu of providing Inclusionary Units either for a residential development project which contains less than 20 acres in gross land area or for fractional units. The fee is set by resolution of the City Council in an amount sufficient to pay the proportionate cost of providing Inclusionary Units elsewhere within the city. All fee revenues are deposited in a restricted fund earmarked for housing projects affordable to Very Low, Low and/or Moderate Income Households.

In-lieu fees must be paid prior to issuance of building permits for the Residential Development Project or as otherwise provided in the conditions of approval.

Duration of Restrictions

The sale price for ownership of Inclusionary Units is restricted for a period of 45 years pursuant to an Inclusionary Housing Agreement recorded against the property. The monthly rent for rental Inclusionary Units is restricted for a period of 55 years pursuant to an Inclusionary Housing Agreement recorded against the property.

Inclusionary Housing Agreements

The conditions of approval attached to discretionary approvals for all residential development projects subject to a requirement to provide Inclusionary Units pursuant to this program must require the developer to enter into an Inclusionary Housing Agreement to be recorded against the property in order to ensure implementation of the requirements of this program. The form and contents of the Inclusionary Housing Agreement are subject to approval by the City Attorney in consultation with the Housing Manager.

Development Incentives

The City may grant one or more of the following affordable housing development incentives in order to mitigate the financial impact of this program's requirements on a particular residential development project:

- A Density Bonus authorized by the Zoning Ordinance;
- Provision of housing set-aside funds, tax exempt financing, or other financial assistance as approved by the City Council or Redevelopment Agency; or
- Modification of zoning or development standards.

Authority to act on a request for these development incentives rests with the final City decision-making body regarding the underlying application. In addition, the City Manager or his designee may authorize expedited processing of a development application and/or deferral of development fees. The terms and payment schedule for any deferred development fees is subject to the approval of the City Manager or designee. Fees cannot be waived, reduced or allowed to be paid any later than occupancy of the first dwelling unit in the residential development project.

Compliance Monitoring Fees

The City Council, by resolution, may establish compliance monitoring fees to recover the City's actual, reasonable costs incurred for ongoing implementation of this program. For Inclusionary Units in Ownership Projects, the fee is payable at the time of each sale or transfer during the term of the applicable Inclusionary Housing Agreement. For Inclusionary Units in Rental Projects, the property owner must pay an annual fee each year during the term of the applicable Inclusionary Housing Agreement.

Off-Site Alternatives

As a complete or partial alternative to the provision of on-site Inclusionary Units, the developer of a residential development project may propose a plan for providing affordable housing units at an off-site location within the City of Concord, as follows:

- Acquire existing unrestricted multifamily units located elsewhere within the City and rehabilitate those dwelling units. At least two rehabilitated dwelling units shall be provided for each Inclusionary Unit required pursuant to this division.
- Construct new residential dwelling units. At least two new dwelling units shall be provided for each Inclusionary Unit required pursuant to this program; or
- The developer may partner with a nonprofit affordable housing provider in order to meet its Inclusionary Housing obligations through one of the alternatives set forth in this section.

Any new or rehabilitated dwelling units provided off-site must be regulated pursuant to an Inclusionary Housing Agreement between the developer and the City or Redevelopment Agency. All Inclusionary Units must be rehabilitated or constructed and occupied prior to or concurrently with the Market Rate Units for the related residential development project. For phased residential development projects, the Inclusionary Units may be constructed and occupied in

proportion to the number of dwelling units in each phase of the project. Authority to act on the off-site alternative proposal rests with the final City decision-making body regarding the underlying application.

Design Standards and Construction Timing

The following design standards apply to all Inclusionary Units constructed pursuant to this program:

- Inclusionary Units must be dispersed throughout the residential development project and have access to all on-site amenities that are available to Market Rate Units.
- The construction quality and exterior design of Inclusionary Units must be comparable to the Market Rate Units. However, Inclusionary Units may be smaller in size, developed on smaller lots, and/or have alternative interior finishes.
- The average number of bedrooms for all Inclusionary Units must be equivalent to the average number of bedrooms for Market Rate Units within the same project.
- All Inclusionary Units must be constructed and occupied prior to or concurrently with the Market Rate Units within the same project. For phased projects, the Inclusionary Units may be constructed and occupied in proportion to the number of dwelling units in each phase of the project.

Waivers or Adjustments

The City may adjust or waive the requirements of this program if the applicant demonstrates that strict application of this program would effect a taking of private property without just compensation or otherwise constitute a violation of the United States Constitution, California Constitution or other applicable federal or State laws. Any person requesting a waiver or adjustment must submit a written request not later than 15 days before the first public hearing on any discretionary approval for the project, accompanied by such additional information as may be deemed necessary by the City to make a determination regarding the request. If no discretionary approval is required or the action complained of occurs after the first public hearing on such approval, then the request shall be filed within 10 days after the challenged action. Authority to act on the request for a waiver or adjustment shall rest with the final City decision-making body regarding the underlying application.

Assessment of the Inclusionary Ordinance

Since the adoption of the Inclusionary Ordinance in 2004, the City has approved four projects (Willow Walk, Concordia, Hidden Grove, and Silver Leaf) which together produced a total of 12 inclusionary housing units. One project (Sendera Hill) opted to pay an in-lieu fee which was subsequently deposited in the City's Low- and Moderate-Income Housing Fund.

While the performance of the Ordinance has not been ideal, the fact that an Inclusionary Housing Ordinance was implemented is an achievement by itself. The reason for the low number of units produced can be partly explained by the weak housing market in Concord from 2006 onwards. The requirement under the Ordinance to provide "either 10 percent at moderate/low income or 6 percent at low-income/very-low income" is another reason why so few inclusionary units were produced. The City is aware of its responsibility on one hand, to promote the construction of inclusionary units; and on the other, to ensure City regulations do not

become a constraint to housing development. In its present form, the Ordinance is reasonable and unlikely to discourage housing development.

BUILDING CODES AND ENFORCEMENT STANDARDS

The City has adopted the California Building Code, in addition to Fire, Mechanical, Plumbing, Electrical, and Uniform Codes as the basis for its building standards. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings. Permits are required for all electrical and plumbing work, and other major home improvements and modifications.

Concord has made several administrative changes to the standard California Codes, including setting the City's own fees and applicable penalties for violations. However, these codes represent basic standards and do not vary much from city to city. They do not place an undue burden on the construction or rehabilitation of housing. For older housing that was constructed under less stringent codes, the City has a rehabilitation loan program to assist developers who remodel or rehabilitate housing and bring it into compliance with the current codes. The City also has the Multifamily Housing Inspection and the Multifamily Housing Maintenance programs that provide regular, periodic inspections to apartment buildings with more than four units. The inspections are conducted on a tri-annual basis and inspections are designed to identify and abate existing and potential health and safety code violations, as well as overall maintenance of the properties. Once identified, the City works closely with building owners to address issues. In 2005, Neighborhood Services commenced tracking the number of violations that have been identified and corrected during the course of these inspections. Since that time, more than 8,000 building code violations have been identified and corrected.

Concord's building codes and enforcement procedures do not create an undue constraint on housing development.

CONSTRAINTS TO HOUSING FOR SPECIAL NEEDS GROUP

Single-family homes, which comprise 60 percent of the housing stock in Concord, are often too expensive for low-income persons and others with special needs. Therefore, it is necessary for the City to establish policies and processes that facilitate other housing types. This section addresses policy constraints and opportunities that affect special needs groups, including seniors, people with disabilities, the homeless, large families, female-headed households and low-income individuals and families.

As described in the zoning section earlier in this chapter, the City has adopted several stipulations options to encourage alternative housing types.

Constraints to Housing for Emergency Shelters, Transitional Housing, and Supportive Housing

In January 2008, Senate Bill 2 (SB 2) went into effect, requiring that every jurisdiction in the State identify one or more zoning districts that allow emergency shelters and transitional housing without discretionary review (such as a conditional use permit). The law requires that the identified zones contain sufficient capacity to provide shelter for homeless persons that have unmet housing needs. SB 2 further requires that transitional housing and supportive housing be treated as a multifamily use. The proposed Zoning Ordinance will comply with SB 2 by identifying and allowing their use by right in specified zoning districts.

Constraints to Housing for Single-Room Occupancy (SRO) Units

SROs represent another affordable housing alternative. The proposed Zoning Ordinance will categorize single-room occupancy (SRO) units under the ‘Group Housing’ use category, which includes transitional housing but also longer term accommodations such as rooming and boarding houses, private residential clubs, and residential hotels intended for long-term (30 day or more) occupancy. The proposed Zoning Ordinance will identify zones where Group Housing is allowed. In general, the City views SROs as single-room apartments without full kitchen facilities (although often they have a microwave in each room and/or shared kitchen facilities). They may be subsidized by federal, City and RDA funds, as well as non-profit groups and are counted as part of the city’s affordable housing stock.

Constraints to Housing for Mobile Homes

City policies regulate the location of mobile homes. Mobile homes are considered single-family homes and therefore are permitted in all residential zones, as long as they comply with requirements within that zone, are placed on a permanent foundation, and are approved by a zoning administrator. Mobile Home Parks are permitted with a conditional use permit in Medium Density Residential Districts. The City believes that mobile homes are an important source of affordable housing and implements a number of policies to keep them viable. It has a Mobile Home Conversion Ordinance to discourage the conversion of existing mobile home parks to other uses and a mobile home repair loan program to help mobile home owners maintain their homes in good condition. Recently, the City approved amendments to the rent stabilization division of the Mobile Home Ordinance to allow park owners to pass on some of the park-related expenses to tenants. The intent of these changes are to promote reinvestment in capital improvements and park maintenance, discourage the flight of capital and the conversion of existing parks to other uses.

Constraints to Housing for Large Families and Female Headed Households

Large families and female-headed households may require more traditional housing types; the SROs, mobile homes and shelters described above are not well-suited for families. In 2007, approximately 16 percent of households in Concord were female-headed households and 12 percent were large families (defined as five or more persons per household). These populations are described in more detail in the earlier section.

Multifamily housing is a more affordable housing option compared with single-family housing for large families and female-headed households. This form of housing is permitted in all Medium Density Residential and High Density Residential Districts as well as the North Todos Santos District, and Commercial Mixed Use District. Multifamily housing is also permitted in the Downtown Pedestrian District and Downtown Mixed Use District with a conditional use permit.

Although the Zoning Ordinance does not restrict the number of bedrooms per unit, the market often does. To remain affordable, multifamily housing is often developed with one or two bedrooms only. This poses a problem for large families who may need five or more rooms. Nonetheless, overcrowding is a declining problem in Concord, as only 4.5 percent of all occupied units were judged overcrowded in 2007, compared with 9.3 percent in 2000.

Constraints to Housing for Persons with Disabilities

As noted in the Special Needs section earlier, persons with physical disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services.

The existing Zoning Ordinance includes specific references to rest homes and convalescent homes; professional offices for physicians, psychiatrists, psychologists, and surgeons; hospitals; and “care and rehabilitation facilities for alcohol detoxification for limited stays not including ongoing care or treatment. However, the code is silent on the wide variety of other uses for mentally and physically handicapped persons that have special protection under Federal and State law. In most districts, such facilities would require a determination of similarity or compatibility by the Zoning Administrator or the Planning Commission.

Various provisions in both Federal and State law limit the authority of local agencies regarding facilities for mentally and physically handicapped persons. These regulations have the following important effects:

- The use of property for the care of up to six mentally disabled persons including support staff necessary to assist residents must be regulated as a single family residential use;
- Family care homes, group homes and foster homes cannot be subject to regulations that are more restrictive than those imposed on similar dwellings in the same zone; and
- In-patient and out-patient facilities licensed to treat persons with mental disabilities or substance abuse problems to be regulated in the same manner as properties used for treatment of general medical patients.

Responding to Federal and state laws that require local agencies allow physical modifications necessary to make properties fully accessible to persons with physical handicaps, the State Attorney General has advised cities and counties to revise their Zoning Ordinances to make it possible to grant accommodations where needed. The Zoning Ordinance currently being updated to address this requirement.

The City also permits educational, residential, health care, and other supportive services (defined as institutional services in the Zoning Ordinance) of the type that could benefit persons with physical disabilities in residential zones. Most of the sites currently zoned for multifamily use are located along major streets and transportation corridors to facilitate access for persons with disabilities. When the new Zoning Ordinance is adopted, additional zones that allow mixed residential use, such as the Commercial Mixed Use, Downtown Pedestrian and Downtown Mixed Use districts, will also be situated along major streets close to public transport and essential services.

Apart from the Zoning Ordinance, the City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal (Americans with Disabilities Act) requirements for accessibility, such as the provision of ramps and parking spots, etc.

In light of current planning policies and zoning regulations, the City believes that it has mitigated any potential constraints to the availability of housing for persons with physical disabilities.

Procedures for Ensuring Reasonable Accommodations

The City has established procedures to ensure that reasonable accommodations to provide an alternative means of granting relief from city codes are made for persons with disabilities. Under the Concord Municipal Code Section 122-215, any person with a disability currently has the right to submit an application for an adjustment in development standards that would be a reasonable accommodation from the requirements of zoning that otherwise would apply. If an individual needs assistance in making the request for reasonable accommodation, the Planning Division will endeavor to provide the necessary assistance to ensure the process is accessible to the applicant or representative. A filing fee equivalent to one hour of permit center consultation under the current fees and charges resolution is required.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State of California has removed City discretion for review of small group home projects (six or fewer residents). The City cannot impose additional zoning, building code, or permitting procedures other than those allowed by State law. As a consequence, there are no City-initiated constraints on housing for persons with disabilities.

The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with ADA requirements. Such retrofitting is permitted under Chapter 11 of the 1998 version of the California Code. The City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

The City implements and enforces Chapter 11 of the California Code, which is very similar to ADA. The City provides information to applicants or those inquiring of City regulations regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities. It also provides referrals to independent living centers and other resources on inquiry.

Zoning and Other Land Use Regulations

One of the programs of the 2002 Housing Element was to conduct a comprehensive review of zoning laws, policies, and practices in Concord for compliance with fair housing law. The City has not identified any zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- As required by State law, the City allows non-medical residential care facilities of six or fewer people in all residential districts. The Zoning Ordinance will provide for similar homes serving seven or more persons in mixed use zones and medium to high density residential districts.

- The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of such uses in any part of the City. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City's requirements for building permits and inspections are the same as for other residential projects and are fairly simple and straight forward.

As discussed above, the City allows non-medical residential care facilities of six or fewer persons by right in all residential districts and in the North Todos Santos District. No conditional use permit or other special permitting requirements apply to such homes. This requirement is considered a normal procedure to ensure compatibility with adjacent uses.

The City does not impose special occupancy permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements are required for a group home or residential care facility, a building permit is required.

All non-single family projects for which a building permit is required will require design review. The hearing process is the same for group homes and special needs housing for persons with disabilities as for other projects.

Parking Requirements

In the case of parking requirements for persons of disabilities, the Uniform Building Code includes handicapped parking provisions requiring each lot or parking structure where parking is provided for the public as clients, guests, or employees, to include parking accessible to handicapped as near as practical to a primary entrance and in accordance with the standards for the number, size, location, signing, and markings under Chapter 71, "Site Development Requirements for Handicapped Accessibility" of Title 24 of the California Code of Regulations.

Building Codes

The City provides reasonable accommodation for persons with disabilities in the enforcement of building codes and issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The City has adopted and implements the 2007 California Uniform Building Code.

5.3 MARKET CONSTRAINTS ON HOUSING DEVELOPMENT

LAND COSTS

Over the last twenty years, housing costs have risen at a much faster rate than household income. Contributing factors are the cost of land, materials, labor, financing, fees and associated development requirements, sales commissions, and developer profits. Another major factor is the increasing use of housing as a commodity for speculation. This has played a huge role in

driving up housing prices in the Bay Area. From 2000 to 2006 alone, the costs for single-family homes in Concord rose 110 percent, while income rose less than 10 percent. Only with the mortgage crisis in 2007-2008, did housing costs fall to lower levels.

The cost of land has generally risen or fallen in tandem with housing costs. In 2007, vacant residential land in Concord averaged roughly \$29 per square foot or \$126,000 per acre.³⁸ Multifamily land costs are typically higher than single-family land costs and may range from \$20 per square foot in the suburbs to \$150 per square foot in the Downtown Business district. According to Keller Williams Realty, residential land costs are also typically higher for owner-occupied multifamily housing than renter-occupied multifamily housing.³⁹ This leads developers to prefer the development of owner-occupied, rather than rental housing in Concord.

In general, the high cost of land is a constraint to housing development. Land costs are expected to decline due to a depressed housing market which will make it more affordable for multifamily or affordable housing development.

CONSTRUCTION COSTS

Construction cost is a very large factor in determining the costs of housing or home improvement. While construction costs are generally more stable than land costs because they are not open to speculation, construction costs are still influenced by market forces. This includes “hard costs” such as labor, raw materials, and shipping; and “soft costs” such as architectural fees, environmental studies, taxes, and other services required to bring a project to completion. Additionally, the choice of construction, such as a timber frame building or masonry building; and the quality of finishing materials, such as windows, kitchen cabinets, and floor finishes, will also affect the final cost.

According to data from building permits issued by the City in 2006, the average construction costs for single-family housing in Concord was \$278,900 per unit. The cost per square foot can range from \$160 to \$200 or more, depending on location and quality of finishes. This does not include financing, permit/fees, developer profit or marketing costs. Construction cost has increased significantly in the San Francisco Bay Area since the mid-1990s and is one of the reasons why housing costs are so high in Concord.

The average construction cost for multifamily housing was \$101,600 per unit in 2006. Although construction costs are lower for multifamily housing, developers do not necessarily prefer multifamily development because single-family homes traditionally generate higher profit margins. Multifamily developments are also harder to execute because they are subject to stringent State and local building standards. Additionally, today’s renters and buyers are demanding more from new multifamily projects, such as swimming pools, landscaped features and other amenities.⁴⁰ All these factors have the effect of driving up construction costs and consequently the selling price. Without subsidies, new for-profit multifamily housing may be unaffordable to very low- and low-income households. In certain cases, greater density can increase the affordability of residential projects by reducing costs. Reduced parking requirements can also make housing more affordable. Developers also can reduce costs by using better, newer construction

³⁸ For unentitled property.

³⁹ Phone conversation with Eric Haggins, Keller Williams Realty, February 2008.

⁴⁰ “High Rise Multifamily Apartments”, Real Estate Issues, Summer 2004.

methodology such as modular construction, off-site manufacturing and prefabrication. Many of these techniques help save time, control quality, eliminate waste and labor costs – thereby keeping costs to a minimum.

AVAILABILITY OF FINANCING

Given the current weak housing market and sub-prime lending problems, residential developers throughout the Bay Area are encountering difficulty in obtaining financing for projects. Homeowners also face increasingly stringent audit checks.

Current interest rates for home loans are between five and six percent, depending on the terms of down payment. In general, credit-worthy buyers in Concord have not had difficulty obtaining loans. Home Mortgage Disclosure Act data for 2006 indicate that Concord residents were able to obtain approximately the same percentage of loans as residents in selected peer cities (Table 5.3-1). As long as buyers are able to provide the necessary down payment and have middle- or high-incomes, banks and financial institutions have provided credit. A 2008 federal government decision to raise the mortgage limits for loans guaranteed by the Federal Housing Administration to \$729,750 in Contra Costa County will facilitate approval of larger mortgages.

⁴¹

Lower-income households and buyers without capital or equity, however, may face difficulty obtaining quality financing. Up until 2006, prospective buyers had been able to purchase homes with small down payments, or even no money down, borrowing more than the house was worth. After the 2007 subprime mortgage crisis, such lending is less common. Few lower income households will be able to afford a 20 percent down payment for a home. To address this problem, the Concord First-Time Homebuyer (FTHB) program aims to assist qualified low- and moderate- income individuals with the purchase of their first home. The City provides a maximum loan amount up to 20 percent of the home sales price, or \$15,000 to \$25,000 based on household income and household size. The loan is a zero-interest, 45-year loan and is due only when the house is sold or at the end of the 45 year period. The City also manages an Inclusionary Housing Program with the goal of providing an increased number of owner-occupied housing units affordable to lower income households.

⁴¹ For further information on FHA Mortgage Limits, refer to a news article on <http://www.sfgate.com/cgi-bin/article.cgi?f=/c/a/2008/03/06/BUJBVEACQ.DTL>

Table 5.3-1 Average Home Purchase Loans for Single-Family Homes, 2006

	Average Sale Prices	Average Conventional Home Purchase Loans	Percent Loan of Sale Price
Concord	\$604,800	\$306,100	51%
Martinez	\$615,800	\$287,500	47%
Pleasant Hill	\$703,300	\$378,600	54%
Walnut Creek	\$926,400	\$466,500	50%

Note: City boundaries are derived from census tracts which are slightly different from City borders

Source: Federal Financial Institutions Examination Council, 2008.

BAY AREA HOUSING CRISIS

From the mid-1990s until early 2007, the cost of housing in Concord was consistently outpacing wages. The phenomenon was primarily driven by a booming Bay Area economy, which attracted workers from all around the country to settle in the region. The internet and stock market boom in the early 90s also helped create sudden wealth for many people, which they invested in real estate. This pushed housing prices to new heights.

The housing cost increases reached an inevitable end. With housing prices going higher every year, home buyers took on more loans, and banks lent them regardless of the borrower's ability to repay them. When the economy and real estate market took a turn for the worse in 2008, many home owners found themselves caught in a home they could not afford. The number of foreclosures rose, and resale homes flooded the market. This further brought down housing prices, and the number of new housing units dropped to the lowest level in a decade.

Table 5.3-2 Number of Bank-Foreclosed Homes for the Entire Year

Jurisdiction	Bank Owned Foreclosures	Foreclosures Per 1,000 Housing Units
Concord	606	13.0
Brentwood	389	22.5
Martinez	147	9.8
Pleasant Hill	75	5.2
Richmond	1,276	33.4
Walnut Creek	100	3.1
Pittsburg	783	37.6
Contra Costa County	6,560	16.5

Source: Search on realtytrac.com, 16 March, 2009. California Department of Finance, 2008.

Table 5.3-2 shows the number of bank initiated foreclosures for Concord and selected peer cities for the entire year of 2008. According to data from the Realtytrac.com, there were only 11 foreclosures in Concord in 2007, but 606 foreclosures in 2008. This represents an increase of 595 foreclosures. Even though the situation was dire, Concord was comparatively better off

than many of its peer cities. The foreclosure rate in Concord was 13.0 per thousand housing units, which is noticeably lower than the County average of 16.5 per thousand housing units.

Moving forward, most economic forecasts predict that the housing market will continue to be weak throughout 2009 due to the overall weak economy in the United States. Following a 40 percent drop in prices in 2008,⁴² housing prices in Concord are not expected to experience drastic changes in 2009. Whether prices will pick-up or stabilize will very much depend on the performance of the national economy. In the short to mid-term, the housing crisis will have a number of effects on Concord residents. The most common effect will likely be higher repayment costs for those with existing mortgages. This effect is perhaps felt most acutely by very low- and low-income families or those who have recently lost their jobs. Some will be forced to sell their properties if they could not meet the repayment loans. Many residents will find renting cheaper than owning, and consequently, this will put increased pressure on the rental market to provide adequate housing. Thus, rents could go up, in response.

On a positive note, credit-worthy buyers who do not yet own homes may be able to buy homes with reduced price-tags. The crisis may also reduce housing speculation and bring long-term housing prices to a realistic level in tune with wages. With lower construction and development costs, developers may be encouraged to construct more multifamily and affordable housing. This would be beneficial to the City's lower income population.

To assist home owners in Concord caught by the crisis, the City provided \$50,000 in RDA Housing Set-aside funds in 2007 to help establish the Mt. Diablo Housing Opportunity Center, a one-stop shop for housing resources. The goal of the center is to provide counseling and housing assistance services, such as homeownership education and pre-purchase counseling, financial education, foreclosure prevention, and reverse mortgage counseling.

⁴² This refers to the median sale price taken for all properties in Concord between October 2007 and October 2008, where a drop of 39.7 percent was observed.

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6 Evaluation of the Previous Housing Element

The City of Concord's prior Housing Element was adopted in January 2003. It amended the Element that was adopted in October 1990 for the period 1985 to 1990. The City's prior Housing Element was certified by HCD, and this certification status is current according to HCD's website.

In keeping with State law requirements, the Housing Element must include an evaluation of previous program achievements, so there is an understanding of what worked well as well as what was not accomplished and the reasons why.

The policies and implementing programs of the 2003 Housing Element are organized under the following five goals:

Goals of the 2003 Housing Element

Goal 1.	<i>Housing Supply and Mix</i> <i>Promote a balanced supply of housing for all income groups residing or who wish to reside in Concord.</i>
Goal 2.	<i>Quality Neighborhoods</i> <i>Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.</i>
Goal 3.	<i>Meeting Special Needs</i> <i>Encourage the expansion of housing opportunities for special needs groups, including seniors, female-headed households, people with disabilities, first-time homebuyers, large families, and homeless individuals and families.</i>
Goal 4.	<i>Equal Housing Opportunities</i> <i>Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.</i>
Goal 5.	<i>Historic Preservation</i> <i>Ensure the preservation of older and historical areas, homes and buildings.</i>

The goals, policies and programs of the 2003 Housing Element were established for the 1999–2006 planning period.

SUMMARY OF ACCOMPLISHMENTS

During the previous Housing Element planning period, the City built, approved or rehabilitated 2,810 housing units (2,501 were new and approved units while 309 units have been rehabilitated.) However, because local governments are only allowed to meet up to 25 percent of the site requirement to provide adequate sites in each income category (Government Code

65583.1 (a) and (c)), only 181.5 of the 309 rehabilitated units are counted, as shown in Table 6.1-1⁴³. The total number of counted new and rehabilitated units was 2,682.5 units. This was 363.5 units *above* the City’s total RHNA. However, while Concord met its RHNA overall, it did not produce enough very low-, low-, and moderate-income units. Specifically, Concord produced 215.75 fewer very low-income units (48 percent of the total allocation), 119.75 fewer low-income units (44 percent of the total allocation), and 530 fewer moderate income units (87 percent of the total allocation). HCD does not count the excess units produced in the above-moderate income category towards meeting the need in the lower income categories, as such, the RHNA for the lower-income categories were considered unaccommodated. Because one of the primary objectives of the housing element is to facilitate the production of affordable housing, this shortfall is notable.

Table 6.1-1 Housing Units Produced in Concord, 1999-2006

<i>Income Category</i>	<i>RHNA (1999-2006)</i>	<i>New and Approved Units</i>	<i>Rehabilitated Units</i>	<i>Rehabilitated Units Counted by HCD¹</i>	<i>Total New, Approved, and Rehabilitated Units Counted by HCD</i>
Very Low Income	453	124	189	113.25	237
Low Income	273	85	120	68.25	153
Moderate Income	606	76	-	-	76
Above Moderate Income	987	2,216	-	-	2,216
Total	2,319	2,501	309	181.50	2,683²

¹ Under State law, HCD can count up to 25 percent of substantially rehabilitated units towards satisfying each income category of RHNA.

² Total has been rounded up from 2,682.50.

Table 6.1-2 shows the remaining need from the 1999 to 2006 Housing Element planning period, which is to be addressed during the first year of the planning period for this Housing Element.

⁴³ The City rehabilitated 189 units affordable to very-low income households and 120 units affordable to low-income households. However, State law allows the counting of substantially rehabilitated units up to a maximum of 25 percent of the RHNA under each category. Therefore, the City only counts 113.25 units for the very low-income category (25 percent of the RHNA of 453 units for this category) and 68.25 units for the low-income category (25 percent of the RHNA of 273 units for this category) for a total of 182 rehabilitated units towards satisfying the previous RHNA requirement.

Table 6.1-2 Unaccommodated Need from the Previous Housing Element

<i>Income Category</i>	<i>RHNA (1999-2006)</i>	<i>Total New, Approved, and Rehabilitated Units Counted by HCD¹</i>	<i>Remaining Need</i>
Very Low Income	453	237	216
Low Income	273	153	120
Moderate Income	606	76	530
Above Moderate Income	987	2,216	-
Total	2,319	2,683¹	866

¹ Total has been rounded up from 2,682.50.

Source: City of Concord, 2009; Dyett & Bhatia, 2009.

Even though Concord was unable to satisfy its previous RHNA, the City made some significant achievements in improving the quality and standards of housing in Concord. Major achievements include:

- Inclusionary Housing – The City adopted an Inclusionary Housing Ordinance in September, 2004 which helped 12 units.
- Second Units – 22 units has been created from 2002-2006.
- Facilitating Multi-Family Housing – The City facilitated or provided incentives to 788 housing units.
- Market rate housing in Downtown – The City approved 693 units of market rate projects in Downtown.
- Rehabilitation of old units – The City rehabilitated a total of 309 units affordable to very-low, low- and moderate-income households.
- Rehabilitation of large units – The City provided loans to rehabilitate Lakeside Apartments (13 three-bedroom units).

Additionally, the City has committed significant staff and financial resources to conduct inspections and code enforcement activities, culminating in the creation of a Multi-Family Housing Inspection Program (MFHIP) in 2004. The City believes that the maintenance of the existing housing is essential to the long-term quality and affordability of its housing stock. The City also has committed significant staff and financial resources to reuse planning for the CNWS, which will help produce affordable housing for the City in the future. The following section provides in greater detail the accomplishment of City housing policies and supporting programs during the previous housing period.

ASSESSMENT OF GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Goal 1. Housing Supply and Mix

Promote a balanced supply of housing for all income groups residing or who wish to reside in Concord.

Policy 1.1: Fair Share Housing Objectives.

Housing production objectives for the City of Concord for the 1999 to 2006 planning period, as established through the Regional Housing Needs process of the Association of Bay Area Governments (ABAG), are presented below. The City shall strive to achieve these ‘fair-share’ need numbers for new housing development in Concord through the year 2006.

Table 6.1-3 Fair Housing Objectives, 1999-2006

<i>Income Category</i>	<i>Previous Regional Housing Needs Allocation</i>	<i>Total New, Approved, and Rehabilitated Units Counted by HCD¹</i>	<i>Remaining Fair Share Need</i>
Very Low Income	453	237.25	215.75
Low Income	273	153.25	119.75
Moderate Income	606	76	530
Above Moderate Income	987	2,216	-
Total	2,319	2,682.50	-

¹Please refer to Table 6.1-1 for counting of total units

Source: *City of Concord, 2008.*

Program 1.1a: Identify Potential Sites for Reuse or Rezoning.

To ensure an adequate supply of land for residential development to accommodate the City’s fair-share housing need both now and in the future, utilizing the Zoning Ordinance Update (and upcoming General Plan Update) as an opportunity to identify potential sites for reuse or rezoning to residential or mixed-use designations, focusing in particular on ‘study zones,’ surplus institutional sites, and older, under-utilized commercial sites.

- Initiate the rezoning of individual ‘study zones,’ surplus institutional sites and under-utilized commercial sites, to Planned District (PD) and the General Plan designation of Medium Density or High Density that would result in a total of 26 acres to be redesignated and 470 anticipated units.

Responsibility: Planning Division.

Budget: General Fund.

Time Frame: Revise Zoning Ordinance accordingly by 2004.

Program 1.1a: Identify Potential Sites for Reuse or Rezoning.																																							
1999-2006 Accomplishments	<p>This particular program was primarily intended for the rezoning of the Concord Naval Weapons Station (CNWS) Coast Guard housing site. The City did not carry out the rezoning, because shortly after the adoption of the Housing Element, the Navy made a decision to close the CNWS and to transfer the site to the U.S. Coast Guard, another federal agency. Following that decision, it became clear that the City would not have jurisdiction over the land, and planning for reuse of the CNWS and a subsequent General Plan amendment would need to be done before a rezoning could be carried out. This planning effort is still underway, and no decisions are expected to be made by the City until 2010.</p> <p>Even though the City did not carry out rezoning of the Coast Guard housing site during the prior planning period, it did rezone other sites in the City, which cumulatively yielded 976 units – more than twice the number of housing units expected from the Coast Guard housing site had it been rezoned (470 units). Although the initial impetus had been from developer proposals, the City took the lead on legislative actions to rezone the sites. All of these sites involved reuse and/or rezoning of non-residential sites that total over 30 acres. The table below describes in detail the projects, number of housing units and acreage.</p> <p>Residential Development Project List</p> <table border="1"> <thead> <tr> <th>Project Name</th> <th>No. of Units</th> <th>Affordable Units¹/ Moderate Income Units</th> <th>Reuse/Rezoning Action</th> <th>Acres</th> </tr> </thead> <tbody> <tr> <td>Hidden Grove</td> <td>45 single family units</td> <td>- / 4</td> <td>Reuse of a Fraternal Lodge site</td> <td>4.79</td> </tr> <tr> <td>Tapestry</td> <td>36 single family units</td> <td>- / -</td> <td>Reuse of a Neighborhood Commercial site</td> <td>2.85</td> </tr> <tr> <td>Renaissance Square</td> <td>309 multi-family units</td> <td>- / -</td> <td>General Plan Amendment/Rezone from Central Area Multiple Use/Regional Office to High Density Residential</td> <td>5.16</td> </tr> <tr> <td>Wisteria Residential Subdivision</td> <td>39 single family units</td> <td>- / 4</td> <td>Reuse of a commercial site</td> <td>2.56</td> </tr> <tr> <td>Sendera Hill</td> <td>76 single units</td> <td>- / -</td> <td>General Plan Amendment/Rezone from Industrial Business Park to Medium Density Residential</td> <td>6.2</td> </tr> <tr> <td>Detroit Avenue Apartments</td> <td>15 multi-family units (rental)</td> <td>2 / -</td> <td>Planned District</td> <td>0.64</td> </tr> </tbody> </table>				Project Name	No. of Units	Affordable Units ¹ / Moderate Income Units	Reuse/Rezoning Action	Acres	Hidden Grove	45 single family units	- / 4	Reuse of a Fraternal Lodge site	4.79	Tapestry	36 single family units	- / -	Reuse of a Neighborhood Commercial site	2.85	Renaissance Square	309 multi-family units	- / -	General Plan Amendment/Rezone from Central Area Multiple Use/Regional Office to High Density Residential	5.16	Wisteria Residential Subdivision	39 single family units	- / 4	Reuse of a commercial site	2.56	Sendera Hill	76 single units	- / -	General Plan Amendment/Rezone from Industrial Business Park to Medium Density Residential	6.2	Detroit Avenue Apartments	15 multi-family units (rental)	2 / -	Planned District	0.64
Project Name	No. of Units	Affordable Units ¹ / Moderate Income Units	Reuse/Rezoning Action	Acres																																			
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City of Concord Housing Element

Program 1.1a: Identify Potential Sites for Reuse or Rezoning.					
	Esplanade	220 multi-family units	- / -	General Plan Amendment/Rezone from Community Office to High Density Residential	3.06
	Palmero Condominiums	224 multi-family units (3 lots)	- /22	General Plan Amendment/Rezone from Community Office to High Density Residential	4.56
	La Villa Bella	12 multi-family units	- /1	General Plan Amendment from Regional Office to High Density Residential	0.29
	TOTAL	976	2 / 31		30.11
<p><i>I Refers to units that are in the low and very low-income categories.</i></p> <p>The City communicated its intention to rezone the above sites in place of the Coast Guard housing site in letters to HCD dated October 6, 2005 and July 14, 2006.</p>					
Funding	General Fund.				
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.1.1).				

Policy 1.2: Affordable Single-Family Homes.

Encourage the development of single-family homes that are affordable to very-low-, low- and moderate-income households in all new single-family developments as well as in existing single-family neighborhoods. For the purposes of this policy, “single-family” includes detached homes, townhomes, and similar housing types. Condominiums are considered separately under Policy 1.5.

Quantified Objectives for Affordable Single-Family Homes, 1999 to 2006:

- 80 new single-family homes (detached or attached) affordable to low- and very low-income households.
- 100 new single-family homes (detached or attached) affordable to moderate-income households.

Assessment:

- The City approved 209 new single-family homes affordable to low- and very low-income households. This objective was met.
- The City approved 76 new single-family homes affordable to moderate-income households. This objective was not met.

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Program 1.2a: Smaller Units, Attached Housing and Small Lot Subdivisions	
<p>Revise the Zoning Ordinance and provide financial incentives where possible to encourage the development of smaller single-family homes to provide homes for first-time homebuyers. Also encourage attached single-family homes and small-lot subdivisions to promote affordability and provide homeownership opportunities for low-income families, as demonstrated through the design, development, and affordability of the Ellis Street Townhomes by Mt. Diablo Habitat for Humanity, which provided homeownership opportunities for low-income families.</p> <p>Zoning Ordinance revisions to encourage the development of smaller units, attached housing and small lot subdivisions may include changes to minimum lot size requirements, FARs, setbacks, height restrictions, and/or minimum and maximum densities as may be identified through further analysis of individual residential zoning districts through the City's comprehensive Zoning Ordinance review and update. Financial incentives may be provided on a project-by-project basis through the Redevelopment Agency's Low- and Moderate-Income Housing Fund. Indirect financial support may be provided through the City's First-Time Homebuyer Program, as was done in the Ellis Street Townhomes project, whereby homebuyers received downpayment assistance from the City.</p> <p><i>Responsibility: Housing and Planning Divisions.</i></p> <p><i>Budget: General Fund; Low- and Moderate-Income Housing Fund; First-time Homebuyer Program.</i></p> <p><i>Time Frame: Revise Zoning Ordinance by 2004.</i></p>	
1999-2006 Accomplishments	The City has approved several small lot subdivisions during the 1999-2006 planning period that include Concordia (10 units); Hidden Grove (45 units); Sendera (76 units); Parkside Residential (61 units); Silverleaf Residential (27 units); Tapestry (36 units); Vintage Place (18 units); Willow Walk (56 units); Wisteria Residential (39 units); and Centre Point (99 units). These subdivisions provide a total of 467 housing units.
Funding sources & amount (1999-2006):	The City does not specifically provide financial incentives for smaller units. However, the City does provide financial assistance for first-time homebuyers through the City's First-time Homebuyer Program. The Program began in 2003. From 2003 to 2006, a total of \$1,021,836 was used to assist 41 homes.
Continued Appropriateness in the 2007-2014 Housing Element	The Zoning Ordinance Update is in progress. Once adopted, it will provide development standards for smaller units, attached housing and small lot subdivisions. Program is being retained and has been modified (see proposed Housing Element Programs H-1.3.1 and H-1.3.2).

City of Concord Housing Element

Program 1.2b: Single-family Infill Housing Program	
<p>Create development standards and review procedures to facilitate the development of single-family homes on small infill lots.</p> <p><i>Responsibility: Housing and Planning Divisions.</i></p> <p><i>Budget: General Fund; Low- and Moderate-Income Housing Fund.</i></p> <p><i>Time Frame: Revise Zoning Ordinance accordingly by 2004.</i></p>	
1999-2006 Accomplishments	The City is currently in the process of updating the Zoning Ordinance. The new Zoning Ordinance will create new development standards and review procedures to facilitate the development of single-family homes on small lots.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.3.2).

Program 1.2c: Site Inventory	
<p>Maintain a current listing of sites and buildings that are available for adaptive reuse and development by the private sector, public sector, or private non-profit corporations for the development of housing affordable to very low, low, and moderate income households.</p> <p><i>Responsibility: Housing Division.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Conduct a comprehensive update of the list of sites and buildings annually.</i></p>	
1999-2006 Accomplishments	The City maintains a listing of sites and buildings available for adaptive reuse and development by the private and non-profit housing developers. Also, staff responds to periodic requests from private and non-profit housing developers.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.1.3).

Chapter 6: Evaluation of the Previous Housing Element

Program 1.2d: Fees Charged by Special Districts	
<p>Support legislation that requires special districts to reduce their fees as a means of facilitating the development of affordable housing.</p> <p><i>Responsibility: City Manager, Planning and Economic Development Divisions.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Meet with State Assembly member in 2003.</i></p>	
1999-2006 Accomplishments	The City has taken no action on this program because there has not been any new legislation requiring special districts to reduce their fees. However, the City plans to continue to support legislation that requires special districts to reduce their fees in the future.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.9.4).

Program 1.2e: Inclusionary Housing Feasibility Study	
<p>Explore the feasibility of establishing an Inclusionary Housing Program to require the development of units affordable to lower income households in all new housing developments, with the possible option of an in-lieu fee payment or in-lieu land donation for developments that cannot provide units on-site.</p> <p><i>Responsibility: Planning and Housing Divisions, City Manager.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Conduct study in 2003.</i></p>	
1999-2006 Accomplishments	The City adopted an Inclusionary Housing Ordinance in 2004. The Ordinance requires that all residential development projects include a specified number of Inclusionary Units or pay an in-lieu fee (see Section 5.2 for additional details). After the adoption of this Ordinance, four projects (Willow Walk, Concordia, Hidden Grove, and Silverleaf) created a total of 12 inclusionary housing units and one project (Sendera) paid an in-lieu fee.
	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	The City has established an Inclusionary Housing Program therefore this Program is being removed.

Policy 1.3: Duplexes and Second Units.

Permit the development of duplexes and second units in new and existing single-family developments in accordance with state law and Concord Municipal Code requirements. (NOTE: “duplex” as used here refers to two dwelling units in a building on a single lot, generally signifying that at least one of the two units will be a rental unit.)

City of Concord Housing Element

Quantified Objective for Duplexes and Second Units, 1999 to 2006:	
<ul style="list-style-type: none"> 50 units created through new duplex or second unit development and/or legalization/compliance of existing illegal second units. 	
Assessment:	
<ul style="list-style-type: none"> During the 1999-2006 planning period approved, the City approved 123 units of new duplex units. The duplexes include the following: Stonecrest Estates (1 duplex unit); Sendera Hill (4 detached, 26 attached duets, 46 attached townhomes); and Willow Walk (7 detached and 39 attached townhomes). In addition, the City approved 22 second units in existing single family developments, so overall, this objective was met. 	

Program 1.3a: Duplex Condominiums	
Encourage duplex condominiums (with requirements to protect the public health, safety, and general welfare) to increase opportunities for home ownership. <i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i>	
1999-2006 Accomplishments	The City has encouraged and approved several development projects that consisted of attached duets and townhomes. These included Sendera Hill (76 above-moderate-income units) and Willow Walk (4 low, 2 moderate, and 50 above-moderate-income units) for a total of 132 units.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.4.1).

Program 1.3b: New Duplexes in Existing Neighborhoods	
Encourage duplexes in single-family residential zones on lots that are significantly larger than the minimum lot size required by the zoning district, as long as development standards are met in accordance with the City's zoning and development standards. Review existing standards pertaining to duplex development during the Zoning Ordinance Revision process to determine possible revisions that might serve to encourage new duplex development in appropriate locations in existing neighborhoods. <i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Revise Zoning Ordinance by 2004.</i>	
1999-2006 Accomplishments	The City has approved one new duplex condominium (recorded condominium map for two houses on one lot) during the 1999-2006 planning period at Stonecrest Estates.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.4.1).

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Program 1.3c: Second Units	
<p>Allow second units on lots zoned single-family in accordance with state law and Concord Municipal Code Requirements. Establish standards and procedures for ministerial review and approval of second unit applications in accordance with recently enacted State legislation.</p> <p><i>Responsibility: Planning Division</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City currently allows a one-bedroom attached apartment or detached cottage by permit in all single-family detached residential zones. There have been 22 new second units developed legally in the City during the 1999-2006 planning period.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	<p>The Zoning Ordinance Update will allow second units in all residential districts where one primary single family dwelling has been previously established, and establishes development and other standards for ministerial review.</p> <p>Program is being retained and has been modified (see proposed Housing Element Program H-1.4.2).</p>

Program 1.3d: Mix of Unit Types in New Subdivisions	
<p>Revise the Zoning Ordinance and provide financial incentives where possible to encourage a diversity of housing types in new subdivisions, avoiding the creation of new neighborhoods that include only single-family detached homes. Housing types that should be encouraged include duplexes, townhomes, small apartment buildings or condominiums, and single-family homes with second units.</p> <p>Zoning ordinance revisions to encourage the development of a mix of housing types in new subdivisions may include changes to minimum lot size requirements, FARs, setbacks, height restrictions, and/or minimum and maximum densities as may be identified through further analysis of individual residential zoning districts through the City's comprehensive Zoning Ordinance review and update. Financial incentives may be provided on a project-by-project basis through the Redevelopment Agency's Low- and Moderate-Income Housing Fund, as exemplified in recent project assistance provided to the Ellis Street Townhomes, Oakmont Apartments and Vintage Brook Apartments.</p> <p><i>Responsibility: Planning Division.</i> <i>Budget: General Fund, Low- and Moderate-Income Housing Fund.</i> <i>Time Frame: Revise Zoning Ordinance accordingly by 2004.</i></p>	
1999-2006 Accomplishments	<p>The City encourages a variety of housing types that include duplexes, townhomes, multifamily apartment building, condominiums, and single-family homes with second units.</p> <p>The City has approved several new residential subdivisions that have incorporated a range of housing types that includes attached and detached housing types, including Sendera (4 detached, 26 attached duets, and 46 attached townhomes), and Willow Walk (17 detached, and 39 attached townhomes) for a total of 132 units.</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.2.1).

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Program 1.3e: Second Unit Amnesty Program	
Review the possibility of establishing an Amnesty Program for existing but illegal second units, providing homeowners an opportunity to bring their units into compliance with City codes without penalty. Provide low-interest financing through the City's rehabilitation loan programs to help bring illegal second units into compliance. <i>Responsibility: Housing Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: 2004.</i>	
1999-2006 Accomplishments	The City did not enact an 'amnesty program' for second units during the 1999-2006 planning period. However, the City has been working with property owners on a 'case by case' basis to bring illegal second units into compliance with building and zoning codes.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.4.3).

Policy 1.4: Affordable Multi-Family Housing.

Encourage the development and conservation of multifamily housing that is affordable to very-low, low- and moderate-income households. (NOTE: "Multi-family" as used here indicates rental apartments in buildings of three units or more.)

Quantified Objective for Affordable Multi-Family Housing, 1999 to 2006:
<ul style="list-style-type: none"> 789 new units of multifamily affordable to very-low (298), low- (150) and moderate income (341) households.
Assessment:
<ul style="list-style-type: none"> During the 1999-2006 planning period, the City approved 594 new and rehabilitated units of multifamily housing. These include 124 very-low-income units, 85 low-income units, 76 moderate-income units, and 309 rehabilitated units*. This objective was not met.
<i>*Note: Out of the 309 rehabilitated units affordable to very-low and low-income households, HCD allows a limited credit of up to 25 percent of the site requirement for each income category. Therefore, the City only counts 182 units of rehabilitated units for this program. For a breakdown of units counted under each income category, please refer to Table 2.</i>

Program 1.4a: Facilitating Multi-Family Housing
Facilitate the development of affordable multifamily housing through density bonuses (in accordance with City codes), land write-downs, priority permit processing, direct subsidies and other financial incentives. <i>Responsibility: Planning and Housing Divisions.</i> <i>Budget: Redevelopment Agency Low- and Moderate-Income Housing Fund, Tax Exempt Bond Financing, and other Federal and State funding sources to make housing developments economically feasible.</i> <i>Time Frame: Ongoing.</i>

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Program 1.4a: Facilitating Multi-Family Housing	
1999-2006 Accomplishments	The City has facilitated and approved several new multifamily housing developments that included the following: 12 units at Caldera Place Apartments (5 Very Low, 6 Low, 1 Moderate); 6 moderate-income units at California Street Apartments; 18 moderate-income units at Callenico Senior Apartments; 15 units at Detroit Apartments (2 low, 13 above moderate); 16 units at Ellis Street Townhomes (15 very low, 1 low); 45 units at Hidden Grove (4 moderate, 41 above moderate); 12 moderate-income units at Kestrel Place Apartments; 146 units at Oakmont Senior Living (29 very low, 117 above moderate); 148 units at Vintage Brook Senior Apartments (75 very low, 72 low, 1 moderate); 56 units at Willow Walk (4 low, 2 moderate, 50 above moderate); 39 units at Wisteria (4 units moderate and 35 above moderate); 224 units at Palmero Place (22 moderate, 202 above-moderate) for a total of 737 units (124 very low, 85 low, 70 moderate, 458 above moderate units).
Funding	The City used BEGIN funds in the amount of \$30,000 per unit for the four below market rate units in the Wisteria project (2-two bedroom units and 2-four bedroom units). In addition, the City offers a First-time Homebuyer Program for first time home buyers.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.5.1).

Program 1.4b: Site Inventory	
Develop and maintain an inventory of suitable sites, and provide information to interested parties. The site inventory should include a listing of potential infill sites and potential re-use sites. <i>Responsibility: Planning and Housing Divisions.</i> <i>Budget: General Fund and Redevelopment Agency Funding.</i> <i>Time Frame: Conduct an update of the list annually.</i>	
1999-2006 Accomplishments	The City maintains a land inventory of suitable housing sites available for adaptive reuse and development. Staff provides this information upon request by non-profit and for-profit housing developers.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.1.3).

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Program 1.4c: Rezoning for Multi-Family Residential Development	
<p>Identify potential sites for rezoning to multifamily residential through the Zoning Ordinance Revision process to increase the City’s inventory of higher density residential development sites. Consider vacant and underutilized sites not currently designated for residential use; lower density residential sites that could be increased in density; and potential mixed-use sites. Rezone adequate sites to accommodate development of new housing to meet the City’s ‘fair-share housing objectives,’ as established in Policy 1.1.</p> <p><i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Revise Zoning Ordinance by 2004.</i></p>	
1999-2006 Accomplishments	The recently adopted Concord 2030 Urban Area General Plan identified several new areas that allow multifamily residential development. The Zoning Ordinance Update will provide the appropriate zoning for these sites.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.1.2).

Program 1.4d: Minimum Density Standards	
<p>Establish minimum density standards for residential zoning districts, consistent with General Plan land use policies, to ensure that sites designated for higher density residential development are not lost to lower density and/or non-residential uses.</p> <p><i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Revise Zoning Ordinance by 2004.</i></p>	
1999-2006 Accomplishments	The recently adopted Concord 2030 Urban Area General Plan provides a minimum and maximum range of density for all residential zoning districts.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	The underlying idea of this program has been incorporated into the Zoning Ordinance Update work on multifamily residential development standards and mixed-use development standards, consistent with the Concord 2030 Urban Area General Plan. It is not needed as a separate program for the 2007-2014 planning period as the Zoning Ordinance Update is nearing completion. The policy of carrying forward explicit minimum densities in the 2030 Urban Area General Plan was considered by the City Council at General Plan adoption hearings but not incorporated into the final adopted General Plan. The General Plan does have policies on supporting higher density and mixed-use development, also it recognizes that standards are needed to address the transition between existing neighborhoods and new infill development, which could create a potential conflict with an absolute minimum density standard.

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Program 1.4e: Mixed-Use Development	
<p>Promote mixed-use development where housing is located in close proximity to urban services, shopping and/or public transportation by:</p> <ul style="list-style-type: none"> • Preparing development criteria to be used for mixed-use projects incorporating residential uses over ground-floor retail and identify candidate sites for such projects. • Providing incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and • Identifying candidate sites where higher density residential development might be feasible and appropriate. <p><i>Responsibility: Planning and Housing Divisions, Redevelopment Agency.</i> <i>Budget: General Fund and Low- and Moderate-Income Housing Fund.</i> <i>Time Frame: Revise Zoning Ordinance by 2004.</i></p>	
1999-2006 Accomplishments	The City promotes mixed-use residential/commercial development at appropriate locations in the Downtown area. The City recently approved Renaissance Square Condominium project consisting of 309 above moderate-income units with a commercial use component located on the ground floor.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	The Zoning Ordinance Update will increase the number of zones that allow mixed use developments. Program is being retained and has been modified (see proposed Housing Element Program H-1.2.2).

Program 1.4f: Mixed-Income Housing in the Downtown Redevelopment Area	
<p>Collaborate with developers in the Downtown area to facilitate the development of mixed-income housing to help meet the need for units affordable to lower income households, providing financial and regulatory incentives where possible to encourage mixed-income housing development.</p> <p><i>Responsibility: Planning and Housing Divisions, Redevelopment Agency.</i> <i>Budget: General Fund and Redevelopment Agency funding.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	<p>The City promotes mixed incomes housing developments citywide and in the Downtown Redevelopment Area.</p> <p>During the 1999 to 2006 planning period, the City facilitated a total of 33 moderate-income and 81 above-moderate income units in the Downtown Redevelopment Area, including 6 moderate-income units at California Street Apartments; 18 moderate-income units at Callenico Senior Apartments; 39 units at Wisteria Residential (4 moderate-income, 35 above moderate-income); 12 units at Villa De La Vista (1 moderate-income, 11 above moderate income); and 39 units at Mira Vista (4 moderate-income units, 35 above moderate-income units).</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.2.3).

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Program 1.4g: Multi-family Infill Housing Programs	
<p>Develop a comprehensive strategy to facilitate infill residential development that provides affordable (work force) housing and/or housing for special needs populations. The strategy shall:</p> <ul style="list-style-type: none"> • Conduct a public outreach program that includes developing an Infill Housing Primer to provide a broad overview on all types of infill housing development and illustrates various infill projects throughout the Bay Area. • Evaluate potential of existing vacant and underutilized for the development of multifamily housing. • Identify vacant and underutilized multifamily lots with the potential for parcel consolidation and make this information available to residential developers. • Consider offering a tiered density bonus program based on lot size to encourage consolidation of small lots for multifamily development. • Establish design guidelines to ensure infill development is compatible with surrounding uses and to reduce the potential opposition and encourage developers to work with the community to ensure compatibility. • Establish alternatives to density standards (e.g. floor area ratio standards, lot coverage standards and/or other design standards) to increase the amount of new housing. <p><i>Responsibility: Planning and Housing Divisions, Redevelopment Agency.</i> <i>Budget: General Fund and Low- and Moderate-Income Housing Fund.</i> <i>Time Frame: Revise Zoning Ordinance accordingly by 2004.</i></p>	
1999-2006 Accomplishments	<p>In 2003, the City conducted a public outreach program to provide a broad overview on all types of infill housing development and illustrated various infill projects throughout the Bay Area. The City encourages and promotes the city-wide development of workforce housing.</p> <p>During the 1999 to 2006 planning period, the City facilitated a total of 15 very low, 7 low, 25 moderate-income and 57 above-moderate income infill housing units including 6 moderate-income units at California Street Apartments; 15 units at Detroit Apartments (2 low- and 13 above-moderate-income); 10 units at Concordia (1 moderate-income and 9 above-moderate-income); 16 units at Ellis Street Townhomes (15 very-low and 1 low); 12 moderate income units at Kestrel Place Apartments, 6 units at Willow Walk (4 low-income and 2 moderate); and 39 units at Wisteria Residential (4 moderate-income, 35 above moderate-income).</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	<p>The Zoning Ordinance is being revised and will include new standards and guidelines for infill development.</p> <p>Program is being retained and has been modified (see proposed Housing Element Program H-1.5.3).</p>

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Program 1.4h: Streamlining of the Planned District Review Process	
Review and revise the development review process for Planned District proposals to remove redundancy and ensure an efficient review process. <i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Revise Zoning Ordinance by 2004.</i>	
1999-2006 Accomplishments	The City has revised the Planned District review process to streamline and to make the process more efficient.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Work on standards and procedures for a new “PD” Planned Development Use Permit in the Zoning Ordinance has been completed, so this program is no longer needed as a separate program.

Program 1.4i: Parking Standards	
Revise the Zoning Ordinance to clarify where and under what circumstances the City will consider and/or grant reduced parking requirements for multifamily housing developments. Issues to be considered in determining revisions include proximity to transit, housing unit size and type, affordability, and special needs groups (e.g., Senior Housing or Housing for People with Disabilities). <i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Revise Zoning Ordinance by 2004.</i>	
1999-2006 Accomplishments	The Parking Standards are being revised as part of the Zoning Ordinance Update. These revisions will consider proximity to transit, housing unit size and type, affordability, and special needs groups.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.5.6).

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Program 1.4j: Fast Track Processing	
Continue to streamline the processing of building permits for residential developments that include a portion of units as below-market rental rate (BMR) units. <i>Responsibility: Planning and Building Divisions.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i>	
1999-2006 Accomplishments	The City has taken significant steps to ensure that the development review process for all projects is streamlined, including processing 90 percent of the residential remodel and additions over the counter and reviewing new single-family residences within 18 working days.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.9.3).

Program 1.4k: Counseling and Referral Services	
Encourage the provision of public and private sector housing assistance including housing referral services and landlord-tenant counseling to 120 low-income households in addition to new construction conservation and rehabilitation objectives stated in Policy 1. <i>Responsibility: Housing Division.</i> <i>Budget: Community Development Block Grant funds and Redevelopment Agency Very Low, Low, and Moderate-Income Housing Fund.</i> <i>Time Frame: Monitor annually to assure compliance with stated targets.</i>	
1999-2006 Accomplishments	The City contracts with Housing Rights, Inc. to provide comprehensive housing counseling services, including fair housing counseling and tenant/landlord services, to low- and moderate-income Concord residents. The issues that are being handled include rent increase issues, evictions, harassment, condominium conversions, repairs, and sub-standard living conditions.
Funding	In 2006-07, the City provided \$50,000 in Redevelopment Housing Set-Aside funds to help establish the Mt. Diablo Housing Opportunity Center, a one-stop shop for housing resources. New services include homeownership education and pre-purchase counseling, financial education, foreclosure prevention, and reverse mortgage counseling.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained in a modified form (see proposed Housing Element Program H-4.1.2).

Policy 1.5: Manufactured Housing and Mobile Homes.

Continue to allow manufactured housing in all residential zones, consistent with State law requirements, and ensure the conservation and improvement of the City's existing mobile home parks as part of the City's affordable housing stock.

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Program 1.5a: Manufactured Housing in Residential Districts	
<p>Continue to allow manufactured housing units (also known as factory-built or modular homes) in all residential zones, as provided for in State law, if placed on a permanent foundation, connected to public utilities and provided with one covered parking space (required in all residential districts).</p> <p><i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City continues to allow manufactured housing in all residential districts consistent with State law. It should be noted that no new manufacturing housing has been built during the 1999 to 2006 planning period.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.6.1).

Program 1.5b: Mobile Home Park Conservation	
<p>Continue to enforce the City's Mobile Home Conversion Ordinance to discourage the conversion of existing mobile home parks to other uses.</p> <p><i>Responsibility: Housing and Planning Divisions.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	<p>The City continues to enforce the City's Mobile Home Conversion Ordinance. It recently approved amendments to the rent stabilization division of the Mobile Home Ordinance (Chapter 58) that incorporates the following three changes:</p> <ol style="list-style-type: none"> 1. Increases permissible automatic annual mobile home space rent adjustments, permitting a Mobile Home Park owner to pass on 80 percent of the increase in CPI. Previously, only 60% could be passed on. 2. Allows partial vacancy decontrol, in the form of permitting a Mobile Home Park owner to raise space rent by 10% when a Mobile Home is sold or transferred and a new resident takes over the mobile home space. 3. Eliminates the Mobile Home Rent Review Board. Henceforth, special rent increase petitions will be decided by a neutral, third party hearing officer mutually selected by the affected residents and the park owner. <p>The purpose of changes No. 1-2 were to increase the ability of Mobile Home Park owners to pass on Mobile Home Park related expenses to residents in the form of mobile home space rent, thereby increasing their net income, promoting reinvestment in capital improvements and park maintenance, and discouraging the flight of capital, in the form of conversion to other uses.</p> <p>Additionally, the amendments strengthen the Ordinance against a potential legal challenge premised on the alleged inability of Mobile Home Park owners to obtain a "fair return on investment," which is the legal standard by which rent stabilization ordinances are measured.</p>
Funding	General Fund.

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Program 1.5b: Mobile Home Park Conservation	
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.6.2).

Program 1.5c: Mobile Home Rehabilitation Loans	
Continue to provide low-interest loans to qualifying households to support the rehabilitation of mobile home units in the City. <i>Responsibility: Housing Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i>	
1999-2006 Accomplishments	The Mobile Home Repair Program provides loans, up to \$15,000, for owner occupants of mobile homes with families of up to 80 percent of the area median income. The types of repairs being funded are similar in nature to the Single Family Repair Program with a focus on correction of health and safety issues.
Funding	From 1999 to 2006, the City spent a total of \$391,249 of CDBG funds on providing Mobile Home Repair Loans to 30 households.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.6.3).

Policy 1.6 Condominiums

Encourage the development of new condominiums and cooperatives to provide homeownership opportunities for lower income families and individuals. However, ensure that the creation of condominium opportunities is not at the expense of the City’s rental housing stock by limiting the conversion of apartments and other rental units to condominium ownership.

Quantified Objectives for Condominiums, 1999 to 2006:
<ul style="list-style-type: none"> • <i>50 new condominium units.</i>
Assessment:
<ul style="list-style-type: none"> • During the 1999-2006 planning period, the City approved 533 new condominium units (224 units at Palmero Place, and 309 units at Renaissance Square). • During the 1999-2006 planning period, the City approved 135 townhome units (4 units at Wisteria, 76 units at Trailside, 39 units at Willow Walk, and 16 units at Ellis Street Townhomes), so overall this objective was met.

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<p>Program 1.6a: Facilitating Condominium Development</p> <p>Assure that condominiums and cooperatives continue to meet high standards of quality while providing for entry level rental and ownership housing by approving density bonuses in accordance with City codes and by encouraging the efficient use of sites through zero-lot line development, reciprocal easements, common driveways and other cost-saving design solutions to providing affordable housing.</p> <p><i>Responsibility: Planning, Housing, Community Services, and Building Divisions.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
<p>1999-2006 Accomplishments</p>	<p>The City promotes and encourages condominium/townhome development throughout the City. From the 1999 to 2006, two condominium projects with a total of 533 units were approved. They include 224 units at Palmero Place (22 moderate, 202 above moderate income) and 309 above moderate units at Renaissance Square.</p> <p>From 1999 to 2006, four townhome projects with a total of 135 units were approved. They include four attached townhomes at Wisteria; 76 units at Trailside (46 townhomes and 30 single-family duets); 39 units at Willow Walk; and 16 units at Ellis Street.</p>
<p>Funding</p>	<p>General Fund.</p>
<p>Continued Appropriateness in the 2007-2014 Housing Element</p>	<p>Program is being retained and has been modified (see proposed Housing Element Program H-1.7.1).</p>

<p>Program 1.6b: Condominium Conversions</p> <p>Continue to limit the conversion of rental housing stock into condominiums in order to protect the City's rental housing stock and rental tenants.</p> <p><i>Responsibility: Housing Division.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
<p>1999-2006 Accomplishments</p>	<p>The City adopted an ordinance to regulate conversions in order to lessen the impact on the rental market.</p>
<p>Funding</p>	<p>General Fund.</p>
<p>Continued Appropriateness in the 2007-2014 Housing Element</p>	<p>Program is being retained and has been modified (see proposed Housing Element Program H-1.7.2).</p>

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Program 1.6c: Construction Defect Litigation	
<p>Advocate for reasonable reform through the State legislature to address construction defect litigation issues and create an environment in which insurers and builders are willing to re-enter the condominium construction market.</p> <p><i>Responsibility: Housing Division, City Manager.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Meet with State Assembly member in 2003.</i></p>	
1999-2006 Accomplishments	The City has supported the State's effort to enact new legislature reform to address condominium defect litigation. It should be noted, that the City has approved several new condominium development projects.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	This program was included in the prior Housing Element in response to the 2000 decision by the California Supreme Court in <i>Aas v. Superior Court</i> , 24 Cal. 4th 627 which had a major impact on construction defect liability in California. The court announced a significant limitation on the scope of potential recovery by plaintiffs in construction defect actions, holding that there could be no tort recovery (negligence/strict liability) for construction defects that have not actually caused property damage, even when the defects violated provisions of the building codes intended to prevent harm to life, health and property. In the aftermath of the <i>Aas</i> decision, Senate Bill 800 was enacted. SB 800 applies to new construction intended to be sold as individual dwelling units, whether as single-family homes or attached units. New Civil Code §896 provides that a "builder" and other participants in the construction process shall be liable for violation of specified standards for new residential construction. As a consequence, the City has decided not to commit staff resources to this issue.

Policy 1.7 Above-Moderate-Income Housing

Continue to encourage a diversity of housing choices for all levels of income, including the types of housing desired by households whose incomes are above 120 percent of the area's median household income.

Quantified Objective for Above-Moderate-Income Housing, 1999 to 2006:
<ul style="list-style-type: none"> • 987 new housing units (ownership and rental; single-family and multifamily) affordable to above moderate income households.
Assessment:
<ul style="list-style-type: none"> • There were a total of 2,216 new above moderate income housing units that were built, under construction or approved between 1999 and 2006. This objective has been met.

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Program 1.7a: Lower Density Designations and Preservation of Large Lots	
<p>Promote a diversity of housing types by providing a wide range of zoning categories and densities, including adequate sites to facilitate the development of higher income housing on large lots.</p> <p><i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The recently adopted Concord 2030 Urban Area General Plan provides a wide range of residential land use categories that includes large estate size lots. The ongoing Zoning Ordinance Update will include a diversity of zoning categories and densities for all housing types.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	As part of the 2030 Urban Area General Plan implementation, this program has been folded into the work on the Zoning Ordinance update, which is nearing completion; as a consequence, it is not needed as a separate program for the 2007-2014 period.

Program 1.7b: Higher Cost Housing	
<p>Encourage amenities that exceed minimum standards in subdivisions where the applicant states that the homes to be constructed are for upper income households.</p> <p><i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City encourages residential developers to provide and incorporate amenities into the development that upgraded building materials and appliances and special design features.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Given limitations on City staff resources, this program is no longer judged an appropriate use of City staff resources. It should not be the City's role to encourage certain design decisions for housing intended for upper income residents; these decisions are best left to the private sector.

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Program 1.7c: Market Rate Housing Downtown	
Encourage the production of ownership and rental housing in the downtown that is attractive and affordable to moderate and above-moderate income households. <i>Responsibility: Planning Division and Redevelopment Agency</i> <i>Budget: General Fund and Redevelopment Agency Housing Fund</i> <i>Time Frame: Ongoing.</i>	
1999-2006 Accomplishments	The City has approved several new market rate projects that have been built in the Downtown area, including Concordia, Legacy Apartments, Renaissance Square, Sendara, and Wisteria.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-1.8.1).

Goal 2. Quality Neighborhoods

Preserve and enhance Concord's residential neighborhoods and improve the quality of life for all residents.

Policy 2.1: Rehabilitation and Conservation.

Continue to assist in meeting housing rehabilitation and conservation needs, giving particular attention to the needs of identified special needs groups (see Goal 3).

Quantified Objective for Rehabilitation and Conservation, 1999 to 2006:
<ul style="list-style-type: none"> • <i>1,200 housing units rehabilitated, with more than 1,000 units conserved as affordable housing for very-low, low, and moderate income households through long-term rent or price restrictions.</i>
Assessment:
<ul style="list-style-type: none"> • There were a total of 309 units that were rehabilitated or conserved as affordable housing for very-low, low and moderate income households during the time period. This objective was not met.

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Program 2.1a: Rehabilitation Loans	
<p>Provide assistance in the rehabilitation and conservation of deteriorated single-family homes, multifamily developments and mobile homes. Provide assistance in the form of low-interest, deferred-payment loans and, where appropriate, provide construction monitoring whereby City staff writes construction specs and acts in the capacity of the general contractor for the rehabilitation project.</p> <p><i>Responsibility: Housing Division.</i></p> <p><i>Budget: General Fund and Community Development Block Grant Funds.</i></p> <p><i>Time Frame: Ongoing through June 2006.</i></p>	
1999-2006 Accomplishments	<p>The City provided assistance by the use of rehabilitation loan programs for several types of housing: owner-occupied single-family units, owner-occupied mobile homes, and multifamily rental units.</p> <p>The City also provides assistance by offering exterior enhancement rebates, for items such as painting and landscaping, to low-income homeowners.</p> <p>Finally, grants are available to low-income elderly and disabled homeowners for emergency home repairs, accessibility improvements, and weatherization and home security improvements.</p>
Funding	<p>From 1999 to 2006, the City provided 113 single-family homes with rehabilitation loans, totaling \$4,954,333 using both CDBG and Redevelopment Housing Set-Aside funds.</p> <p>During the same time period, it provided \$7,692,698 to residents under its Multi-family Housing Rehabilitation Loan Program. These loans prevent deterioration of affordable housing stock and bring units up to building code. For example, in 2002-03, Concord provided loans to Palm Plaza Development, Inc. for 1120 Virginia Lane and 1760 Diane Court, an acquisition/rehab of 47 units multifamily rental housing, with 11 restricted units (4 @ very low-, 7 @ moderate-income) serving 11 households or approximately 28 people.</p> <p>Furthermore, hundreds of homeowners received \$606,346 in grant money utilizing Redevelopment Housing Set-Aside funds for exterior enhancement, and \$610,620 in HUD funds for emergency grant/rebate. During the 1999-2006 planning period, many also received grant and rebates under the Weatherization Program.</p> <p>In addition, the City has placed a priority on eliminating lead hazards in its single-family housing. During the time period, \$177,592 in Redevelopment Housing Set-Aside and CDBG funds was granted to test and remediate lead hazards in housing that was undergoing rehabilitation funded by the City. For example in 2004-05, the City provided a RDA loan to Lakeside Apartments (inc \$50,000 grant CDBG funding for community center and about \$125,000 for lead based paint abatement).</p>
Continued Appropriateness in the 2007-2014 Housing Element	<p>Program is being retained and has been modified (see proposed Housing Element Program H-2.1.1).</p>

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Program 2.1b: Price and Rent Restrictions through Acquisition and Rehabilitation	
<p>Through acquisition, financial assistance, and other incentives, strive to establish rent and price restriction agreements on rehabilitated units to ensure that they remain affordable to very-low-, low- and moderate-income households. Review program guidelines and strive to increase the time period for which rent and price restrictions apply, striving to establish restrictions in perpetuity where possible, but requiring a minimum restriction period of 30 years.</p> <p><i>Responsibility: Housing Division.</i></p> <p><i>Budget: General Fund and Community Development Block Grant Funds.</i></p> <p><i>Time Frame: Review and revise guidelines by 2003.</i></p>	
1999-2006 Accomplishments	<p>The City supports and encourages the rehabilitation of existing housing units. The City implements requirements to place long-term price restrictions on rehabilitated units, consistent with State law. During the planning period, a total of 309 units were rehabilitated, they include 51 units at Camara Circle Project (48 very low-income, 3 low-income); 14 very low-income units at Grant Street; 5 units at Jordan Court II (2 very low-income, 3 low-income); 120 units at Lakeside Apartments (36 very low-income, 84 low-income); 89 very low-income units at Maplewood & Golden Glen Apartments (77 very low-income, 12 low-income); 4 low-income units at Standard Housing; 10 low-income units at 1890 Farm Bureau Rd; 4 very low-income unit at 2021 Sierra Road Apt; and 12 units at Victoria Apartments (4 very low-income, 8 low-income).</p> <p>According to State law, the City may use rehabilitated units to satisfy up to 25 percent of its obligation to designate sites for very low and low-income households. ABAG has assigned the City a fair share obligation of 453 very low-income units and 273 low-income units. Following this law, the maximum credit that can be counted is 113.25 very low-income units and 68.25 low-income units (even though the City rehabilitated a total of 189 very low-income units and 120 low-income units.)</p>
Funding	From 1999 to 2006, the City used \$7,692,698 for its Multi-family Housing Rehabilitation Loan Program (<i>see Program 2.1a for more information</i>).
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (<i>see proposed Housing Element Program H-2.1.2</i>).

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Program 2.1c: Counting Rehabilitated Units towards Meeting Fair-Share Housing Goals	
<p>Review the City's acquisition and rehabilitation program guidelines and procedures in light of the requirements set forth in California Assembly Bill 438 (AB 438). Identify and implement program changes to help ensure that when and where possible, deteriorated units that are being acquired and rehabilitated with long-term rent or price restrictions put in place through that process can then be counted as helping to meet the City's 'fair-share' housing need (as identified in Policy 1.1).</p> <p><i>Responsibility: Housing Division, Community Services Division.</i> <i>Budget: General Fund and Community Development Block Grant Funds.</i> <i>Time Frame: Review and revise guidelines by 2004.</i></p>	
1999-2006 Accomplishments	The City's acquisition and rehabilitation program guidelines and procedures are in-line with State law and count 25 percent of the rehabilitated units towards satisfying the adequate site requirements (see Program 2.1b). As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and very low-income households at affordable housing costs or affordable rents.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.1.8).

Program 2.1d: Legislation Regarding the Counting of Rehabilitated Units towards Meeting Fair-Share Housing Goals	
<p>Lobby State legislators to review and revise the State's requirements (AB 438) for qualifying rehabilitated, rent-restricted units for credit towards meeting regional fair-share housing requirements. To date, no jurisdictions in California have met the AB438 requirements.</p> <p><i>Responsibility: Housing Division, City Manager.</i> <i>Budget: General Fund.</i> <i>Time Frame: Meet with State Assembly member in 2003.</i></p>	
1999-2006 Accomplishments	While the City supports new legislation regarding the counting of rehabilitated units, it has not actively pursued lobbying State legislators to change the requirements.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.1.8).

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Program 2.1e: Inspection and Code Enforcement	
<p>Continue to monitor housing conditions through ongoing housing inspections and code enforcement activities, including strict application of existing codes and standards and the development of new codes, plans, and programs, to ensure that the existing housing stock is not diminished in quantitative or qualitative terms.</p> <p><i>Responsibility:</i> Neighborhood Services, Building and Housing Divisions. <i>Budget:</i> General Fund and Community Development Block Grant Funds. <i>Time Frame:</i> Ongoing.</p>	
1999-2006 Accomplishments	The Neighborhood Services Division has continued proactively and reactively to address housing, blight and health and safety codes throughout the City. From 1999 to 2006, the City identified and abated 27,940 separate cases.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.1.4).

Program 2.1f: Multi-Family Rental Housing Inspection Program	
<p>Continue the City's Multi-Family Rental Housing Inspection Program and consider expanding it to include developments with less than four units as well as rented condominiums.</p> <p><i>Responsibility:</i> Neighborhood Services Division, Building Division. <i>Budget:</i> General Fund and Community Development Block Grant Funds. <i>Time Frame:</i> Ongoing, consideration of program expansion by 2004.</p>	
1999-2006 Accomplishments	The City currently has a mandatory Multi-Family Housing Inspection Program (MFHIP) that provides regular, periodic inspections of apartment buildings with four or more units. The inspections are conducted on a tri-annual basis and inspections are designed to identify and abate existing and potential health and safety code violations, as well as the overall maintenance of the property. In 2005 Neighborhood Services commenced tracking the number of violations that have been identified and corrected during the course of these inspections. The City then identified and corrected 5,707 violations through the end of 2006.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.1.5).

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Program 2.1g: Maintenance Standards, Tenant Screening and Management Training	
<p>Continue to incorporate maintenance standards, tenant screening and management training requirements in regulatory agreements for developments that receive City assistance, and work to ensure the enforcement of such standards and agreements.</p> <p><i>Responsibility: Housing Division.</i> <i>Budget: General Fund and Community Development Block Grant Funds.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	<p>The City in 2004, introduced a new self-certification option to the Multi-Family Housing Inspection Program (MFHIP). The purpose of this new program was to provide an incentive and reward properties owners who take it upon themselves to do a self-inspection of their property prior to the City performing a 20% random unit inspection.</p> <p>As a result of this program, many property owners made efforts to monitor and maintain their buildings. The program requires property owners to inspect their buildings on an annual basis and to certify by filing out an affidavit that the property meets or exceeds the standards identified on the City's self-certification inspection list. During the first cycle of the program from 2004 to 2006, 261 apartment complexes (55 percent of total) obtained self-certification status.</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.1.7).

Program 2.1h: Conservation of 'At-Risk' Housing	
<p>Ensure the conservation of existing subsidized housing that is at risk of converting to market rates, including in the near-term the federally-assisted Clayton Villa senior housing (which has an expiration date of December 2004) as well as the locally- and State-assisted developments listed in the Housing Element. Work with the owners of these developments and interested nonprofit groups to ensure that these units are conserved as part of the City's affordable housing stock, using City funds and other incentives where possible to facilitate conservation and establish long-term rental restrictions. Give highest priority for conservation to units in multifamily developments and to units serving low- and very-low-income households.</p> <p><i>Responsibility: Housing Division.</i> <i>Budget: General Fund, Redevelopment Agency Funds and Federal subsidies.</i> <i>Time Frame: Conservation of Coral Court Apartments and Valley Terrace/Garaventa Oaks in 2002; conservation of Lime Ridge Apartments by 2003; conservation of Clayton Villa by 2004; and conservation of Las Trampas units by 2007.</i></p>	
1999-2006 Accomplishments	<p>The City has actively supported housing rehabilitation and conservation as a major focus of its housing programs. These programs have been very successfully. In addition the City's rehabilitation assistance programs have created a large number of units with affordability restrictions.</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.1.3).

Policy 2.2: Neighborhood Quality

Preserve and enhance the quality of Concord’s residential and mixed-use neighborhoods to ensure a comfortable, safe, healthy, and attractive living environment for all residents.

Program 2.2a: Neighborhood Services Strategic Plan	
<p>Continue to implement the City’s Neighborhood Services Strategic Plan. <i>Responsibility: Neighborhood Services Division, City Manager, Planning Commission and City Council.</i> <i>Budget: General Fund and Capital Improvement Program.</i> <i>Time Frame: As outlined in the Neighborhood Services Strategic Plan.</i></p>	
1999-2006 Accomplishments	The City's Neighborhood Strategic Plan continues to be implemented by the Neighborhood Services Division.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.2.1).

Program 2.2b: Development Standards and Development Review	
<p>Regularly review and update the City’s development standards and apply them through the development review process to ensure that new developments contribute to creating a functional, pleasing, and high quality living environment for all Concord residents. Standards should help ensure that the materials and construction methods in all residential developments reflect very high standards. <i>Responsibility: Planning and Building Divisions.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City currently utilizes the Planned District (PD) zoning district to facilitate small lot infill projects. The PD allows modifications to development standards that create a functional, pleasing and high quality living environment. The Zoning Ordinance Update will review and update all the City’s development standards.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.2.2).

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Program 2.2c: Energy Efficiency and Conservation	
<p>Encourage energy efficiency and conservation (and support long-term housing affordability) by continuing to require compliance with Title 24 energy conservation requirements in all new residential development and by encouraging both passive and active solar power in new housing as well as other alternative energy sources and housing designs that encourage conservation.</p> <p><i>Responsibility: Planning and Building Divisions.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City requires that all new residential development projects comply with Title 24 energy conservation requirements. The City encourages both passive and active solar power in new residential developments. The Centrepont Residential Development project currently under construction incorporated roof-mounted solar power cells as a standard building feature for all of the 99 single family detached units.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Policy H-5.1.2).

Program 2.2d: Design Principles	
<p>While striving to achieve higher densities to support affordability goals, ensure that the design and quality of new housing developments ‘fit in’ with their neighborhood context and contribute to an overall enhancement and upgrading of their neighborhood environment. The City shall strive to achieve ‘beautiful density’ and protect and enhance existing community character (architecture, site planning, amenities) through the application of the following design principles:</p> <ol style="list-style-type: none"> 1. Reduce the Perception of Building Bulk. In multi-unit buildings, require designs that break up the perceived bulk and minimize the apparent height and size of new buildings. Ensure a human scale in new development. 2. Recognize Existing Street Patterns. Design new housing so that it relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings. 3. Enhance the “Sense of Place” by Incorporating Focal Areas. Design new housing around natural and/or designed focal points, emphasized through direct pedestrian, transit or automobile connections. 4. Minimize the Visual Impact of Parking and Garages. Encourage driveways and garages to be located to the side of buildings and recessed, or along rear alleyways. Discourage home designs in which garages dominate the public façade of the home. 5. Pay Attention to Windows and Doors. Windows and doors are an important element of building design and an indicator of overall building quality. 6. Provide Variety in Single-Family Home Design. In new single-family subdivisions, new homes should provide a variety of street façades. 7. Use Quality Building Materials. Building materials should be high quality, long lasting, and durable. <p><i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i></p>	

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Program 2.2d: Design Principles	
<i>Time Frame: Ongoing.</i>	
1999-2006 Accomplishments	The recently adopted Concord 2030 Urban Area General Plan incorporates several Goals, Principles and Policies to ensure that new residential development ‘fits in’ with their neighborhood. The specific design standards will be included in the Zoning Ordinance Update.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Policy H-2.2.3).

Program 2.2e: Design Guidelines	
Review, update, and regularly apply the City’s Community Design Guidelines in the review of development proposals (multifamily, single-family and mixed-use) to ensure that new housing achieves the Design Principles set forth in 2.2d above. <i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Review and update Community Design Guidelines by June 2004.</i>	
1999-2006 Accomplishments	The City continues to apply the Community Design Guidelines to the review of multifamily, single family and mixed use projects.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Policy H-2.2.3).

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Program 2.2f: Design Review	
<p>Conduct design review for all residential developments with the Design Review Board, applying the City's Design Guidelines including design principles outlined in Program 2.2d above.</p> <p><i>Responsibility: Planning Division.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Amend the City's Design Review Board and Procedures Ordinance by 2003.</i></p>	
1999-2006 Accomplishments	The City conducts design review for all residential development consisting of five or more units with the Design Review Board.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Policy H-2.2.4).

Program 2.2g: Jobs/Housing Balance	
<p>Promote a higher quality of life for all Concord residents by striving to achieve a balance between jobs and housing, including a balance between the types and pay structures of local jobs and the types and costs of local housing choices. Achieving a jobs/housing balance will help reduce traffic and its associated environmental impacts while strengthening the community by allowing people to spend less time commuting and more time participating in community activities.</p> <p><i>Responsibility: Planning and Economic Development Divisions.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The recently adopted Concord 2030 Urban Area General Plan promotes a jobs/employment balance. The current jobs/employment ratio in Concord is 0.92:1, which means that the number of jobs in the City is lower than the number of employed residents by about 8 percent.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.2.5).

Goal 3 Meeting Special Needs

Encourage the expansion of housing opportunities for special needs groups, including seniors, female-headed households, people with disabilities, first-time homebuyers, large families, people with disabilities, first-time homebuyers, large families and homeless individuals and families.

Policy 3.1: Senior Housing.

Actively seek and encourage the development of affordable housing for very-low-, low- and moderate-income seniors.

<p>Quantified Objective for Senior Housing, 1999 to 2006:</p> <ul style="list-style-type: none"> • 400 new senior housing units affordable to very-low, low, and moderate income seniors. 	
<p>Assessment:</p> <ul style="list-style-type: none"> • There were a total of 195 new units that were affordable to very-low, low, and moderate income seniors. Additionally, there were 117 new units that were affordable to above moderate income seniors. This objective was not met. 	

<p>Program 3.1a: Assistance for Senior Housing</p>	
<p>Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and fast-track 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.</p> <p><i>Responsibility: Housing Division.</i> <i>Budget: General Fund, Redevelopment Agency, Community Development Block Grant funds.</i> <i>Time Frame: Ongoing.</i></p>	
<p>1999-2006 Accomplishments</p>	<p>In 2007, the City updated the Density Bonus Ordinance to allow density increases up to a maximum of 35% (previously 25%), while at the same time allowing a decreased number of units that must be restricted as affordable (these numbers vary according to the levels of affordability). The City granted a density bonus for Oakmont Senior Living project (29 very low income, and 117 above moderate income units) for a total of 146 units.</p>
<p>Funding</p>	<p>General Fund.</p>
<p>Continued Appropriateness in the 2007-2014 Housing Element</p>	<p>Program is being retained and has been modified (see proposed Housing Element Program H-3.1.1).</p>

<p>Program 3.1b: Senior Housing Development and Design</p>	
<p>Encourage senior housing developments to be located in areas that are convenient to shopping and other services, including public transit services, and/or to provide transit services (e.g., van shuttles) for their residents. Also, encourage senior developments to incorporate ‘universal design’ and accessibility features in all new and rehabilitated units, with such features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.</p> <p><i>Responsibility: Planning Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
<p>1999-2006 Accomplishments</p>	<p>The City supports the development of senior housing development that is conveniently located adjacent to shopping and other services. The City has approved three senior housing developments that are located on transit routes, near shopping areas located in the downtown area. Senior housing developments from 1999 to 2006 include the following: Callenico Senior Apartments (18 units), Oakmont Senior Living (146 units), and Vintage Brook Senior Apartments (148 units).</p>

Program 3.1b: Senior Housing Development and Design	
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.1.2 and Program H-3.1.3).

Policy 3.2: Housing for People with Disabilities.

Actively seek to expand housing opportunities for people with disabilities in new and existing single-family and multifamily developments.

Quantified Objective for Housing for People with Disabilities, 1999 to 2006:
<ul style="list-style-type: none"> 100 new or rehabilitated units accessible to people with disabilities.
Assessment:
<ul style="list-style-type: none"> There were a total of 12 new units for people with disabilities. This objective was not met.

Program 3.2a: Assistance for Accessible Housing	
<p>Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and continue to fast-track processing for housing developments that make at least 15 percent or more of the total units accessible to people with disabilities through appropriate design and amenities.</p> <p><i>Responsibility: Building, Planning, and Housing Divisions.</i></p> <p><i>Budget: General Fund, Community Development Block Grant funds.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	<p>The City has approved 12 units of accessible housing at Caldera Place (5 very low, 6 low, 1 moderate income).</p> <p>In 2007, the City updated the Density Bonus ordinance to allow for a density bonus up to 35 percent and additional incentives to a developer agreeing to construct a specified percentage of housing for lower and very low income households or seniors. The Ordinance implements the policies of the General Plan Housing Element to encourage and expand provisions of housing for lower and very low income households, elderly residents and others with special housing needs.</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Policy H-3.2.1).

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Program 3.2b: Accessibility Requirements	
<p>In accordance with State Law, require the inclusion of accessible units in multifamily housing developments with accessibility features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.</p> <p><i>Responsibility: Planning and Building Divisions.</i></p> <p><i>Budget: General Fund and Appropriate Grant funds.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City requires that multifamily units are built in compliance with State and Federal law.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.2.2).

Program 3.2c: Information on Accessible Design and Resources for Independent Living	
<p>Make information and related resources available to the public, including people with disabilities, to raise awareness regarding accessibility issues (including the requirements of the Americans with Disabilities Act), encourage ‘universal design’ and accessibility in all new and rehabilitated developments, and provide referrals to independent living centers and other resources. Provide public information on accessibility issues and resources at the City’s Permit Center and on the City’s website. Provide referrals to independent living centers and other resources as appropriate.</p> <p><i>Responsibility: Building, Housing, and Planning Divisions.</i></p> <p><i>Budget: General Fund and Appropriate Grant funds</i></p> <p><i>Time Frame: Develop or collect and make available information resources by 2004.</i></p>	
1999-2006 Accomplishments	The City requires that residential project developers provide this information in accordance with State law.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.2.5).

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Program 3.2d: Accessibility Requirements	
<p>In accordance with State law, meet or exceed the requirements to provide the inclusion of accessible units in larger housing developments as a condition of approval.</p> <p><i>Responsibility: Planning and Building Divisions.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	City requires new large housing developments to provide accessible units in accordance with State law.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.2.3).

Program 3.2e: Constraints on Housing for Persons with Disabilities	
<p>Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p> <p><i>Responsibility: Housing and Building Divisions.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: The City will conduct an evaluation by September 2003 and if any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.</i></p>	
1999-2006 Accomplishments	The City does not have any land use controls, permit and processing procedures that would constrain the development, maintenance or improvement of housing intended for persons with disabilities.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.2.4).

Policy 3.3: Housing for Female-Headed Households.

Actively seek and encourage the development of affordable housing for female-headed households, especially those who are very-low-, low- or moderate-income.

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Quantified Objective for Housing for Female-Headed Households, 1999 to 2006:	
<ul style="list-style-type: none"> • <i>Continue Section 8 Rental Assistance for 750+ female-headed households in Concord.</i> 	
Assessment:	
<ul style="list-style-type: none"> • The Section 8 rental assistance program is administered by the Contra Costa County Housing Authority. The City was unable to obtain from the Contra Costa County Housing Authority the actual number of Section 8 Rental Assistance granted to Concord residents. However, approximately 1,300 cases are currently active in the zip codes that are almost entirely within Concord. 	

Program 3.3a: Concord Childcare Program	
Continue to support the City of Concord Child Care Program. <i>Responsibility: Department of Parks and Recreation.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i>	
1999-2006 Accomplishments	The City continues to impose a fee on new construction and tenant improvements to help fund the development of childcare in the City.
Funding	The City collected and invested \$443,125 to help support the creation of family home child care providers.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.3.1).

Program 3.3b: Section 8 Assistance	
Continue to support Section 8 rental assistance for Concord’s female-headed households, administered by the Contra Costa County Housing Authority. <i>Responsibility: Housing Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: The Housing Division will monitor the Section 8 program and report pending changes and developments in the program to the City Council.</i>	
1999-2006 Accomplishments	The Section 8 rental assistance program is administered by the Contra Costa County Housing Authority. The City was unable to obtain from the Contra Costa County Housing Authority the actual number of Section 8 Rental Assistance granted to Concord residents. However, approximately 1,300 cases are currently active in the zip codes that are almost entirely within Concord.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.3.2).

Policy 3.4: Housing for People with Disabilities.

Actively seek to expand housing opportunities for people with disabilities in new and existing single-family and multifamily developments.

<p>Quantified Objective for Housing for First-Time Homebuyers, 1999 to 2006:</p> <ul style="list-style-type: none"> • <i>Assistance to 75+ first-time homebuyers.</i> 	
<p>Assessment:</p> <ul style="list-style-type: none"> • From 2002 to 2006, the City provided assistance to 41 first-time homebuyer households. This objective was not met. 	

<p>Program 3.4a: First-Time Homebuyer Program</p>	
<p>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.</p> <p><i>Responsibility: Housing Division, Redevelopment Agency.</i></p> <p><i>Budget: Redevelopment Housing Set-Aside.</i></p> <p><i>Time Frame: Provide annual report on program's progress and achievements.</i></p>	
<p>1999-2006 Accomplishments</p>	<p>The First Time Homebuyer Program (FTBP) is a second mortgage loan program to assist qualified low- and moderate-income individuals with the purchase of their first home. From 2002 to 2006, the City of Concord assisted 41 households in becoming first time homebuyers. Assistance was provided through silent second loans and mortgage credit certificates, when available, to low- and moderate-income buyers.</p>
<p>Funding</p>	<p>The City provided funding for the FTBP that included \$721,836 in Redevelopment Housing Set-Aside funds and \$300,000 in BEGIN funds, for a total of \$1,021,836.</p>
<p>Continued Appropriateness in the 2007-2014 Housing Element</p>	<p>Program is being retained and has been modified (see proposed Housing Element Program H-1.3.1).</p>

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Program 3.4b: Mortgage Credit Certificate Program	
<p>Continue to support and participate in the Mortgage Credit Certificate (MCC) Program administered by the Contra Costa County Community Development Department. MCC recipients may take 20 percent of their annual mortgage interest payments as a dollar-for-dollar tax credit against their federal income taxes.</p> <p><i>Responsibility: Housing Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City receives approximately five Mortgage Credit Certificates per year from the Contra Costa County Community Development Department.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.4.2).

Program 3.4c: Lease-Purchase Homeownership Program	
<p>Utilize the East Bay-Delta Lease-Purchase Homeownership Program to provide lease-purchase homeownership opportunities for qualified Concord residents. East Bay-Delta purchases homes on behalf of lease-purchasers and manages the lease agreements during the 38-month lease purchase period. Eligible households receive down payment assistance and assume the loan at the end of the lease-purchase term.</p> <p><i>Responsibility: Housing Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The East Bay-Delta Lease-Purchase Homeownership Program was discontinued and therefore was not utilized during the 1999 to 2006 planning period.
Funding	Not Applicable.
Continued Appropriateness in the 2007-2014 Housing Element	The East Bay-Delta Lease-Program has been discontinued and therefore the Program is being removed.

Program 3.4d: Sweat Equity Homeownership Opportunities	
<p>Work with local nonprofit housing developers to facilitate sweat-equity homeownership opportunities for Concord residents.</p> <p><i>Responsibility: Housing Division.</i></p> <p><i>Budget: General Fund and State Grants.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City provided First Time Home Buyer (FTHB) loan assistance to Habitat for Humanity for the development of Ellis Street Townhomes that created 15 very low income and 1 low income units. The City will continue to work with non-profit developers to identify potential sites for future development.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.4.3).

Policy 3.5: Housing for Large Families.

Actively seek and encourage the development of affordable housing for large families that are very-low-, low- or moderate-income, and continue to take actions to prevent discrimination against children in housing.

Quantified Objective for Housing for Large Families, 1999 to 2006:
<ul style="list-style-type: none"> • 100 new or rehabilitated housing units in Concord with four or more bedrooms.
Assessment:
<ul style="list-style-type: none"> • The City rehabilitated 13 units in Lakeside Apartments and 2 units in Jordan Court II with three or more bedrooms. • No units with four or more bedrooms were rehabilitated. This objective was not met

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Program 3.5a: Construction of Large Units	
<p>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.</p> <p>Regulatory incentives may include increases in the allowed FAR, lot coverage, or building height; reduced setbacks, or reduced parking requirements based on location near transit and/or affordability considerations. Financial incentives will be provided through the Redevelopment Agency's Low- and Moderate-Income Housing Fund, as administered by the Housing Division to assist the development of affordable housing, including the development of three- and four-bedroom units in affordable multifamily developments.</p> <p><i>Responsibility: Housing, Planning, and Redevelopment Agency Divisions.</i></p> <p><i>Budget: General Fund, Low- and Moderate-Income Housing Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	There was no construction of new four-plus bedroom units during the 1999 to 2006 planning period.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.5.1).

Program 3.5b: Rehabilitation of Large Units	
<p>When identifying potential properties for the City's Acquisition and Rehabilitation Program, and in reviewing applications for the City's Rehabilitation Loan Program, give priority to developments with large units that are deteriorated or at risk of being lost from the City's housing stock. Recent rehabilitation projects that have included large units include Camara Circle (RCD), Maplewood Apartments, Golden Glen Apartments, Vintage Greens, and Victoria Place.</p> <p><i>Responsibility: Housing Division.</i></p> <p><i>Budget: Low- and Moderate-Income Housing Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City provided RDA loan assistance for acquisition/rehabilitation of the Lakeside Apartment project consisting of 120 units that are restricted to low and very-low incomes. Of those units, 13 units are 3 bedroom units. Additionally, the City assisted the rehabilitation of 5 units in Jordan Court II that is restricted to low and very-low incomes. Of those units, 2 units are 3 bedroom units.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.5.2).

Policy 3.6: Homeless Individuals and Families

Actively seek and encourage emergency, transitional, and long-term affordable housing to reduce the problem of homelessness in the City of Concord.

Program 3.6a: Contra Costa Consortium and Consolidated Plan	
<p>Continue to actively participate in the Contra Costa Consortium to identify and respond to the needs of homeless individuals and families in Concord and surrounding communities, giving high priority to the implementation of the strategies and actions identified in the Consortium’s Consolidated Plan.</p> <p><i>Responsibility: Housing Division.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	<p>The City actively participates in the Contra Costa Consortium’s joint processes, including quarterly meetings with all jurisdictions, joint bi-annual grant process, joint monitoring, etc. and completed annual Consortium and Consolidated Plan (CAPER) reports. A new Consolidated Plan for the Consortium was developed in 2004 for the 2005-09 time period and is currently being acted upon. The City’s Community Services Manager serves on the Homeless Continuum of Care Advisory Board, Executive Committee, and as Chair of the HMIS committee, attending monthly and bi-monthly meetings.</p> <p>The 10 year plan to end homeless in Contra Costa County was developed during this time period and is in implementation. Councilmember Shinn and Concord’s Housing and Community Services Managers also attended the Homeless Inter-jurisdictional Interdepartmental Work Group every quarter.</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.6.1).

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Program 3.6b: Homeless Shelter Facility Siting and Permit Processing	
<p>Accommodate the potential development of new homeless shelter facilities, in accordance with State law requirements, by identifying appropriate zoning districts in which homeless shelters and transitional housing facilities shall be identified as a conditional use taking into consideration access to transportation and services in the evaluation of appropriate districts. Also, ensure that applications for homeless shelters and transitional housing facilities receive priority review and streamlined processing. Consistent with State law, continue to allow State-licensed residential care facilities serving six or fewer clients located in residential areas without requiring any special use permits.</p> <p><i>Responsibility: Housing and Planning Divisions.</i> <i>Budget: General Fund.</i> <i>Time Frame: Revise Zoning Ordinance by 2004.</i></p>	
1999-2006 Accomplishments	<p>In 2006, the City expedited a Contra Costa County application to expand an existing homeless shelter facility. The City approved a 24 bed respite facility to be located at the North Concord Homeless Shelter. The County's request was expedited and approved so quickly that they were successful in competing for grant funding for the project. Project also includes moving the Homeless Drop-in Center to the North Concord location, and is expected to be in completed by the end of 2008.</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.6.2).

Program 3.6c: Financial Assistance for Supportive and Transitional Housing and Emergency Shelter Facilities and Programs	
<p>Continue to provide financial support, where feasible and appropriate, to private non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for people who are homeless or at risk of homelessness. State or County housing oversight and accountability is a prerequisite to City, or City pass-through, funding.</p> <p><i>Responsibility: Housing Division.</i> <i>Budget: General Fund and appropriate pass-through funds.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	<p>The City provided Redevelopment Housing Set-Aside funds to assist Lutheran Social Services for the Mi Casa projected located on Oak Grove Road. The new 6-bed facility provides transitional housing for youth ages 18-24 that are aging out of foster care system and might otherwise become homeless. In 2002-03, the City provided \$75,000 in CDBG funds to Mercy Housing & Contra Costa Interfaith Transitional Housing for the Garden Park Apartments located in Pleasant Hill. The project is a 28-unit apartment building that provides permanent supportive housing units to homeless families.</p>
Funding	<p>In 2002-03, the City provided Redevelopment Housing Set-Aside funds in the amount of \$50,000 to rehabilitate the Respite Inn care facility. The Respite Inn care facility provides temporary (one week) housing for developmentally disabled individuals serving 34 Concord clients.</p>

Program 3.6c: Financial Assistance for Supportive and Transitional Housing and Emergency Shelter Facilities and Programs	
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-3.6.3 and Program H-3.6.4)

Goal 4. Equal Housing Opportunities

Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

Policy 4.1: Ensuring Equal Housing Opportunities for All.

Reaffirm the City’s commitment to work towards the elimination of discrimination in housing with regard to race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

Program 4.1a: ‘Fair Housing’ Services	
<p>Maintain current funding levels for anti-discrimination services, including the City’s Fair Housing services and Discrimination Hotline. Expand these services when and where feasible. Make information regarding the City’s Fair Housing Services available in both English and Spanish, and advertise the availability of these services through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City’s network of Neighborhood Partnership organizations.</p> <p><i>Responsibility: Housing Division and Human Relations Commission.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	The City has an annual contract with Housing Rights to provide Fair Housing Services counseling. Housing Rights conducted extensive outreach throughout the community, providing materials printed by the City in English, Spanish, and Chinese. The Agency assisted 192 households with complaints about disability, race, family status, sexual orientation, sexual harassment and national origin.
Funding	The City between FY 2002-03 to 2006-07 funded Housing Rights to provide bilingual (English/ Spanish) fair housing services including investigation and legal services, in the amount of \$427,556.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-4.1.1).

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Program 4.1b: Tenant-Landlord Counseling	
<p>Continue to provide tenant-landlord counseling services to help resolve problems and conflicts that occur in tenant/landlord relationships. Make information regarding Tenant-Landlord Counseling available in both English and Spanish, and advertise the availability of the service through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.</p> <p><i>Responsibility: Housing Division and Human Relations Commission.</i> <i>Budget: General Fund and Community Development Block Grant funds.</i> <i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	<p>The City has an annual contract with Housing Rights to provide Fair Housing Services counseling. These services are provided in English and Spanish languages. The City between FY 2002-03 to 2006-07 funded Housing Rights and Casa Hispana to provide bi-lingual (English/ Spanish) tenant-landlord services. Combined, these agencies served over 2,374 households by answering questions on Section 8, security deposits, substandard housing, rent increases and evictions, condo conversions. In addition, landlords called with a variety of questions.</p>
Funding	See Program 4.1a.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-4.1.2).

Program 4.1c: Rent Monitoring Program	
<p>Monitor rental rates in Concord on an annual basis to provide up to date, reliable information on average and median rents in the City by unit size and type. Use the collected data to inform decision making on city housing policies and programs and help reduce the potential impact of rapidly escalating rents and/or disparities in the local housing market (e.g., the monitoring program may call attention to a shortage of a particular housing type).</p> <p><i>Responsibility: Housing Division.</i> <i>Budget: General Fund.</i> <i>Time Frame: Annual report to City Council and Planning Commission beginning 2003.</i></p>	
1999-2006 Accomplishments	<p>In 2002-03, the Housing Division conducted a Rental Property survey to compare rents and bedroom/size units. The results from 2002-03 Rental Property survey indicated that there was not a rapid escalation or continued elevation of local rents.</p>
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-4.1.3).

Chapter 6: Evaluation of the Previous Housing Element

Program 4.1d: Rent Mediation Program	
<p>Study the feasibility of establishing a Rent Mediation Program to discourage unreasonable rent increases if the information from the Rent Monitoring Program indicates a rapid escalation or continued elevation of local rents. An example of a similar ordinance is in the City of Fremont and may provide a model for consideration.</p> <p><i>Responsibility: Housing Division.</i></p> <p><i>Budget: General Fund and Community Development Block Grant funds.</i></p> <p><i>Time Frame: Establishment of the program will be based upon the information collected through the Rent Monitoring Program (Program 4.1c).</i></p>	
1999-2006 Accomplishments	In 2002-03, the City conducted a Rental Property to compare rents and bedroom/size units. The results from 2002-03 Rental Property survey indicated that there was not a rapid escalation or continued elevation of local rents. Therefore, the City did not pursue establishing a Rent Mediation Program.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	The City has determined that use of scarce City resources for a formal Rent Mediation Program should not be a high priority for the 2007-2014 planning period. Providing information on tenants' rights and legal assistance for resolving disputes between landlords and tenants was rated as a relatively low priority (10 out of 13 programs) in the 2008 Residents Survey conducted for the Housing Element Update.

Goal 5. Historic Preservation

Ensure the preservation of older and historical areas, homes, and buildings.

Policy 5.1: Preserving Concord's Historic Resources.

Preserve Concord's historic homes, areas, and buildings.

Program 5.1a: Resources for Historic Preservation	
<p>Pursue public and private resources to be used in establishing, expanding, and continuing a Historic Preservation Program in Concord.</p> <p><i>Responsibility: Department of Parks and Recreation. Planning Division.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Ongoing.</i></p>	
1999-2006 Accomplishments	<p>The City's inventory and study of historic properties is available on the City's website. The City has not pursued public and private resources to establish, expand and continue a Historic Preservation Program. It should be noted the City does fund housing rehabilitation loans and actively supports housing conservation.</p> <p>In 2001, the City actively pursued an application to the State Department of Parks and Recreation for Urban Recreational and Cultural Centers, Museums and Facilities grant funding for the Galindo House & Gardens. The City did not receive the grant. However, the City allocated money and resources for a exterior refurbishing of the Galindo House, and restoration of the Galindo gardens. The Galindo Gardens were opened to the public in 2007.</p>

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Program 5.1a: Resources for Historic Preservation	
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	Program is being retained and has been modified (see proposed Housing Element Program H-2.3.1).

Program 5.1b: Age of Structure Data on Demolition Permit Applications	
<p>Add 'Age of Structure' as required information on demolition permits. Permits where the age of structure is 50 years or greater should be reviewed against the City's historic resources inventory to ensure compliance with any historic resource restrictions that may apply.</p> <p><i>Responsibility: Planning and Building Divisions.</i></p> <p><i>Budget: General Fund.</i></p> <p><i>Time Frame: Revise Demolition Permit Application by 2003.</i></p>	
1999-2006 Accomplishments	The City determines the age of the structure compliance with the City's historic resources requirements before a demolition permit is approved.
Funding	General Fund.
Continued Appropriateness in the 2007-2014 Housing Element	The City already requires 'Age of Structure' information for a demolition permit application, so the Program is no longer needed.

7 Housing Goals, Policies, Programs and Quantified Objectives

The goals, policies, and programs delineated in this Housing Element serve to support the State of California’s overarching goal of providing, “decent housing and a suitable living environment for every Californian” (Government Code Section 65580). This Housing Element proposes to add 16 programs that were not included in the previous Housing Element to better facilitate the creation and retention of housing for lower income households and households with special needs, as well as promote energy conservation in the City. Some programs will be deleted because they are no longer needed or may not be the best use of City resources. The total number of programs is 72, two more than the previous Housing Element.

The housing goals, policies, and programs that follow were created for the purpose of meeting the housing needs of the City throughout the 2007-2014 planning period given the limitations imposed by current political, economic, and social conditions, budget constraints and available local, State and federal funding.

Housing goals, policies, and programs are grouped under five headings: *Housing Supply and Mix; Quality Neighborhoods; Meeting Special Needs; Equal Housing Opportunities; and Energy Conservation.*

7.1 HOUSING GOALS, POLICIES, AND PROGRAMS

Goals

- H-1: Promote a balanced supply of housing types, densities and prices to meet the needs of all income groups residing or who wish to reside in Concord.
- H-2: Preserve and enhance Concord’s residential neighborhoods and improve the quality of life for all residents.
- H-3: Promote the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families, and homeless individuals and families.
- H-4: Strive for equal housing opportunity and access for all people regardless of race, religion, gender, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.
- H-5: Protect the environment and lower the cost of energy through energy conservation policies.

GOAL H-1: HOUSING SUPPLY AND MIX

Promote a balanced supply of housing types, densities and prices to meet the needs of all income groups residing or who wish to reside in Concord.

Policy 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.

Program H-1.1.1: Continue to identify potential sites for reuse to ensure an adequate supply of land for residential development.

To maintain adequate sites are available throughout the planning period to accommodate the City’s RHNA, on a project basis, pursuant to Government Code Section 65863, the City will monitor available residential capacity and evaluate development applications, particularly in non-residential and/or mixed use zones. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

Responsible Agency: Planning Division.

Time Frame: Ongoing to comply with Government Code section 65863.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.1.2: Establish minimum densities for multifamily housing in mixed-use and high density residential zoning districts. Rezone the sites identified in Table 4.1-14 and Appendix A sufficient to accommodate the housing needs of households of all income levels and to permit residential development by right (both rental and owner-occupied) subject only to design review. At least 50 percent of the sites identified to be rezoned in Table 4.1-14 will be zoned for exclusively residential use with a minimum density of at least 33 units per acre.

The City will establish three new zoning districts that correspond with the General Plan land use designations of Commercial Mixed Use, Downtown Mixed Use, and High Density Residential which will have the following minimum and maximum densities to ensure the development of affordable multifamily housing: 11 to 40 units/acre in the Commercial Mixed Use (CMX); 33 to 100 units/acre in the Downtown Mixed Use (DMX); and 33 to 100 units /acre in the High Density Residential (HDR) zoning districts. It is the City’s intent that Housing Element Program H-1.5.4 would encourage and facilitate the consolidation of parcels to allow minimum residential densities to be achieved.

Responsible Agencies: City Council; Planning Commission; and Planning Division.

Time Frame: The City will adopt Zoning Ordinance amendments that create, and set specific development standards for, the CMX, DMX, and HDR zoning districts, with the density ranges as stated above within one year of adoption of the Housing Element. Also within one year of adoption of the Housing Element, the City will complete the rezoning of sites identified in Table 4.1-14 and Appendix A. The City will report the status of the rezones in the City's annual General Plan Progress Report to HCD.

Quantified Objective: Rezone a total of 15 acres to HDR or DMX to accommodate 664 residential units as identified in Table 4.1-14 and Appendix A. Other zoning district(s) may be substituted for parcels to be rezoned provided that it allows multifamily residential development by right, a minimum density of 33 units per acre, and has the capacity to accommodate the same number of residential units. **Funding:** General Fund.

Program H-1.1.3: Maintain an inventory of vacant and underutilized sites and make it available to interested home builders.

Responsible Agency: Planning Division.

Time Frame: Update inventory starting with this Housing Element, and thereafter every two years.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.1.4: Allow multifamily residential development projects on parcels identified in the Housing Element land inventory as Downtown Mixed Use (DMX) and Commercial Mixed Use (CMX) zoning districts.

The City will not require a mixed-use component for new multifamily residential development projects located on parcels identified in the Housing Element land inventory as Downtown Mixed Use (DMX), and Commercial Mixed Use (CMX) zoning districts. The development incentives for affordable housing projects on these parcels are provided through the City's Density Bonus Program and the proposed Affordable Housing Overlay Zone Program. The City's Inclusionary Housing Ordinance, as amended to comply with State law, also will help ensure housing affordability.

Responsible Agencies: City Council; Planning Commission; and Planning Division.

Time Frame: Ongoing

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Quantified Objective: N/A

Funding: General

Policy H-1.2: Encourage a variety of housing types in new subdivisions, including duplexes, townhomes, small apartment buildings or condominiums.

Program H-1.2.1: Promote mixed-use developments and a mix of housing types in Concord, consistent with the General Plan.

Financial incentives may be provided on a project-by-project basis through the Redevelopment Housing Set-Aside Fund.

Responsible Agencies: City Council; Redevelopment Agency; Planning Commission; and Planning Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund; and RDA Housing Set-Aside Fund.

Program H-1.2.2: Promote mixed-use development Downtown where housing is located in close proximity to urban services, shopping and/or public transportation.

The City will promote mixed-use development by the following actions:

- *Promoting the development of live-work or loft residential units in the Downtown mixed-use areas;*
- *Providing incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and*
- *Identifying candidate sites where higher density residential development might be feasible and appropriate.*

Responsible Agencies: City Council; Planning Commission; and Planning Division

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.2.3: Facilitate the development of mixed-income housing in the Downtown.

This program provides financial and regulatory incentives where possible to encourage mixed-income housing developments to help meet the need for units affordable to lower income households.

Responsible Agencies: City Council; Redevelopment Agency; and Planning Division.

Time Frame: Ongoing.

Quantified Objective: 50 new mixed-income units in or near Downtown.

Funding: RDA Housing Set-Aside Fund; and General Fund.

Policy H-1.3: Promote the development of single-family homes that are affordable to very low, low- and moderate-income households in all new single-family developments as well as in existing single-family neighborhoods.

For the purposes of this policy, “single-family” includes detached homes, townhomes, and similar housing types. Condominiums are considered separately under Guiding Policy H-1.7.

Program H-1.3.1: Encourage the development of small lot subdivisions and provide financial incentives through the City’s First Time Home Buyers Program to promote their affordability for low-income families.

Responsible Agencies: City Council; and Economic Development/ Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: 60 new single family homes (detached or attached) affordable to low- and very low income households and 90 new single family homes (detached or attached) affordable to moderate income households.

Funding: RDA Housing Set-Aside Fund; First-time Homebuyer Program; and General Fund.

Program H-1.3.2: Provide standards for small-lot single-family homes.

Responsible Agencies: City Council; Planning Commission; and Planning Division.

Time Frame: Specific standards to be completed and incorporated into the Zoning Ordinance by amendment within one year of adoption of this element.

Quantified Objective: N/A

Funding: General Fund.

Policy H-1.4: Encourage second units in new and existing residential developments and the development of duplex condominiums, where duplexes are consistent with the General Plan.

Program H-1.4.1: Encourage duplex condominiums, where consistent with the General Plan density standards, to increase opportunities for home ownership.

Responsible Agencies: City Council; Planning Commission; and Planning Division.

Time Frame: Ongoing.

Quantified Objective: 75 units created through new duplex condominium or second unit developments and/or legalization or compliance of existing illegal second units.

Funding: None required.

Program H-1.4.2: Allow second units in the single-family districts in accordance with State law.

Responsible Agencies: City Council; Planning Commission; and Planning Division.

Time Frame: Ongoing

Quantified Objective: N/A

Funding: None required.

Program H-1.4.3: Work with property owners with illegal second units to bring them into compliance with the building code and zoning ordinance.

This will be done on an individual basis, in response to owners' requests for assistance.

Responsible Agencies: Planning Division; and Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Policy H-1.5: Promote the development and conservation of multifamily housing that is affordable to extremely-low, very-low-, low- and moderate-income households.

Program H-1.5.1: Facilitate the development of affordable multifamily housing for extremely low, very low and low income households through medium and high density zoning and mixed-use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies and other financial incentives available in redevelopment project areas and citywide under the Redevelopment Agency's housing assistance programs.

Responsible Agencies: City Council; Redevelopment Agency; Planning Commission; Planning Division; and Economic Development/Redevelopment Division.

Time Frame: Ongoing. At least annual contact with developers.

Quantified Objective: 2,070 new units of multifamily housing that include housing units affordable to extremely low (60), very low (620), low (430) and moderate income (960) households.

Funding: RDA Housing Set-Aside; General Fund; HOME funds and CDBG funds.

Program H-1.5.2: Create and publish on the City’s website a list of State and federal low-interest land acquisition/construction funds available for development of homes affordable to low- and moderate-income households and provide this to interested home builders.

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: By mid-2011.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.5.3: Continue Multifamily Infill Housing Programs that facilitate infill residential development and provide affordable (workforce) housing and/or housing for those with special needs.

These programs include the following:

- *Conducting public outreach to provide a broad overview on all types of infill housing development and illustrates various infill projects throughout the San Francisco Bay Area;*
- *Evaluating existing vacant and underutilized sites for the development of multifamily housing; and*
- *Identifying vacant and underutilized multifamily lots with the potential for site consolidation and make this information available to residential developers;*

Responsible Agencies: Planning Division; and Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program 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 by:

- Working in partnership with affordable housing developers to develop a Priority Lot Consolidation List with the goal of creating a list of “ready to go” development sites that can be shown to potential developers. Use the list of sites in Appendix A as a starting point. The list should:
 - (a) Prioritize sites located in General Plan land use areas designated for allowing for multifamily residential development;
 - (b) Consider common ownership patterns, the physical condition of existing buildings, on site constraints, and the Assessor’s ratio of improvement value to land value - an indicator of underutilization of land - as identified in Appendix A; and
 - (c) Focus efforts on specific geographic areas with the greatest development potential according to the latest development trends and expressed developer interests that may also be candidates for the Affordable Housing Overlay district designation (see Program H-1.5.8). The identified sites should be ideally located to meet the criteria for affordable housing grants and financing.
- Contacting owners of contiguous vacant and underutilized sites and introducing them to the idea of parcel consolidation; explaining the City’s regulations and how standards may be modified to make site assembly feasible and the use of RDA affordable housing resources for financial or technical assistance;
- Conducting outreach to affordable housing developers informing them of development opportunities in Concord through targeted mailings, emails and phone calls;
- Providing information on these “ready to go” sites in response to inquiries by interested prospective affordable housing developers;
- Sharing examples with housing developers of successful development projects in the city on consolidated parcels;
- Using an Request For Proposal (RFP) process for site assemblage to invite qualified developers to propose affordable housing;
- Offering incentives to developers to promote parcel consolidation, such as:
 - Density bonuses;
 - Priority permit processing;
 - Exemptions from zoning requirements;

- Ministerial review of lot line adjustments;
- Deferred development fees; and
- Other incentives under the proposed Affordable Housing Overlay Zone program.

The City may offer additional incentives if the development proposed satisfies a special housing need or a special affordable housing need.

As a show of commitment, the City will work diligently and proactively with affordable housing developers to accomplish all of the actions laid out by this program. Aggregation of small sites for affordable housing or special needs development are identified in the Housing Element as a significant aspect of meeting the City's defined regional housing needs allocation.

The City will assist housing developers in finding new opportunities for parcel consolidation and assembly in zones allowing multifamily development. The City will facilitate a pre-application meeting as a mechanism for developers to learn more about the City's regulations and how standards may be modified to make site assembly feasible on potential projects involving site assembly so developers can hear first-hand of any concerns and understand how the City might support parcel consolidation. The additional mechanisms available to facilitate parcel consolidation that improve project feasibility include the Density Bonus Program and the proposed Affordable Housing Overlay Zone program. The City also will make available to housing developers a list and map of parcel consolidation opportunities and will continue to work ongoing basis with housing developers to share examples of successful residential projects on parcels that have been consolidated.

Responsible Agency:	Planning Division; Redevelopment Agency.
Time Frame:	Create a Priority Lot Consolidation List within six months of the adoption of this Housing Element. The site consolidation will be completed within two years after the consolidation list has been completed. Annually, as part of the progress report, evaluate the effectiveness of the programs in encouraging lot consolidation and adopt additional strategies within a year if programs are not effective.
Quantified Objective:	Consolidate at least two sites on the Priority Lot Consolidation List with realistic capacity to accommodate at least 150 high-density residential units. If this program is successful it may be expanded during the next Housing Element cycle.
Funding:	RDA Housing Set-Aside Fund.

Program H-1.5.5: Promote new affordable residential development projects near employment centers, personal services, retail clusters, and key transportation corridors and nodes.

The City will continue to work with affordable housing developers to identify appropriate sites located near employment centers, personal services, retail clusters, and key transportation nodes and corridors.

Responsible Agencies: City Council; Planning Commission; and Planning Division

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: None required.

Program H-1.5.6: Provide reductions from the standard parking requirements for new residential projects as allowed by the City's Density Bonus Program, the Affordable Housing Overlay Zone program and other provisions of the Zoning Ordinance.

Responsible Agencies: Planning Commission; and Planning Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.5.7: Allow Group Housing, including Single Room Occupancy units (SRO), in accordance with State law.

Responsible Agencies: Planning Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund; RDA Housing Set-aside Fund.

Program 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. Participation by affordable housing developers in the AHO program would be voluntary, with a range of incentives provided to make development of affordable housing feasible. The incentives include:

- Residential density increase beyond those provided by State Density Bonus Law;
- Minimum affordability requirements by income group for a specified term;

- Flexible zoning standards, including reduced development and parking standards, coupled with Form-Based Code standards for infill sites that establish a basic zoning “envelope” and design standards and ensure land use compatibility;
- Priority permit processing, including any applicable CEQA exemptions;
- Design Review requirements; and
- Deferral or reduction of City permit fees.

The incentives will be in a menu format, so there will be no case-by-case negotiations which can create uncertainty in the development review process.

The City will continue to work with affordable housing developers to provide housing development opportunities that are geographically accessible to services, retail clusters, transportation corridors, and key nodes. The AHO District would be an alternative to the Residential Density Bonus Program and could be applied for qualifying projects as a “floating zone” and not require a General Plan amendment. It should be noted in some cases re-zoning would be required to be consistent with the General Plan designation. Such re-zoning would be done concurrently with adoption of the AHO district for the site. Application requirements would be the same as those for the Residential Density Bonus Program, modified, as appropriate for the purposes of this district.

The City will initiate a work program to analyze the various options for an AHO District including the consideration of at a minimum the development incentives list above.

Responsible Agencies: City Council, Planning Commission, City Attorney, and Planning Division.

Time Frame: Within one year of the adoption of the Housing Element, the City will establish the AHO District and apply it to all areas for which the General Plan land use diagram allows multifamily residential use.

Quantified Objective: N/A

Funding: General Fund; RDA Housing Set-Aside Fund.

Policy H-1.6: Allow manufactured housing in all residential zones, consistent with State law requirements, and ensure the conservation and improvement of the City’s existing mobile home parks as part of the City’s affordable housing stock.

Program H-1.6.1: Implement the City’s adopted regulations that allow manufactured housing units (also known as factory-built or modular homes) in all residential zones.

The City’s regulation, allows manufactured housing units as provided for in State law, if placed on a permanent foundation, connected to public utilities and provided with one covered parking space which is required in all residential districts.

Responsible Agencies: Building Division; and Planning Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.6.2: Require compliance with the City’s Mobile Home Conversion Ordinance, as adopted or amended to comply with State law, to address impacts associated with the closure or conversion of existing mobile home parks to other uses.

Responsible Agencies: Planning Division; and Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.6.3: Provide low-interest loans to qualifying households to support the rehabilitation of mobile home units in the City.

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: 30 rehabilitated manufactured housing and mobile homes.

Funding: RDA Housing Set-Aside Fund; and CDBG Fund.

Program H-1.6.4: Allow the use of the City’s rehabilitation funds for the setting up of mobile home foundations, the paving of carports, and other construction assistance in mobile home park areas.

Responsible Agency: Redevelopment Agency; and Economic Development/Redevelopment Division.

Time Frame: By late 2010 or early 2011.

Quantified Objective: Assist 10 mobile homes.

Funding: RDA Housing Set-Aside Fund.

- Policy H-1.7: Promote the development of new condominiums and cooperatives.**
- Program H-1.7.1:** Ensure that condominiums and cooperatives continue to meet high standards of quality while providing for entry level rental and ownership housing by approving density bonuses in accordance with the City ordinance.
- Responsible Agency: Planning Division.
Time Frame: Ongoing.
Quantified Objective: 100 new condominium units.
Funding: General Fund.
- Program H-1.7.2:** Implement the Condominium Conversion Ordinance to limit the number of rental housing stock converted into condominiums each year.
- Responsible Agency: Economic Development/Redevelopment Division.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund.
- Policy H-1.8: Promote a diversity of housing types, including efforts to increase rental and ownership opportunities for moderate- and above-moderate income housing.**
- Program H-1.8.1:** Encourage the production of ownership and rental housing in Downtown that is attractive and affordable to moderate and above-moderate income households.
- Responsible Agencies: City Council; Redevelopment Agency; Planning Commission; and Planning Division.
Time Frame: Ongoing.
Quantified Objective: 2,510 new housing units (ownership and rental; single-family and multifamily) affordable to moderate- and above moderate-income households.
Funding: None required.
- Policy H-1.9: Remove or reduce constraints to housing production by lowering the cost of development and improving the ease of building in Concord.**

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Program H-1.9.1: Continue the annual review of the City’s development fees, processing fees, and other charges in the “Master Fees and Charges” to ensure they are not a constraint to development.

Responsible Agencies: Planning Division; Building Division; and Finance Department.

Time Frame: Start program following the 2009 fee review.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.9.2: Continue to offer a centralized, one-stop counter for permit processing to streamline the development process.

This program continues preliminary reviews to assist applicants with the filing process.

Responsible Agencies: Planning Division; Building Division; and Engineering Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program 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.

Responsible Agencies: Planning Division; Building Division; and Engineering Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-1.9.4: Continue to support legislation that requires special districts to reduce their fees for affordable housing projects.

Responsible Agencies: City Council; Planning Commission; Planning Division; and Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: None required.

GOAL H-2: QUALITY NEIGHBORHOODS

Preserve and enhance Concord’s residential neighborhoods and improve the quality of life for all residents.

Policy 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.

Program H-2.1.1: Utilize public funds to provide assistance in the rehabilitation and conservation of deteriorated single-family homes, multifamily developments and mobile homes.

This program provide assistance in the form of low-interest, deferred-payment loans or where appropriate, grants to elderly or disabled home owners.

Responsible Agencies: Economic Development/Redevelopment Division; and Redevelopment Agency.

Time Frame: Ongoing.

Quantified Objective: 270 single and multifamily housing units (without income limits) rehabilitated; and 90 units conserved as affordable housing for extremely low, very low, and low income households through long-term rent restrictions or resale agreements with property owners (see Program H-2.1.2).

Funding: CDBG Fund; and RDA Housing Set-Aside Fund.

Program H-2.1.2: Continue to establish price and rent restriction agreements through acquisition, financial assistance, or other means with property owners.

This program facilitates preservation of at-risk units through cooperative partnerships with non-profit housing provider(s), when feasible and appropriate.

Responsible Agency: City Council; Redevelopment Agency; and Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-2.1.3: Ensure the conservation of existing subsidized housing including State, federally, and locally-assisted developments that is at risk of converting to market rates.

As part of this program, the City will undertake the following actions:

- Streamline and enforce the annual reporting required to verify income limits of affordable units;

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- Create a monitoring program for at-risk projects that checks the status of such projects every two years;
- Provide technical assistance to property owners and/or organizations interested in purchasing and maintaining the properties should the owners be interested in selling as necessary and when feasible; and
- Provide education and technical assistance to tenants of units being converted to market rate uses.

The City will also work with the owners of these developments and periodically contact interested nonprofit groups to explore possible ways to retain the units as part of the City's affordable housing stock.

Responsible Agency: Economic Development/Redevelopment Division.
Time Frame: Implement program in 2010 and check the status of at-risk projects every two years.
Quantified Objective: N/A
Funding: RDA Housing Set-Aside Fund; General Fund, and HOME and CDBG funds.

Program 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.

Responsible Agency: Neighborhood Services.
Time Frame: Ongoing.
Quantified Objective: N/A
Funding: General Fund. CDBG for lower income areas.

Program H-2.1.5: Continue the City's Multi-Family Rental Housing Inspection Program that provides regular, periodic inspections of apartment buildings with four or more units.

Responsible Agency: Building Division.
Time Frame: Tri-annually.
Quantified Objective: Randomly inspect 100 multi-family units annually.
Funding: General Fund.

Program H-2.1.6: Continue the Multi-Family Rental Housing Inspection Self Certification Program.

The program allows property owners to do a self-inspection prior to the City performing a 20 percent random unit inspection.

Responsible Agency: Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-2.1.7: Incorporate maintenance standards, tenant screening and management training requirements in regulatory agreements for multifamily developments that receive City assistance, and work to ensure the enforcement of such standards and agreements.

Responsible Agency: Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: RDA Housing Set-Aside Fund.

Program H-2.1.8: Ensure deteriorated units that are being acquired and rehabilitated with long-term rent or sale price restrictions are being counted as helping to meet the City's 'fair-share' housing need.

Responsible Agencies: Redevelopment Agency; and Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Policy H-2.2: Preserve and enhance the quality of Concord's residential and mixed-use neighborhoods to ensure a comfortable, safe, healthy, and attractive living environment for all residents.

Program H-2.2.1: Continue to implement and update the City's Neighborhood Services Strategic Plan.

Responsible Agency: Neighborhood Services.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

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Program H-2.2.2: Promote new residential development standards that create a functional, pleasing, and high quality living environment for all Concord residents.

Responsible Agencies: City Council; Planning Commission; Planning Division; and Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-2.2.3: Promote high quality residential development by applying and enforcing the City's adopted Design Guidelines and Zoning Standards.

Responsible Agency: Planning Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-2.2.4: Conduct design review for all residential developments of five or more units. (Also see Program H-2.2.3)

Responsible Agencies: Planning Commission; Design Review Board; and Planning Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program 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 and housing to achieve a higher quality of life for current and future Concord Residents.

Achieving a jobs/housing balance will help reduce traffic and its associated environmental impacts while strengthening the community by allowing people to spend less time commuting and more time participating in community activities.

Responsible Agencies: City Council; Planning Commission; and Planning Division

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: None required.

Policy H-2.3: Preserve Concord's historic homes, areas, and buildings.

Program H-2.3.1: Support housing rehabilitation, conservation or preservation.

The City will annually update and maintain an inventory of historic properties on the City website.

Responsible Agency: Planning Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

GOAL H-3: MEETING SPECIAL NEEDS

Encourage the expansion of housing opportunities for all special needs groups, including seniors, female-headed households, persons with disabilities, first-time homebuyers, large families and homeless individuals and families.

Policy H-3.1: Actively seek and encourage the development of affordable housing for very-low, low- and moderate-income seniors.

Program H-3.1.1: Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and 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.

Responsible Agencies: City Council; Planning Commission; Planning Division; and Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: RDA Housing Set-Aside Fund; HOME Fund; CDBG Fund; and General Fund.

Program H-3.1.2: Encourage senior housing developments to be located in areas that are convenient to shopping and other services, including public transit services, and/or to provide transit services (e.g., van shuttles) for their residents.

Responsible Agencies: City Council; Planning Commission; and Planning Division.

Time Frame: Ongoing.

Quantified Objective: 200 new senior housing units affordable to very low, low, and moderate income seniors.

Funding: General Fund.

Program 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 rather than as an optional feature available for an additional charge.

Responsible Agencies: Planning Division; and Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Policy H-3.2: **Actively seek to expand housing opportunities for persons with disabilities in new and existing single-family and multifamily developments.**

Program H-3.2.1: Facilitate the development of accessible housing by providing financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.); and continue to offer priority permit processing for housing developments that make at least 15 percent or more of the total units accessible to persons with disabilities through appropriate design and amenities.

Responsible Agencies: Planning Division; Economic Development/Redevelopment Division; and Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program 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 available for an additional charge.

Responsible Agencies: Planning Division; and Building Division.

Time Frame: Ongoing.

Quantified Objective: 100 City supported new and rehabilitated units accessible to persons with disabilities; with an additional 100 to be produced without any City financial assistance as part of the normal development process.

Funding: General Fund.

Program H-3.2.3: Require accessible units in large housing developments in accordance with State law. Meet or exceed the requirements to provide accessible units in large housing developments as a condition of approval.

Responsible Agency: City Council; Planning Commission; and Planning Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: None required.

Program H-3.2.4: Enforce State handicapped, accessibility, and adaptability standards and remove constraints to housing accessible to persons with disabilities, consistent with SB 520.

Responsible Agency: Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-3.2.5: Provide information and related resources to the public, including persons with disabilities, to raise awareness regarding accessibility issues (including the requirements of the Americans with Disabilities Act), encourage accessibility in all new and rehabilitated developments, and provide referrals to independent living centers and other resources.

The City will provide public information on accessibility issues and resources at the City's Permit Center and on the City's website. Also, the City will provide referrals to independent living centers and other resources as appropriate.

Responsible Agency: Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Policy H-3.3: Actively seek and encourage the development of childcare to help female-headed households, especially those who are very-low-, low- or moderate-income.

Program H-3.3.1: Continue to assess a fee on new construction and tenant improvements to help fund the City of Concord Child Care Program.

Responsible Agencies: Planning Division; and Department of Community and Recreation Services.

Time Frame: Ongoing.

Quantified Objective: Create 200 child care slots in Concord by supporting childcare providers.

Funding: General Fund.

Program H-3.3.2: Support the Section 8 Housing Choice Voucher Program administered by the Contra Costa County Housing Authority by providing referral services through Housing Rights Inc, and making information available at the permit counter and City website.

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Policy H-3.4: Actively seek and encourage the development of housing that is affordable to very-low-, low- and moderate-income first-time homebuyers.

Program 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.

Responsible Agencies: Redevelopment Agency; and Economic Development/ Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: Provide assistance to 50 first time homebuyers.

Funding: RDA Housing Set-Aside Fund; and General Fund.

Program H-3.4.2: Support and participate in the Mortgage Credit Certificate (MCC) Tax Credit Program administered by the Contra Costa County Department of Conservation and Development and make information available at the permit counter and City website.

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-3.4.3: Work with local nonprofit housing developers to facilitate sweat-equity homeownership opportunities for Concord residents.

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: State Grants; RDA Housing Set-Aside and HUD HOME and SHOP grants.

Policy H-3.5: Actively seek and encourage the development of affordable housing for large families that are very-low-, low- or moderate-income, and continue to take actions to prevent discrimination against children in housing.

Program 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.

Financial incentives can be provided through the Redevelopment Agency's Housing Set-Aside Fund, as administered by the Economic Development/Redevelopment Division to assist the development of affordable housing, including the development of three- and four-bedroom units in affordable multifamily developments.

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: 100 new or rehabilitated housing units in Concord with four or more bedrooms.

Funding: RDA Housing Set-Aside Fund; and General Fund.

Program 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.

This program will be implemented when the City identifies potential properties for the City's Acquisition and Rehabilitation Program in the course of reviewing applications for the City's Rehabilitation Loan Program.

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: RDA Housing Set-Aside Fund; and General Fund.

Policy H-3.6: Actively seek and encourage emergency, transitional, and long-term affordable housing to reduce the problem of homelessness in the City of Concord.

Program H-3.6.1: Continue to actively participate in the Contra Costa HOME Consortium and the Contra Costa Interagency Council on Homelessness (CCICH) to identify and respond to the needs of homeless individuals and families in Concord and surrounding communities, giving priority to the implementation of the strategies and actions identified in the Consortium's Consolidated Plan and the CCICH 10-Year Homeless Plan.

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Responsible Agency: Economic Development/Redevelopment Division; and Community Grants Division.
Time Frame: Ongoing.
Quantified Objective: 40 new beds for the homeless.
Funding: RDA Housing Set-Aside; HOME and CDBG funds.

Program H-3.6.2: Permit the development of emergency homeless shelters without discretionary review, in the Industrial Mixed Use (IMU), Industrial Business Park Zone (IBP), and Office Business Park (OBP) in accordance with State law. Emergency shelters will be subject to the same development and management standards that apply to other allowed uses within the identified zone.

The City will ensure that applications for these facilities receive priority review and streamlined processing. Amend the Zoning Ordinance to permit supportive and transitional housing as a residential use and only subject to those restrictions that apply to other residential uses in the same zone.

Responsible Agencies: City Council; Planning Commission; and Planning Division.
Time Frame: Amend the Zoning Ordinance consistent with State law for emergency shelters and transitional and supportive housing within one year of element adoption.
Quantified Objective: N/A
Funding: General Fund.

Program H-3.6.3: Allow residential care facilities, group homes, and foster homes and similar housing as required by State law. As part of the Zoning Ordinance update, the City will review and consider parking requirements of group homes to ensure requirements do not act as a constraint on the development of housing for person of disabilities.

Responsible Agencies: City Council; Planning Commission; and Planning Division.
Time Frame: Amend the Zoning Ordinance consistent with State law within one year of element adoption.
Quantified Objective: N/A
Funding: General Fund.

Program H-3.6.4: Coordinate with the County and local non-profits to identify and address the housing and social needs of the local homeless population.

The City will provide financial support, where feasible and appropriate, to non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for the homeless or people at risk of homelessness. State or County housing oversight and accountability is a prerequisite for City, or City pass-through, funding. Additionally, City staff will meet with non-profit groups at least once every year to discuss the needs of the local homeless population.

Responsible Agency: Community and Recreation Services/Community Grants Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: CDBG Fund.

GOAL H-4: EQUAL HOUSING OPPORTUNITIES

Strive for equal housing opportunity and access for all people regardless of race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

Policy H-4.1: Ensure equal housing opportunities for all by reaffirming the City's commitment to work towards the elimination of discrimination in housing with regard to race, religion, sex, marital status, age, ancestry, national origin, color, sexual orientation, familial status, source of income, or disability.

Program H-4.1.1: Continue to allocate funds to local non-profits such as Housing Rights, Inc. that provide fair housing counseling, education, and outreach services.

The City will provide information regarding the City's Fair Housing Services available in both English and Spanish, and advertise the availability of these services through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.

Responsible Agencies: City Council; and Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: RDA Housing Set-Aside Fund.

Program 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 and conflicts that occur in tenant/landlord relationships.

The City will make information regarding Tenant-Landlord Counseling available in both English and Spanish, and advertise the availability of the service through the local media (including Spanish language newspapers and radio), through the local schools and libraries, and through the City's network of Neighborhood Partnership organizations.

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: RDA Housing Set-Aside Fund.

Program H-4.1.3: Continue to monitor rental rates in Concord on an annual basis to provide up to date, reliable information on average and median rents in the City by unit size and type.

Use the collected data to inform decision making on City housing policies and programs and help reduce the potential impact of rapidly escalating rents and/or disparities in the local housing market (e.g., the monitoring program may call attention to a shortage of a particular housing type).

Responsible Agency: Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program 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.

Responsible Agency: Community Grants Division; and Economic Development/Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: CDBG Fund; RDA Housing Set-Aside Fund; General Fund.

GOAL H-5: ENERGY CONSERVATION

Protect the environment and lower the cost of energy through energy conservation policies.

Policy H-5.1: Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources, reduce greenhouse gas emissions, and reduce housing costs.

Program H-5.1.1: Continue to allow new subdivisions to provide, to the extent feasible, for passive energy conservation and solar access.

The City's Subdivision Ordinance promotes the use of passive or natural heating or cooling opportunities. The Ordinance also empowers the City to adopt solar access standards and require easements for solar access.

Responsible Agencies: Planning Commission; and Planning Division.

Time Frame: Ongoing

Quantified Objective: N/A

Funding: General Fund.

Program H-5.1.2: Continue to enforce State Energy Conservation Standards (Title 24) for new residential construction or additions to existing structures.

Responsible Agency: Building Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: General Fund.

Program H-5.1.3: Continue to offer rehabilitation loans to low- and moderate-income homeowners and 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.

Responsible Agencies: Redevelopment Agency; and Economic Development/ Redevelopment Division.

Time Frame: Ongoing.

Quantified Objective: N/A

Funding: RDA Housing Set-Aside Fund; and CDBG Fund.

Program H-5.1.4: Adopt Green Building Standards in accordance with State law to implement General Plan policies and promote solar energy and other environmentally sound, energy efficient methods for heating and cooling homes, consistent with adopted building, mechanical and plumbing codes.

Responsible Agencies: Building Division; and Planning Division.

Time Frame: Late 2010.

Quantified Objective: N/A

Funding: General Fund.

7.2 PROPOSED QUANTIFIED OBJECTIVES FOR 1999-2014

Local jurisdictions are required under Section 65583 of the California Government Code to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and programs. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, or constraints.

The following page shows proposed quantified objectives for the 2007 to 2014 planning period. The objectives represent the analysis of prior Housing Element accomplishments and land use policies of the Concord 2030 Urban Area General Plan, and show the estimated number of units that must be built, rehabilitated, or conserved to satisfy current RHNA requirements and meet any unaccommodated needs from the previous RHNA period for each income category.

Additionally, the table reflects the following assumptions, based on HCD guidelines:

- The "extremely low-income" category, while not included in ABAG's RHNA, is of particular interest to HCD and therefore is listed separately in this table. The extremely low-income objective is based on the targeted need being 10 percent of all very low-income (between 30-50% of AMI) RHNA for 2007-2014, which reflects the proportion of households belonging to the extremely low income group, and poverty rate of those individuals.
- The "Construction" objective refers to the number of new units that potentially may be constructed by private developers and/or by using the City's redevelopment project funds.
- The "Rehabilitation" objective refers to the number of existing units expected to be rehabilitated during the planning period.
- The "Conservation/Preservation" objective refers to the protection of the existing affordable housing stock through rental agreements and resale price limitations. A subset of the conservation objective is the number of federal, State and locally assisted at-risk units to be preserved and kept affordable using City, State, or federal funds.⁴⁴

It should be noted that the RHNA numbers the City has to work with were released by ABAG before the 2008-2009 recession. Recent events have resulted in declines in the sales prices and rents of existing housing, making existing units somewhat more affordable, a change moderated in part by declines in real wages and increased unemployment. The turmoil has also affected banks and housing developers who traditionally relied on banks for credit. These developments are likely to negatively affect the ability of the City to meet its RHNA obligations. The focus of this Housing Element remains on what can be done over the planning period to ensure the housing needs of all residents of all income levels are being addressed. State law does allow a portion of the quantified objectives be met by existing housing. In Table 7.2-1, 370 units are expected to be provided by rehabilitation, conservation or preservation of existing units.

Table 7.2-1 Proposed Quantified Objectives, 1999-2014

<i>Income Category</i>	<i>New Construction</i>	<i>Rehabilitation</i>	<i>Conservation /Preservation</i>	<i>Total Quantified Objectives</i>	<i>Cumulative Need (Unaccommodated need from 1999 to 2006 and new need from 2007-2014)</i>
Extremely Low (less than 30% of AMI)	60	20	10		
Very Low (between 30-50% of AMI)				860	855
Low (between 50-80% of AMI)	620	100	50		
Moderate (between 80-120% of AMI)	430	90	30	550	546
Above Moderate (over 120% of AMI)	960	60	10	1,030	1,028
	1,480	-	-	1,480	1,480
Total	3,550	270	100	3,920	3,909

¹AMI = The County Area Median Income, as determined annually by the Department of Housing and Urban Development.

Source: *City of Concord, 2009. Dyett & Bhatia, 2009.*

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Appendices

Appendix A: Concord Housing Sites

Appendix B: Housing Element Land Inventory Maps

Appendix C: Grouped Site Photos

Appendix D: Community Workshop and Focus Group Meeting
Summary Report

Appendix E: Godbe Community Survey Summary Report

Appendix A: Concord Housing Sites

METHODOLOGY

The data presented in the following Appendix has been collected and put together by a combination of methods, among them, utilizing data available from City and County Geographic Information Systems, a review of aerial maps, and most importantly, through field work. Field surveys of housing sites were conducted on 7 Nov, 2008 and 26 June, 2009 to document existing land uses and building conditions. City staff and consultants also noted site constraints and verified any leasing or sales activity at each location. Sites that were too small or were deemed unsuitable for residential use were dropped from the inventory, and the feasibility of lot consolidation was evaluated.

PHYSICAL CONDITIONS

When a site is not vacant, the existing residential or non-residential building is rated for its physical condition, from good-fair-poor. A building is rated good when it is well maintained and has no perceivable physical or structural problems. A building is rated fair when minor repairs are required to rectify physical conditions, such as painting, gardening or minor exterior work that can be carried out by the owner without professional assistance (such as a contractor or a plumber). A building is rated poor when major repairs are required to rectify physical or structural problems, such as cracking of walls, windows, or repairs that require professional assistance. When a building is abandoned, it is described as abandoned. Age of building data have been added where available; in some cases, buildings in good condition are quite old.

SITE CONSTRAINTS

The appendix describes constraints encountered at each site, including 100-year flood zones, noise (greater than 65 dB), proximity to a highway, proximity to BART, slope (greater than 15 degrees) and earthquake faults. Any landlocked sites or sites with accessibility issues are also noted, as are sites with physical constraints, such as PG&E cables or utility pipes, walls or large trees. Most of these constraints are discovered during field work. Some constraints are also noted down through the use of GIS, such as flood or earthquake zones.

Where a site is used as a parking lot for abandoned vehicles or equipment, they are also noted as such. Sites that are used for parking do not pose as large a constraint to development as other physical constraints, as these vehicles or equipment may be moved.

DETERMINING UNDERUTILIZATION OF SITES

Besides providing requisite information as required by HCD, the site inventory additionally lists the assessed value ratio (AV ratio) and a Redevelopment Potential Index (RPI), which is described below, and states whether the site is within the Concord RDA boundary. This is intended to supplement information gathered from field work to help determine whether a particular site is underutilized.

The AV ratio is given by the ratio of improvement value of a particular property over the value of land, both of which were obtained from the County Assessor's Office. On a fully developed site, the value of improvements to land are typically at least 3:1, so when the ratio is 2:1 or less, this is an indicator that the site is underutilized, and possibly being held for future development.

Likewise, sites that are situated within the RDA boundary are potentially underutilized and have redevelopment potential. The City's RDA boundary was recently revised in 2006 to respond to owner requests seeking Redevelopment Agency assistance. Many public improvement projects are being undertaken in these areas including street improvements and landscaping. In total, 112 development sites or 34 percent of all underutilized development sites are located within the City's RDA boundary.

CONSOLIDATION OF SMALL SITES

The land inventory shown in Appendix A is arranged by geographical proximity from groups A to N. Individual sites are consolidated into development sites or groups when they are adjacent to each other and present a logical development pattern. Wherever development opportunities are apparent, site assembly is assumed. For more detailed description about the assumption of consolidation of small sites, see Section 4.1 Land Inventory.

CALCULATED UNIT CAPACITY

The methodology for calculating the unit capacity of each development site has been discussed earlier. Please refer to page 4-14 for more information.

SHARED OWNERSHIP

If two or more adjoining lots belong to the same owner, a small asterisk (*) appears in front of the APN and a note is added to the 'Existing Use' column about the shared ownership.

REDEVELOPMENT POTENTIAL INDEX

The Redevelopment Potential Index (RPI) describes whether a site which is not vacant has a very high, high, moderate, or low potential for redevelopment, based on field reconnaissance and other data compiled and analyzed for the land inventory. In the land inventory table, the RPI that is assigned is based on the following criteria:

- | | |
|-----------------------|---|
| VH – Very High | A site has a very high potential for redevelopment if most or all of the lots in the site are vacant or underutilized with a high degree of underutilization, reflected by a very low FARs or residential density compared to the maximum potential FAR or maximum permitted density or an Assessor's AV ratio of less than 1; have buildings that are relatively old, in poor condition, are for sale or lease, or there are vacancies in buildings or other evidence of redevelopment potential and some or all of the lots in common ownership. These sites also may be within Redevelopment Project Areas (RDAs). |
| H – High | A site has a high potential for redevelopment if most or all of the sites in the group are underutilized with a high degree of underutilization, reflected by a relatively low FAR or residential density compared to the maximum potential FAR or maximum permitted density or an Assessor's AV ratio of less than 2; share some common ownership; are located within an RDA; have buildings that are relatively old, in fair or average condition; are for sale or lease, or offer the potential for the development of live/work units. |
| M – Moderate | A site has a moderate potential for redevelopment if some of the lots in the site are underutilized with an AV ratio above 2, but less than 3, and additional development potential based on maximum FAR or maximum permitted density; have little or no common ownership; are located outside of an RDA; have buildings that are in fair or average condition with maybe one or two |

Appendix A

that may be old but in good condition, but whose uses are uneconomic; or offer the potential for the development of live/work units.

L – Low A site has low potential for redevelopment if most of the lots in the site are underutilized but show an AV ratio above 3; share no common ownership; are located outside of an RDA; have buildings that are in good condition and whose uses are economic; or offer no potential for the development of live/work units.

NA – Not Applicable A site is labeled ‘NA’ if a development project is underway or proposed; or if all sites in the group are vacant and clearly developable. No further analysis is carried out for these sites.

Table A-1 below summarizes the RPI ratings; of note is the fact that over 98 percent of the units in the land inventory are on sites with high or very high redevelopment potential, vacant sites or sites that already are proposed for development.

Table A-1: Summary of Redevelopment Potential Index (RPI) for Identified Sites

<i>RPI I</i>	<i>Number of Sites</i>	<i>Number of Units</i>
VH – Very High	33	2,101
H – High	65	1,589
M – Moderate	3	56
L – Low	1	25
NA – Not Applicable	57	418
Total	159	4,189

Source: Dyett & Bhatia, 2010.

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Appendix A

Land Inventory by Group (Group A) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acre)	Maximum Density (du/acre)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
A1	110120025	PD / IMX	IMU	8.7	-	0.23	2	21	Parking lot between water irrigation company and cabinet shop. Potential to develop into Live/Work units.	M	Yes	The site is adjacent to a Highway and within the 65db noise contour. There are no infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.9	0.3	0.9	0.2
	110120032	PD / IMX	IMU	8.1	-	0.49	4	RV parking and storage yard for mechanical equipment. Potential to develop into Live/Work units.		Yes	The site is adjacent to a Highway and within the 65db noise contour. There are no infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	No AV Ratio	0.9	0.3	0.9	0.1	
	110120035	PD / IMX	IMU	8.6	-	0.47	4	Underutilized industrial-commercial. Uses on site include an auto repair shop and other repair shops. Building is in poor condition and appears rundown. Potential to develop into Live/Work units.		Yes	The site is adjacent to a Highway and within the 65db noise contour. There are no infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Between 2.0 and 3.0	0.9	0.3	0.9	0.1	
	110120057	PD / IMX	IMU	8.8	-	1.25	11	Underutilized industrial-commercial, uses on site include a cabinet shop, and a water irrigation company. Building is in average condition. Some units are vacant and being leased. Potential to develop into Live/Work units.		Yes	The site is adjacent to a Highway and within the 65db noise contour. There are no infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Greater than 3.0	0.9	0.3	0.8	0.2	
Photos																			
A2	110120037	PD / IMX	IMU	9.2	-	0.65	6	12	Underutilized industrial/commercial building. Existing uses include an auto-repair and paint collision shop. The building is in average condition.	M	Yes	The site is next to road that leads to Concord-Dalis Gardens Mobile-Home Park. It is also adjacent to the I-4 Highway and within the 65db noise contour. However, there are no infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Greater than 3.0	0.8	0.3	0.8	0.3

City of Concord Housing Element

Land Inventory by Group (Group A) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	110120044	PD / IMX	IMU	9.4	-	0.64	6		Underutilized industrial/commercial building. Existing uses include a plumber shop and a truck repair shop. The condition of the building is fair.		Yes	The site is next to road that leads to Concord-Dalis Gardens Mobile-Home Park. It is also adjacent to the I-4 Highway and within the 65db noise contour. However, there are no infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.7	0.4	0.8	0.3
Photos									See Group Photo A-2, in Appendix C page C-3.										
A3	110120066	PD / IMX	IMU	9.1	-	0.77	7	25	Underutilized warehouse/industrial building currently for sale or lease. The physical condition of the building is good.	H	Yes	The site is next to a road that leads to a mobile home park. It is adjacent to highway and within the 65db noise contour. However, there are no other constrains, or infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.7	0.3	0.8	0.1
	110120067	PD / IMX	IMU	8.7	-	0.57	5		Underutilized warehouse/industrial building currently housing East Bay Connections. The physical condition of the building is fair.		Yes	The site is next to a road that leads to a mobile home park. It is adjacent to highway and within the 65db noise contour. However, there are no other constrains, or infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.7	0.3	0.8	0.2
	*110120068	PD / IMX	IMU	8.6	-	0.58	5		Underutilized warehouse/industrial building currently being used as (one half of a) distribution center for pool water products. The physical condition of the building is fair. This site has the same owner as the one below.		Yes	The site is next to a road that leads to a mobile home park. It is adjacent to highway and within the 65db noise contour. However, there are no other constrains, or infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.7	0.4	0.8	0.2

Appendix A

Land Inventory by Group (Group A) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																						
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)						
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit			
	*110120069	PD / IMX	IMU	9.2	-	0.87	8		Underutilized warehouse/industrial building currently being used as (one half of a) distribution center for pool water products and Victoria Mobile. The physical condition of the building is fair. This site has the same owner as the one above.		Yes	The site is next to a road that leads to a mobile home park. It is adjacent to highway and within the 65db noise contour. However, there are no other constrains, or infrastructure constraints as existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.7	0.4	0.8	0.2			
Photos									See Group Photo A-3, in Appendix C page C-3.													
A4	110422002	R7.5 / RS7.5	LDR	3.6	10	0.55	2	2	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.3	0.3	0.8	0.3			
A5	110442007	R7.5 / RS7.5	LDR	3.6	10	0.28	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.2	0.2	0.6	0.4			
A6	110091033	R6 / RS6	LDR	2.4	10	0.84	2	2	Underutilized single-family residential, single-story. Year built: 1938.	H	Yes	There is a small slope, and the site is within the 65db noise contour. However, there are no infrastructure constraints as existing utilities are available.	Permitted Use	No	Less than 1.0	0.8	0.4	0.2	0.1			
A7	110235018	NC / CMX	CMU	9.2	40	0.43	4	4	Vacant gas station	H	Yes	Existing gas station will need remediation if redeveloped for residential purposes. Also, the site is within the 65db noise contour. However, there are no infrastructure constraints as existing utilities are available.	Permitted Use	No	Less than 1.0	0.9	0.4	0.1	0.1			
A Subtotal						8.62		67														

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Land Inventory by Group (Group B) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
BI	121040037	R10 / RS10	LDR	2.2	10	0.46	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.1	0.2	0.6	0.1
B Subtotal						0.46		1											

Land Inventory by Group (Group C) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
CI	133170040	NC / CMX	CMU	17.3	40	0.46	8	17	Underutilized lot with a pizza restaurant. There is a big vacant space behind the pizza restaurant. The building itself is in fair condition.	VH	Yes	The site is within the 65db noise contour but has no other constraints. There are no infrastructure constraints either as existing utilities are available.	Zoning Administrat or Permit	No	Less than 1.0	0.6	0.1	0.1	0.1
	133170042	NC / CMX	CMU	18.4	40	0.22	4		Underutilized retail strip with pockets of vacant space. The strip mall includes a furniture shop, a taco shop, a nail/beauty shop, and 2 vacant units for lease. The strip mall is in poor physical condition. Taco Bell is close-by and there are other commercial buildings across the street.		Yes	The site is within the 65db noise contour but has no other constraints. There are no infrastructure constraints either as existing utilities are available.	Zoning Administrat or Permit	No	Less than 1.0	0.6	0.1	0.1	0.1
	133170069	NC / CMX	CMU	17.3	40	0.29	5		Vacant lot.		Yes	The site is within the 65db noise contour but has no other constraints. There are no infrastructure constraints either as existing utilities are available.	Zoning Administrat or Permit	No	No AV Ratio	0.6	0.1	0.2	0.1
Photos									See Group Photo C-1, in Appendix C page C-4.										

Appendix A

Land Inventory by Group (Group C) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
C2	116010009	FAR2 / RH	MDR	3.4	32	0.59	2	3	Underutilized lot with existing residential. Year built: 1951.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrat or Permit	No	Between 1.0 and 2.0	0.4	0.3	0.2	0.2
	116010013	FAR2-4 / RH	MDR	1.8	32	0.57	1		Underutilized lot with existing residential. Year built: 1942.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrat or Permit	No	Between 1.0 and 2.0	0.5	0.2	0.2	0.2
C3	117050008	R20 / RS20	RR	1.3	2	3.76	5	5	Underutilized lot with existing residential.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.1	0.6	1	0.4
C4	117040122	R20 / RS20	LDR	0.8	10	1.19	1	2	Vacant lot	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.3	0.7	0.8	0.3
	117040121	R20 / RS20	RR	1.4	2	0.71	1		Underutilized lot with existing residential.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.3	0.7	0.8	0.3
C5	117090009	R20 / RS20	RR	1.1	2	0.93	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.8	0.8	0.2
C6	117060020	R40 / RS40	RR	0.3	2	3.84	1	3	Vacant lot	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	1.1	0.9	0.3
	117060033	R40 / RS40	RR	1.1	2	0.92	1		Vacant lot		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Greater than 3.0	0.7	1	0.9	0.3
	117060035	R40 / RS40	RR	1.1	2	0.93	1		Vacant lot		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	1.1	1	0.3
C7	117070026	R20 / RS20	RR	1.2	2	3.36	4	4	Underutilized lot with existing residential. Year built: 1979.	H	Yes	Site has PG&E pipes, is on 15 percent slope, and within the 65db noise contour.	Permitted Use	No	Between 1.0 and 2.0	0.9	1.3	1.2	0.3
C8	117070035	R20 / RS20	RR	1.2	2	1.66	2	2	Vacant lot	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.9	1.3	1.1	0.3

City of Concord Housing Element

Land Inventory by Group (Group C) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
C9	117270011	R10 / RS10	LDR	2.3	10	0.89	2	6	Underutilized lot with existing residential. Year built: 1950.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.5	0.5	0.1
	*117260012	R10 / RS10	LDR	2.9	10	1.02	3			Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.6	0.5	0.1	
	*117260015	R10 / RS10	LDR	1.8	10	0.56	1		Underutilized lot with existing residential. This site has the same owner as the one above. Year built: 1962.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 2.0 and 3.0	0.5	0.5	0.4	0.2
C10	117120077	R10 / RS10	LDR	3.2	10	5.06	16	16	The site contains a small single-family residential unit sitting on a very large lot. The physical condition of the building is fair.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.6	0.8	0.6	0.1
Photos									See Group Photo C-10, in Appendix C page C-4.										
C12	117150012	R10 / RS10	LDR	3.2	10	0.31	1	1	Vacant lot	NA	Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.6	0.3	0.3
C13	117140020	R10 / RS10	LDR	2.7	10	1.13	3	3	Underutilized single family residential. Year built: 1956.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.7	0.8	0.4	0.2
Photos									See Group Photo C-13, in Appendix C page C-4.										
C14	117140075	R10 / RS10	LDR	1.4	10	0.70	1	8	Two unit house unit on large corner lot.	H	Yes	Overhead voltage lines and 2-house unit at corner lot. Site has PG&E pipes and is within the 65db noise contour.	Permitted Use	No	No AV Ratio	0.8	0.9	0.6	0.1
	117140083	R10 / RS10	MDR	2.9	32	2.44	7		Underutilized commercial (Ygnacio Valley Self-Storage Center). The facility is operating and is in fair condition. There is a vacant space behind the facility.		Yes	Overhead voltage lines and adjacent to another storage center. Site has PG&E pipes and is within the 65db noise contour.	Permitted Use	No	Less than 1.0	0.8	0.9	0.5	0.1
Photos									See Group Photo C-14, in Appendix C page C-5.										

Appendix A

Land Inventory by Group (Group C) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																				
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)				
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit	
C15	*117201024	PD / PD	NC	8.6	24	0.23	2	7	Underutilized lot with a commercial building, currently vacant. The condition of the building is poor. This site has the same owner as the one below.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.6	0.3	0.2	0.1	
	*117201026	PD / PD	NC	9.1	24	0.55	5		Vacant lot. This site has the same owner as the one above.		Yes	Site has PG&E pipes and has a large wall at the back. It is also within the 65db noise contour.	Rezone for General Plan Consistency	No	No AV Ratio	0.6	0.3	0.2	0.1	
Photos																				
C16	133271118	NC / CMX	NC	8.3	24	0.60	5	5	Underutilized commercial (previous Chinese restaurant) with a very big space behind that looks like a drive-in/car-hop place. The site is surrounded by residential development. The restaurant is marginally operating and the physical condition is poor.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.1	0.3	0.1	
Photos																				
C17	133170043	NC / CMX	CMU	20.1	40	0.45	9	24	Underutilized commercial property (next to Taco Bell). The existing use are a Verizon Wireless sales shop, a flowershop, and a tailor shop. The physical condition of the building is fair.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrat or Permit	No	Less than 1.0	0.6	0.2	0.1	0.1	
	133170068	NC / CMX	CMU	17.9	40	0.84	15		Vacant lot		Yes	Vacant lot divided in the middle by Taco Bell, and is within the 65db noise contour. Additionally, there is a electrical pole in the middle of the site.	Zoning Administrat or Permit	No	No AV Ratio	0.6	0.1	0.1	0.1	
Photos																				
C Subtotal						34.18		107												

City of Concord Housing Element

Land Inventory by Group (Group D) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
D1	*130461006	R12 / RS12	LDR	1.8	10	0.55	1	3	Development project in progress. This site has the same owner as the one below.	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.8	0.4	1	0.4
	*130461017	R12 / RS12	LDR	2.4	10	0.83	2		Development project in progress. This site has the same owner as the one above.		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.8	0.4	1	0.4
D2	130150023	R12 / RS12	LDR	2.5	10	4.32	11	11	Vacant lot	NA	Yes	The site is located on a 15 percent slope, within a flood zone, and within the 65db noise contour. It has no infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.1	0.8	0.3
D3	130150027	R12 / RS12	LDR	3.4	10	0.29	1	3	Vacant lot	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.8	0.2
	130150059	R12 / RS12	LDR	2.5	10	0.40	1		Vacant lot		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.8	0.3
	130150063	R12 / RS12	LDR	2.7	10	0.38	1		Vacant lot		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.8	0.2
D4	*130160092	R12 / RS12	LDR	3.7	10	0.27	1	5	Development project in progress. This site has the same owner as the one below. Year built: 2008.	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.8	0.2
	*130160093	R12 / RS12	LDR	2.8	10	0.36	1		Development project in progress. This site has the same owner as the one below. Year built: 2009.		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.8	0.1	0.8	0.2
	*130160094	R12 / RS12	LDR	2.9	10	0.34	1		Development project in progress. This site has the same owner as the one below.		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.8	0.2	0.8	0.2

Appendix A

Land Inventory by Group (Group D) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	*130160096	R12 / RS12	LDR	3.6	10	0.27	1		Development project in progress. This site has the same owner as the one below.		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.8	0.2
	*130160097	R12 / RS12	LDR	3.7	10	0.27	1		Development project in progress. This site has the same owner as the one above.		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.8	0.2
D5	130150044	R12 / RS12	LDR	3.3	10	0.30	1	1	Vacant lot	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.2	0.9	0.3
D6	130421006	R10 / RS10	LDR	4.0	10	0.25	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.8	0.3	1	0.4
D7	130410021	R12 / RS12	LDR	3.4	10	0.29	1	1	Vacant lot	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	1	0.5	1	0.3
D8	*130200026	R10 / RS10	LDR	2.0	10	0.50	1	2	Vacant lot. This site has the same owner as the one below.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	1.1	0.5	0.9	0.2
	*130200027	R10 / RS10	LDR	2.0	10	0.51	1		Vacant lot. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	1.1	0.5	0.9	0.2
D9	134032009	R12 / RS12	LDR	1.4	10	0.71	1	1	Vacant lot	NA	Yes	The site is on a 15 percent slope, and within the 65db noise contour. Besides those, there are no other constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	1.1	0.7	1	0.1
D10	134051022	R12 / RS12	LDR	1.8	10	0.55	1	2	Underutilized lot with existing single-family residential. Year built: 1945.	H	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	1.2	0.6	0.9	0.2
	134051025	R12 / RS12	LDR	1.8	10	0.56	1		Underutilized lot with existing single-family residential. Year built: 1949.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	1.2	0.6	0.9	0.2

City of Concord Housing Element

Land Inventory by Group (Group D) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
D11	134051033	R10 / RS10	LDR	2.9	10	0.34	1	1	Vacant lot	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	1.2	0.6	0.9	0.2
D12	134070009	R20 / RS20	RR	2.2	2	0.46	1	1	Vacant lot	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	1.2	0.8	1	0.3
D13	134070024	R20 / RS20	RR	2.1	2	0.47	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	1.4	0.7	0.9	0.3
D14	133030024	R7.5 / RS7.5	LDR	4.0	10	0.99	4	4	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	1.4	0.6	0.8	0.2
D15	129442016	R6 / RS6	LDR	3.1	10	1.62	5	5	Underutilized lot with existing residential. Year built: 1915.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.6	0.8	0.1
D16	129272013	R8 / RS8	LDR	3.3	10	1.20	4	4	Underutilized lot with existing residential. Year built: 1947.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.2	0.4	0.5	0.1
D17	134530017	R8 / RS8	LDR	3.5	10	2.57	9	9	Underutilized lot with existing residential.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.2	0.8	0.4	0.3
D18	130230044	R15 / RS15	RR	2.4	2	0.42	1	1	Vacant lot	NA	Yes	The site is located on a 15 percent slope and within the 65db noise contour. It has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	1	1.1	0.2
D19	132202033	R6 / RS6	LDR	3.0	10	1.32	4	4	Underutilized lot with existing residential.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.8	0.2	0.7	0.1
D Subtotal						21.37		60											

Appendix A

Land Inventory by Group (Group E) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
E1	*147180001	R7.5 / RS7.5	LDR	2.5	10	1.22	3	5	Vacant lot. This site has the same owner as the one below.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.5	0.5	0.2
	*147180002	R7.5 / RS7.5	LDR	2.1	10	0.96	2	Underutilized lot with existing residential. This site has the same owner as the one above.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.5	0.5	0.2	
E2	129202002	R6 / RS6	LDR	2.3	10	0.87	2	2	Underutilized lot with existing residential. Year built: 1936.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.2	0.1	0.5	0.2
E3	129160017	PI / IMX	IMU	9.2	-	3.06	28	28	Underutilized industrial uses, single-story, space available for lease.	H	Yes	The site is on a 15 percent slope and within a flood zone. It has no noise or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Greater than 3.0	0.1	0.1	0.5	0.3
Photos									See Group Photo E-3, in Appendix C page C-6.										
E4	129160018	PI / IMX	IMU	9.1	-	2.74	25	25	The site contains two underutilized industrial buildings. It's occupied by a heating and air-conditioning shop, a warehouse, and East Bay Regional Parks District Office. The physical conditions of the buildings are good. The site is situated next to a school (advantage for residential development).	L	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Greater than 3.0	0.1	0.1	0.5	0.3
Photos									See Group Photo E-4, in Appendix C page C-6.										

City of Concord Housing Element

Land Inventory by Group (Group E) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
E5	*129140064	LI / IMX	IMU	9.0	-	1.99	18	30	This group contains two buildings used as warehouse/office/and industrial purposes. Both are single-story and most tenants are in operation, although there are some units available for lease. The physical condition of the buildings are good. The sites is adjacent to residential estates (Good for residential development). These two site have the same owner.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.2	0.3	0.6	0.4
	*129140065	LI / IMX	IMU	8.8	-	1.36	12			Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.1	0.3	0.6	0.4	
Photos									See Group Photo E-5, in Appendix C page C-6.										
E6	*129140067	LI / IMX	IMU	9.2	-	1.63	15	33	The site contains one vacant industrial/office building that used to be an old printing factory. There is a large parking space at back. The building is single story and is in poor physical condition. It is no longer in use. These two sites have the same owner.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.2	0.3	0.6	0.4
	*129140068	LI / IMX	IMU	8.9	-	2.02	18			Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	No	Between 1.0 and 2.0	0.2	0.3	0.6	0.4	
Photos									See Group Photo E-6, in Appendix C page C-6.										
E7	147251009	R7 / RS7	LDR	3.3	10	1.80	6	6	Underutilized lot with existing residential. Year built: 1964.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.9	0.3	0.8	0.1
E8	147331094	R7 / RS7	LDR	3.5	10	0.28	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.8	0.6	0.8	0.3
E9	147310022	R40 / RS40	RR	1.0	2	1.01	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.9	0.6	0.8	0.2

Appendix A

Land Inventory by Group (Group E) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
E10	147350003	R7 / RS7.5	LDR	2.5	10	2.02	5	5	Underutilized lot with existing residential. Year built: 1952.	H	Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.6	0.3	0.6	0.1
E Subtotal						20.97		136											

Land Inventory by Group (Group F) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
F1	128200010	M1 / RM1.0	MDR	17.4	32	0.23	4	4	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	No	No AV Ratio	0.4	0.2	0.3	0.1
F2	*128190009	M1.8 / RM1.8	MDR	16.7	32	0.30	5	28	Vacant lot in between multi-story housing on both sides. This site has the same owner as the one below.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.3	0.2	0.2	0.1
	*128190037	M1.8 / RM1.8	MDR	18.7	32	0.27	5	Vacant lot in between multi-story housing on both sides. This site has the same owner as the one above.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.3	0.2	0.2	0.1	
	128190244	M1.8 / RM1.8	MDR	13.7	32	0.22	3	Underutilized residential lot.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.3	0.2	0.2	0.1	
	128190245	M1.8 / RM1.8	MDR	17.9	32	0.39	7	Underutilized residential lot.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.3	0.2	0.2	0.1	
	128190252	M1.8 / RM1.8	MDR	17.9	32	0.45	8	Underutilized lot in between multi-story housing on both sides.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.3	0.2	0.2	0.1	
Photos									See Group Photo F-2, in Appendix C page C-7.										

City of Concord Housing Element

Land Inventory by Group (Group F) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
F3	126210045	M1.8 / RM1.8	MDR	19.4	32	1.44	28	28	Development project in progress.	NA	Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.2	0.1	0.2	0.1
Photos									See Group Photo F-3, in Appendix C page C-7.										
F4	126210048	M1.8 / RM1.8	MDR	17.3	32	0.75	13	13	Underutilized lot with existing residential.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.3	0.2	0.2	0.1
F5	128190255	M1.8 / RM1.8	MDR	16.6	32	0.36	6	6	Underutilized lot with existing residential.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.4	0.2	0.2	0.1
F6	147030027	APO / CMX	CMU	18.8	40	0.32	6	17	Underutilized motel with a large parking lot. The building appears vacant and is in poor shape. Year built: 1964.	H	Yes	Site is within the 65db noise contour and is in front of a mobile home park. Existing utilities are available.	Zoning Administrator Permit	No	Between 2.0 and 3.0	0.4	0.2	0.3	0.1
	147030028	APO / CMX	CMU	18.1	40	0.61	11	Underutilized single-story commercial/office strip. Existing uses include a health center, a chiropractor, an income tax shop, and a realty office. There are two other units in the building which is vacant. The building is in good physical condition.	Yes		Site is within the 65db noise contour and is in front of a mobile home park. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.3	0.2	0.2	0.1	
Photos									See Group Photo F-6, in Appendix C page C-7.										
F7	147030034	M1.8 / RM1.8	MDR	8.3	32	0.84	7	7	This site contains one building with an income tax office, a windows shop, a bookkeeping shop, and an insurance office. There is one vacant unit for lease. The building sits only on a small portion of a larger site. Most existing uses are operating but only marginally. The physical condition of the building is fair.	H	Yes	The site is attached to Trees Mobile Home Park and also lot is not very deep, so it provides only limited development space. site is within the 65db noise contour. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.3	0.2	0.2	0.1
Photos									See Group Photo F-7, in Appendix C page C-7.										
F8	128280036	NC / CMX	CMU	17.7	40	0.40	7	17	Underutilized lot with a grocery store. The condition of the store is poor. Year built: 1952.	H	Yes	Site is within the 65db noise contour. The site is located opposite Monument Plaza. Existing utilities are available.	Zoning Administrator Permit	Yes	Between 1.0 and 2.0	0.1	0.1	0.1	0.1

Appendix A

Land Inventory by Group (Group F) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	128280037	NC / CMX	CMU	16.6	40	0.18	3		Underutilized lot with a cash checking shop. The condition of the store is good.		Yes	Site is within the 65db noise contour. The site is located opposite Monument Plaza. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.1	0.2	0.1	0.1
	128280040	NC / CMX	CMU	15.7	40	0.19	3		Underutilized lot with a Nice Cuts shop and another vacant unit. The condition of the building is fair.		Yes	Site is within the 65db noise contour. The site is located opposite Monument Plaza. Existing utilities are available.	Zoning Administrator Permit	Yes	Between 1.0 and 2.0	0.2	0.2	0.1	0.1
	128280041	NC / CMX	CMU	19.5	40	0.21	4		Underutilized lot with a hat and jeans store. The condition of the building is poor.		Yes	Site is within the 65db noise contour. The site is located opposite Monument Plaza. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.2	0.2	0.1	0.1
Photos									See Group Photo F-8, in Appendix C page C-8.										
F9	*128290061	NC / CMX	CMU	18.2	40	0.49	9	37	This group contains two underutilized commercial strip developments. Existing uses include a hair salon, an automobile window tinting service, and a jewelry store. The physical conditions of the buildings are fair. The site is opposite Monument Plaza. One of the sites (128290061) has the same owner as 128290072.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.2	0.3	0.1	0.1
	128290062	NC / CMX	CMU	17.1	40	0.41	7			Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.2	0.2	0.1	0.1	
	128290070	NC / CMX	CMU	17.9	40	0.56	10			Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	Yes	Between 1.0 and 2.0	0.2	0.3	0.2	0.1	
	128290071	NC / CMX	CMU	21.6	40	0.37	8			Yes	The site is being used as a parking lot	Zoning Administrator Permit	No	Less than 1.0	0.2	0.3	0.2	0.1	
	*128290072	NC / CMX	CMU	21.2	40	0.14	3			Yes	There is a commercial strip center, some of the shops are vacant. The condition of the building is poor. This site has the same owner as 128290061.	Zoning Administrator Permit	Yes	No AV Ratio	0.2	0.3	0.2	0.1	
Photos									See Group Photo F-9, in Appendix C page C-8.										

City of Concord Housing Element

Land Inventory by Group (Group F) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
F10	147022002	NC / CMX	CMU	25.8	40	0.62	16	16	The site contains an auto-repair shop and a gas station. Both are in operation but the buildings are in poor physical condition.	H	Yes	Existing gas station will need remediation if redeveloped for residential purposes. Also, the site is within the 65db noise contour. Existing utilities are available.	Zoning Administrator Permit	Yes	No AV Ratio	0.3	0.3	0.1	0.1
Photos																			
F11	147010048	NC / CMX	CMU	18.2	40	0.99	18	61	This site contains a commercial strip mall named Plaza Concordia. The mall has many tenants, including a dental office, Hertz car rental, a sushi restaurant, a beauty shop, etc. Some units are vacant, and there is a for-lease sign in front stating 1400 square feet are for lease. The physical condition of the building is good.	H	Yes	Site is within the 65db noise contour. There is a lot of retail in this group and close by at Monument Plaza.	Zoning Administrator Permit	Yes	Less than 1.0	0.3	0.4	0.1	0.1
	147010049	NC / CMX	CMU	17.4	40	0.69	12	This site contains a commercial strip mall. Existing tenants include Martha's travel, a shoe repair shop, and a deli. The physical condition of the building is poor.	Yes		Site is within the 65db noise contour. There is a lot of retail in this group and close by at Monument Plaza.	Zoning Administrator Permit	Yes	Less than 1.0	0.4	0.4	0.1	0.1	
	147010050	M1.8 / CMX	CMU	17.9	40	0.89	16	There is a car wash center on this site. The physical condition of the building is very good.	Yes		Site is within the 65db noise contour. There is a lot of retail in this group and close by at Monument Plaza.	Permitted Use	Yes	No AV Ratio	0.4	0.4	0.1	0.1	
	147010051	M1.8 / CMX	CMU	17.6	40	0.85	15	This site contains an underutilized building with a vacated pizza restaurant and a sports bar. Only the sports bar is still in business. The condition of the building is poor.	Yes		Site is within the 65db noise contour. There is a lot of retail in this group and close by at Monument Plaza.	Permitted Use	Yes	Less than 1.0	0.4	0.4	0.1	0.1	
	Photos																		
F12	*147022009	PD / CMX	CMU	17.0	40	2.77	47	154	This group of sites houses a large commercial strip center (Monument Plaza). This Plaza includes a bowling alley, auto-	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Between 1.0 and 2.0	0.3	0.3	0.1	0.1

Appendix A

Land Inventory by Group (Group F) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																				
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)				
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit	
	*147022010	PD / CMX	CMU	18.1	40	5.91	107		parts shop, restaurants, a liquor store, a police substation, Fashiontown, etc. It is a very large property. The average conditions of all the buildings here is good. These two sites have the same owner.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Between 1.0 and 2.0	0.2	0.2	0.1	0.1	
Photos									See Group Photo F-12, in Appendix C page C-9.											
F Subtotal						21.85		388												

Land Inventory by Group (Group G) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
G1	126133009	DB / DMX	DTMU	57.6	100	0.47	27	103	Vacant lot. There is a lot of pipes and junk on site.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	No AV Ratio	0.6	0.2	0.2	0.1
	*126133010	DB / DMX	DTMU	57.8	100	0.47	27		Underutilized commercial lot with existing house located behind the property. This site has the same owner as the one below.		Yes	Site is over or near an earthquake fault	Permitted Use	Yes	Between 1.0 and 2.0	0.6	0.2	0.2	0.1
	*126133011	DB / DMX	DTMU	55.6	100	0.29	16		Underutilized commercial lot with a vacant building (ex-motorcycle display shop). The condition of the building is fair. This site has the same owner as the one above.		Yes	Site is over or near an earthquake fault, and within the 65db noise contour	Permitted Use	Yes	Between 2.0 and 3.0	0.6	0.2	0.3	0.1
	**126133013	DB / DMX	DTMU	52.9	100	0.32	17		Vacant lot. This site has the same owner as the one below.		Yes	Site is over or near an earthquake fault, and within the 65db noise contour	Permitted Use	Yes	No AV Ratio	0.6	0.2	0.2	0.1
	*126164052	DB / DMX	DTMU	56.1	100	0.29	16		Underutilized lot with existing commercial. This site has the same owner as the one above.		Yes	Site is over or near an earthquake fault, and within the 65db noise contour	Permitted Use	Yes	No AV Ratio	0.6	0.2	0.2	0.1
Photos									See Group Photo G-1, in Appendix C page C-9.										

City of Concord Housing Element

Land Inventory by Group (Group G) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
G2	126164047	DB / DMX	DTMU	22.8	100	0.39	9	57	Existing single-family home, single story. The physical condition of the home is fair.	VH	Yes	Site is over or near an earthquake fault, and within the 65db noise contour.	Permitted Use	Yes	Less than 1.0	0.6	0.2	0.2	0.1
	126164048	DB / DMX	DTMU	25.1	100	0.84	21		Car wash. The physical condition of the building is fair.		Yes	Site on 15 percent slope, over or near an earthquake fault, and within the 65db noise contour.	Permitted Use	Yes	Less than 1.0	0.5	0.1	0.1	0.1
	126164049	DB / DMX	DTMU	27.1	100	0.18	5		Vacant lot		Yes	Site is at road junction, over or near an earthquake fault, and within the 65db noise contour.	Permitted Use	Yes	Less than 1.0	0.5	0.1	0.1	0.1
	*126164050	DB / DMX	DTMU	27.3	100	0.18	5		Auto-care/glass tinting shop. The physical condition of the building is poor. This site has the same owner as the one below.		Yes	Site is over or near an earthquake fault, and within the 65db noise contour.	Permitted Use	Yes	Between 1.0 and 2.0	0.6	0.2	0.2	0.1
	*126164051	DB / DMX	DTMU	22.5	100	0.13	3		Hair styling shop with card collection shop above. The physical condition of the building is fair. This site has the same owner as the one above.		Yes	Site is over or near an earthquake fault, and within the 65db noise contour.	Permitted Use	Yes	Between 1.0 and 2.0	0.6	0.2	0.2	0.1
	126164053	DB / DMX	DTMU	25.6	100	0.19	5		Engine shop. The physical condition of the building is fair.		Yes	Site on 15 percent slope, over or near an earthquake fault, and within the 65db noise contour.	Permitted Use	Yes	Less than 1.0	0.5	0.1	0.1	0.1
	126164054	DB / DMX	DTMU	24.2	100	0.37	9		Gas station and grocery store. The physical condition of the building is poor.		Yes	Site is over or near an earthquake fault, and within the 65db noise contour.	Permitted Use	Yes	Less than 1.0	0.6	0.2	0.2	0.1
	Photos									See Group Photo G-2, in Appendix C page C-9.									
G3	126182026	R6 / RS6	LDR	4.5	10	0.22	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.1	0.2	0.2
G4	105185013	R6 / RS6	LDR	3.9	10	0.77	3	3	Underutilized lot with existing single-family residential. Year built: 1903.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.6	0.1	0.5	0.1
G5	*130031023	R40 / RS40	RR	1.3	2	0.78	1	3	Vacant lot. This site has the same owner as the one below.	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.3	0.6	0.2

Appendix A

Land Inventory by Group (Group G) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	*130031025	R40 / RS40	RR	1.3	2	0.80	1		Vacant lot. This site has the same owner as the one below.		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.3	0.6	0.2
	*130031026	R40 / RS40	RR	1.4	2	0.69	1		Vacant lot. This site has the same owner as the one above.		Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.3	0.6	0.2
G6	130040019	R20 / RS20	RR	1.0	2	1.00	1	1	Vacant lot	NA	Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.4	0.2	0.6	0.2
G7	130070019	R40 / RS40	RR	1.1	2	0.93	1	1	Vacant lot	NA	Yes	The site is on a 15 percent slope but has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.4	0.8	0.4
G8	126191016	POS / RH	HDR	33.4	100	8.21	274	350	Vacant lot	VH	Yes	Site on 15 percent slope, within a flood zone, over or near an earthquake fault, and within the 65db noise contour. Existing utilities are available.	Rezone for General Plan Consistency	No	No AV Ratio	0.5	0.1	0.1	0.1
	126191018	POS / RH	HDR	33.2	100	2.29	76		Vacant lot. This site is owned by the City of Concord.		Yes	Site within a flood zone, over an earthquake fault, and within the 65db noise contour. Existing utilities are available.	Rezone for General Plan Consistency	No	No AV Ratio	0.5	0.1	0.1	0.1
G9	126233016	R6 / RS6	LDR	6.5	10	0.15	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.3	0.2	0.3	0.1
G Subtotal						19.98		520											

City of Concord Housing Element

Land Inventory by Group (Group H) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
H1	105022008	R6 / RS6	LDR	5.8	10	0.17	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.9	0.3	0.2	0.1
H2	*105012003	DB / DMX	DTMU	34.2	100	0.18	6	19	Vacant lot used as storage of RVs and heavy vehicles, dumpsters and trailers, mechanical tools, etc. The site is located on a main throughfare surrounded by single-family residential and close to BART. This site has the same owner as the one below.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	No	No AV Ratio	0.8	0.4	0.1	0.1
	*105012015	DB / DMX	DTMU	34.3	100	0.38	13	Vacant lot used as storage of RVs and heavy vehicles, dumpsters and trailers, mechanical tools, etc. The site is located on a main throughfare surrounded by single-family residential and close to BART. This site has the same owner as the one above.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	No AV Ratio	0.7	0.4	0.1	0.1	
Photos																			
H3	105013015	DB / DMX	DTMU	64.6	100	0.12	8	48	Underutilized single-family residential, single-story. The building is occupied and is in fair physical condition.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.1	0.1
	105013016	DB / DMX	DTMU	63.4	100	0.13	8	Vacuum shop (for sale). The physical condition of the building is fair.	Yes		The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.1	0.1	
	105013017	DB / DMX	DTMU	64.8	100	0.12	8	Underutilized converted home. The existing use is a real estate office. The physical condition of the building is fair.	Yes		The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Between 1.0 and 2.0	0.7	0.5	0.2	0.1	

Appendix A

Land Inventory by Group (Group H) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	105013019	DB / DMX	DTMU	62.4	100	0.13	8		Underutilized single-family residential, single-story. The building is occupied and is in fair physical condition.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.1	0.1
	105013021	DB / DMX	DTMU	64.3	100	0.25	16		Religious use (store front mosque) in existing commercial strip building with a parking lot behind. The physical condition of the building is good.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.2	0.1
Photos									See Group Photo H-3, in Appendix C page C-10.										
H4	105014015	APO / DMX	DTMU	63.2	100	0.09	6	40	Underutilized lot with existing single-family residential. Occupied. The condition of the building is good. Year built: 1942.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.2	0.1
	105014017	DB / DMX	DTMU	58.8	100	0.12	7		Residential use converted to office, single-story. Currently vacant. Office space for rent. The condition of the building is fair.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.2	0.1
	105014018	APO / DMX	DTMU	59.0	100	0.12	7		Underutilized lot with existing single-family residential. Occupied. The condition of the building is poor. Year built: 1942.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.2	0.1
	105014020	APO / DMX	DTMU	58.2	100	0.12	7		Residential use converted to commercial, single-story. Currently vacant. The condition of the building is poor.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Between 1.0 and 2.0	0.7	0.5	0.2	0.1
	105014021	APO / DMX	DTMU	61.2	100	0.21	13		Residential use converted to day care school. The day care is currently for sale. The condition of the building is fair.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Between 1.0 and 2.0	0.7	0.5	0.2	0.1
Photos									See Group Photo H-4, in Appendix C page C-11.										

City of Concord Housing Element

Land Inventory by Group (Group H) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
H5	113235002	R7 / RS7	LDR	2.1	10	0.93	2	8	Underutilized lot with existing residential. Year built: 1940.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.5	0.3	0.2
	113235006	R7 / RS7	LDR	2.5	10	0.40	1		Underutilized lot with existing residential. Year built: 1949.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.5	0.3	0.2
	113235010	R10 / RS10	LDR	2.4	10	0.42	1		Underutilized lot with existing residential. Year built: 1929.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.5	0.3	0.1
	113235037	D3 / RMI.8	MDR	10.2	32	0.20	2		Vacant lot		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.5	0.3	0.1
	113235038	D3 / RMI.8	MDR	10.3	32	0.19	2		Vacant lot		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.5	0.3	0.1
H6	113131001	R7 / RS7	LDR	3.3	10	0.92	3	3	Underutilized lot with existing residential.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.4	0.5	0.4	0.1
H7	113133008	R10 / RS10	LDR	4.6	10	2.37	11	11	Development project in progress.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.4	0.5	0.3	0.2
H8	113222008	R10 / RS10	LDR	5.5	10	0.18	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.5	0.2	0.2
H9	113141027	R10 / RS10	LDR	4.0	10	0.25	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.5	0.2	0.2

Appendix A

Land Inventory by Group (Group H) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
H10	113152018	R10 / RS10	LDR	3.9	10	0.25	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.5	0.2	0.3
H11	113212022	NC / CMX	CMU	27.6	40	0.51	14	14	Underutilized lot with an existing burger and breakfast restaurant and parking space. The restaurant is operating but in poor physical condition. It is next to an auto-repair shop.	VH	Yes	Site is within the 65db noise contour and faces main street. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.3	0.3	0.1	0.1
Photos									See Group Photo H-11, in Appendix C page C-11.										
H12	113181014	APO / CMX	CMU	17.2	40	0.47	8	25	Large parking lot (landlocked site).	H	Yes	Landlocked but will be accessible from the main street if combined with the other two adjacent sites. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.3	0.3	0.1	0.1
	113181016	NC / CMX	CMU	18.7	40	0.32	6	Labor-office (shop is vacant). The physical condition of the building is fair.	Yes		The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.3	0.3	0.1	0.1	
	113181021	NC / CMX	CMU	17.7	40	0.62	11	Ex-accessories shop recently sold, to be converted into a lodge. The physical condition of the building is fair.	Yes		The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Between 1.0 and 2.0	0.3	0.3	0.1	0.1	
Photos									See Group Photo H-12, in Appendix C page C-11.										
H13	*105071006	M2.5 / RM2.5	LDR	5.9	10	0.17	1	2	Vacant lot behind liquor store. This site has the same owner as the one below.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.2	0.3	0.1	0.2
	*105071007	M2.5 / RM2.5	LDR	5.7	10	0.18	1	Vacant lot behind liquor store. This site has the same owner as the one above.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.2	0.3	0.1	0.2	

City of Concord Housing Element

Land Inventory by Group (Group H) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
Photos									See Group Photo H-13, in Appendix C page C-12.										
H14	*105092005	NC / CMX	CMU	18.3	40	0.44	8	46	Underutilized commercial strip "El Monte Plaza". The physical condition of the building is fair. This site has the same owner as the one below.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Between 1.0 and 2.0	0.2	0.3	0.1	0.1
	*105092006	NC / CMX	CMU	18.3	40	0.82	15		Underutilized lot with existing retail. Existing uses include a bathroom equipment shop and a karate school. The building is located off main street at the back, and is in fair condition. This site has the same owner as the one below.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.2	0.2	0.1	0.2
	*105072004	R6 / RS6	LDR	5.7	10	0.18	1		Underutilized lot with existing residential. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.2	0.2	0.1	0.2
	*105092007	FAR2-4 / RH	LDR	5.1	10	0.20	1		Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.2	0.2	0.1	0.2
	*105092008	FAR2-4 / RH	LDR	3.1	10	0.97	3		Underutilized lot with two story commercial building. Currently vacant for lease. This site has the same owner as the one above. Year built: 1951.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.1	0.2	0.1	0.2
	105092020	R6 / RS6	MDR	5.4	32	3.36	18		Vacant lot. Parking for heavy vehicles, recreational vehicles, and machinery, with a small auto-repair and car alarm shop. The physical condition of the building is poor.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.1	0.2	0.1	0.1
Photos									See Group Photo H-14, in Appendix C page C-12.										

Appendix A

Land Inventory by Group (Group H) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
H15	*105091020	M1.8 / RMI.8	MDR	11.6	32	0.77	9	21	Vacant lot behind Church. This site has the same owner as the one below.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.2	0.2	0.2	0.1
	*105091021	M1.8 / RMI.8	MDR	11.2	32	0.45	5		Underutilized lot. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.2	0.3	0.2	0.1
	105091025	APO / CMX	CMU	26.2	40	0.27	7		Underutilized commercial "Valley Motel" with large parking lot. Large property behind with access to Church next door. The physical condition of the building is fair.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Between 1.0 and 2.0	0.2	0.3	0.2	0.1
Photos									See Group Photo H-15, in Appendix C page C-12.										
H16	*113263014	DB / DMX	DTMU	63.9	100	0.36	23	67	Underutilized lot with an auto repair shop. The condition of the building is fair. This site has the same owner as the one below.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.1	0.2
	*113263015	DB / DMX	DTMU	63.2	100	0.32	20		Underutilized lot with one autorepair shop. The building is located off main street and adjacent to residential homes. The physical condition of the building is poor. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.5	0.1	0.2
	**113263016	DB / DMX	DTMU	62.7	100	0.27	17		Underutilized lot with a karate school. The building is located off main street and adjacent to residential homes. The physical condition of the building is poor. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	Between 1.0 and 2.0	0.7	0.5	0.1	0.2
	**113263017	DB / DMX	DTMU	58.0	100	0.12	7		Underutilized lot with one autorepair shop. The building is located off main street and adjacent to residential homes. The physical condition of the building is poor. This site		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	Between 1.0 and 2.0	0.7	0.4	0.1	0.2

City of Concord Housing Element

Land Inventory by Group (Group H) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
									has the same owner as the one above.										
Photos									See Group Photo H-16, in Appendix C page C-13.										
H17	113212023	NC / CMX	CMU	18.2	40	1.27	23	23	Commercial strip center (Chestnut Square). There are nine units. Existing uses include a nails shop, a dental office, a teens challenge center, a thrift shop, a donut shop, a laundromat, a barber shop, and an income tax office. One of the units is vacant and for lease. The physical condition of the building is average. There is a big parking lot on site.	H	Yes	Site is within the 65db noise contour. The strip center is located just off the main street. There are no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Between 1.0 and 2.0	0.3	0.3	0.1	0.1
Photos									See Group Photo H-17, in Appendix C page C-13.										
H18	*132010023	NC / CMX	CMU	17.7	40	0.56	10	23	Underutilized commercial motel "Economy Inn". State Farm located at corner. This site has the same owner as the one below.	M	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Between 2.0 and 3.0	0.3	0.2	0.2	0.1
	*132010028	NC / CMX	CMU	17.8	40	0.73	13		Underutilized commercial motel "Economy Inn". State Farm located at corner. This site has the same owner as the one above.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Between 2.0 and 3.0	0.3	0.2	0.3	0.1
Photos									See Group Photo H-18, in Appendix C page C-13.										
H Subtotal						21.60		354											

Appendix A

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
I1	112101030	DB / DMX	DTMU	64.9	100	3.36	218	218	Underutilized commercial motel "Premier Inn". The two-story motel appears to be marginally operating. The physical condition of the buildings are poor.	H	Yes	The site is within the 65db noise contour as it is close to the highway. It has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Greater than 3.0	1	0.4	0.2	0.2
Photos									See Group Photo I-1, in Appendix C page C-14.										
I2	*126043011	DB / HDR	DTMU	61.1	100	0.11	7	32	Underutilized single-family residential, single-story. This site has the same owner as the one below.	VH	Yes	The site is next to a gas station. It has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.9	0.4	0.2	0.2
	*126043031	DB / HDR	DTMU	36.6	100	0.19	7	Underutilized single-family residential, single-story. This site has the same owner as the one above.	Yes		The site is next to a gas station and within the 65db noise contour. It has no other physical or infrastructure constraints. Existing utilities are available	Rezone for General Plan Consistency	Yes	Less than 1.0	0.9	0.4	0.3	0.2	
	126043018	DB / HDR	DTMU	149.7	100	0.12	18	Underutilized single-family residential, single-story. This site is owned by the City of Concord.	Yes		The site is next to a gas station and within the 65db noise contour. It has no other physical or infrastructure constraints. Existing utilities are available	Rezone for General Plan Consistency	Yes	No AV Ratio	0.9	0.4	0.2	0.2	
Photos									See Group Photo I-2, in Appendix C page C-14.										
I3	*126042043	DB / HDR	HDR	63.5	100	0.33	21	39	This sites has a carpet shop. The condition of the building is fair. This site has the same owner as the one below.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Greater than 3.0	0.9	0.3	0.2	0.1
	*126042044	DB / HDR	HDR	64.5	100	0.28	18	Underutilized lot with a Recycling Center (Tomra recycling network). The condition of the building is fair. This site has the same owner as the one above.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.9	0.4	0.2	0.2	
Photos									See Group Photo I-3, in Appendix C page C-14.										
I4	126041039	DB / HDR	HDR	62.7	100	0.27	17	49	Underutilized lot with an auto-repair shop. The condition of the building is fair.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Between 2.0 and 3.0	0.9	0.3	0.2	0.1

City of Concord Housing Element

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	126041040	DB / HDR	HDR	64.0	100	0.39	25		Underutilized lot with Enterprise car rental. The condition of the building is good.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.9	0.3	0.1	0.1
	126041041	DB / HDR	HDR	60.5	100	0.12	7		Underutilized lot with Tattoo parlor. The condition of the building is poor.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Between 1.0 and 2.0	0.9	0.3	0.2	0.1
Photos									See Group Photo 1-4, in Appendix C page C-15.										
15	126042034	DB / HDR	HDR	62.8	100	0.22	14	41	Underutilized single-family residential (for sale). The condition of the building is fair.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.9	0.4	0.2	0.2
	126042035	DB / HDR	HDR	57.9	100	0.10	6		Underutilized single-family residential. The condition of the building is fair.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.9	0.4	0.2	0.2
	126042036	DB / HDR	HDR	64.4	100	0.11	7		Underutilized single-family residential. The condition of the building is fair.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.9	0.4	0.2	0.2
	126042037	DB / HDR	HDR	64.1	100	0.22	14		Underutilized single-family residential. The condition of the building is fair.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.9	0.4	0.2	0.2
Photos									See Group Photo 1-5, in Appendix C page C-15.										
16	126045020	DB / HDR	HDR	64.4	100	0.22	14	43	Vacant lot. This site is owned by the City of Concord.	VH	Yes	Site is over or near an earthquake fault. Existing utilities are available.	Rezone for General Plan Consistency	Yes	No AV Ratio	0.7	0.3	0.2	0.1
	126045021	DB / HDR	HDR	64.9	100	0.45	29		One story office building. Existing uses include a Bead Shop for lease, an accountant's office, and Wardrobe Opportunity. 3,000 square feet are for lease. The building is in fair physical condition.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.8	0.3	0.1	0.1
Photos									See Group Photo 1-6, in Appendix C page C-15.										

Appendix A

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
17	126051024	HDR / HDR	DTMU	59.4	100	0.19	11	64	The site contains an underutilized commercial strip mall. Existing uses include a mattress store, a nail salon, Deals on Wheels, a Thai restaurant, and a hair salon. The businesses are marginal and physical condition of the building is poor.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Between 1.0 and 2.0	0.8	0.3	0.1	0.1
	126051026	HDR / HDR	DTMU	64.9	100	0.82	53		Parking lot of the underutilized commercial strip.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.8	0.3	0.1	0.1
Photos									See Group Photo 1-7, in Appendix C page C-16.										
18	126272005	DB / DMX	DTMU	98.3	100	1.58	155	155	Underutilized lot with a vacant commercial building (ex-sporting goods store). The building is for lease and is in fair physical condition.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.7	0.1	0.1	0.1
Photos									See Group Photo 1-8, in Appendix C page C-16.										
19	*126062011	DB / DMX	DTMU	67.0	100	1.09	73	220	Auto-repair shop. This site has the same owner as the one below.	VH	Yes	The site is over or near an earthquake fault. It has no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	Yes	No AV Ratio	0.7	0.1	0.2	0.1
	*126143003	DB / DMX	DTMU	75.0	100	0.16	12		Underutilized lot with existing commercial. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.7	0.1	0.3	0.1
	*126143010	DB / DMX	DTMU	69.8	100	0.63	44		Underutilized lot with existing commercial. This site has the same owner as the one below.		Yes	Site is over or near an earthquake fault, and within the 65db noise contour.	Permitted Use	Yes	Between 1.0 and 2.0	0.7	0.1	0.2	0.1
	*126143011	DB / DMX	DTMU	73.8	100	0.20	15		Underutilized lot with existing commercial. This site has the same owner as the one below.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	Yes	No AV Ratio	0.7	0.1	0.3	0.1

City of Concord Housing Element

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	*126153006	DB / DMX	DTMU	77.6	100	0.13	10		Underutilized lot with existing residential. This site has the same owner as the one below. Year built: 1932.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.7	0.1	0.2	0.1
	*126153007	DB / DMX	DTMU	80.0	100	0.11	9		Underutilized lot with existing residential. This site has the same owner as the one above. Year built: 1928.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.7	0.1	0.2	0.1
	**126143001	DB / DMX	DTMU	74.6	100	0.20	15		Underutilized lot with existing residential. This site has the same owner as the one below. It is owned by the Concord RDA.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Between 1.0 and 2.0	0.8	0.1	0.3	0.1
	**126143002	DB / DMX	DTMU	77.6	100	0.15	12		Underutilized lot with existing commercial. This site has the same owner as the one below. It is owned by the Concord RDA.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.7	0.1	0.3	0.1
	**126143008	DB / DMX	DTMU	74.3	100	0.20	15		Underutilized lot with existing commercial. This site has the same owner as the one below. It is owned by the Concord RDA.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	Yes	No AV Ratio	0.7	0.1	0.2	0.1
	**126143009	DB / DMX	DTMU	78.3	100	0.19	15		Underutilized lot with existing commercial. This site has the same owner as the one below. It is owned by the Concord RDA.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	Yes	No AV Ratio	0.7	0.1	0.2	0.1
Photos									See Group Photo 1-9, in Appendix C page C-16.										
110	126291009	DB / CMX	CMU	27.3	40	0.15	4	24	Underutilized single-family residential, single-story. The building is occupied and is in fair condition.	VH	Yes	Site is within the 65db noise contour and next to freeway. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	Yes	Between 1.0 and 2.0	0.5	0.5	0.4	0.1
	*128023013	R7.5 / CMX	CMU	25.5	40	0.20	5		Underutilized single-family residential, single-story. The building is occupied and is in fair condition. This site has the same owner as the one below. Year built: 1947.		Yes	Site is within the 65db noise contour and next to freeway. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.5	0.5	0.4	0.1

Appendix A

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	*128023014	R7.5 / CMX	CMU	25.7	40	0.23	6		Underutilized single-family residential, single-story. The building is occupied and is in fair condition. This site has the same owner as the one below. Year built: 1947.		Yes	Site is within the 65db noise contour and next to freeway. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.5	0.5	0.4	0.1
	*128023029	R7.5 / CMX	CMU	28.1	40	0.32	9		Vet Hospital. The building is in poor condition. This site has the same owner as the one above. Year built: 1947.		Yes	Site is near a freeway but has no physical, noise, or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.5	0.5	0.4	0.1
Photos									See Group Photo I-10, in Appendix C page C-17.										
I11	128023030	R7.5 / RS7.5	LDR	6.1	10	0.17	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.4	0.4	0.4	0.1
Photos									See Group Photo I-11, in Appendix C page C-17.										
I12	128010079	MI / RMI.0	HDR	40.1	100	0.27	11	11	Vacant lot	NA	Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.3	0.4	0.4	0.2
I13	*128340003	PD / PD	HDR	51.3	100	0.16	8	40	Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. This site and adjacent ones are surrounded by a new multifamily development. This site has the same owner as the one below.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Between 2.0 and 3.0	0.1	0.1	0.4	0.2
	*128340011	PD / PD	HDR	50.6	100	0.14	7		Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. This site has the same owner as the one above.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.1	0.2	0.4	0.1

City of Concord Housing Element

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	128340008	PD / PD	HDR	47.9	100	0.15	7		Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. This site and adjacent ones are surrounded by a new multifamily development. Year built: 1940.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.1	0.1	0.4	0.1
	128340009	PD / PD	HDR	50.2	100	0.36	18		Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. This site and adjacent ones are surrounded by a new multifamily development. Year built: 1967.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	Less than 1.0	0.1	0.1	0.4	0.1
Photos									See Group Photo I-13, in Appendix C page C-17.										
114	*126137001	R6 / DMX	DTMU	58.7	100	0.14	8	74	Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. This site has the same owner as the one below. Year built: 1936.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is close to a new high density housing project across the street.	Rezone for General Plan Consistency	No	Less than 1.0	0.6	0.1	0.3	0.1
	*126137002	R6 / DMX	DTMU	59.1	100	0.14	8		Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. This site has the same owner as the one below. Year built: 1940.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is close to a new high density housing project across the street.	Rezone for General Plan Consistency	No	Less than 1.0	0.6	0.1	0.3	0.1
	*126137006	MI / DMX	DTMU	63.6	100	0.14	9		Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is close to a new high density housing project across the street.	Permitted Use	No	Between 1.0 and 2.0	0.6	0.1	0.3	0.1

Appendix A

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	*126137007	MI / DMX	DTMU	63.3	100	0.25	16		Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is close to a new high density housing project across the street.	Permitted Use	No	Between 2.0 and 3.0	0.6	0.1	0.3	0.1
	**126151023	R6 / DMX	DTMU	61.0	100	0.21	13		Parking lot for a Church opposite the street. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is close to a new high density housing project across the street.	Rezone for General Plan Consistency	No	Less than 1.0	0.6	0.1	0.3	0.2
	**126151025	R6 / DMX	DTMU	61.0	100	0.21	13		Parking lot for a Church opposite the street. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is close to a new high density housing project across the street.	Rezone for General Plan Consistency	No	Less than 1.0	0.6	0.1	0.3	0.2
	126151024	R6 / DMX	DTMU	63.6	100	0.11	7		Underutilized lot with existing single-family residential. The home is occupied and the condition of the building is fair. Year built: 1959.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is close to a new high density housing project across the street.	Rezone for General Plan Consistency	No	Less than 1.0	0.6	0.1	0.3	0.2
Photos									See Group Photo 1-14, in Appendix C page C-17.										
115	*126300030	PD / PD	DTMU	49.1	100	0.96	47	224	Development project in progress. This site has the same owner as the one below.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Between 1.0 and 2.0	0.7	0.6	0.4	0.2
	*126300047	PD / PD	DTMU	49.3	100	1.02	50		Development project in progress. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.7	0.6	0.4	0.2
	126300033	PD / PD	DTMU	49.2	100	2.58	127		Development project in progress.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	No AV Ratio	0.8	0.7	0.3	0.2
116	126271003	DB / DMX	DTMU	64.8	100	0.29	19	158	Underutilized commercial lot being used as a tattoo parlor. The condition of the building is poor.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.6	0.1	0.1	0.1

City of Concord Housing Element

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	126271014	DB / DMX	DTMU	63.0	100	0.19	12		Underutilized commercial lot. Currently used as Wells Fargo Bank. The condition of the building is fair.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Between 1.0 and 2.0	0.6	0.1	0.1	0.1
	*126271017	DB / DMX	DTMU	63.0	100	0.22	14		Underutilized commercial lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	No AV Ratio	0.6	0.1	0.1	0.1
	*126271018	DB / DMX	DTMU	64.7	100	0.40	26		Underutilized commercial lot. The building is currently vacant (ex-auto parts shop). This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Between 2.0 and 3.0	0.6	0.1	0.1	0.1
	*126271019	DB / DMX	DTMU	64.5	100	0.40	26		Underutilized commercial lot. Currently used as retail for RadioShack and a cocktail bar at the back. The condition of the building is fair. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Between 1.0 and 2.0	0.6	0.1	0.1	0.1
	126271022	DB / DMX	DTMU	66.5	100	0.44	29		Underutilized commercial lot with a strip mall. Existing uses include a floor covering distributor, a salon, and a photo developer shop. The condition of the building is poor.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Greater than 3.0	0.6	0.1	0.1	0.1
	126271029	DB / DMX	DTMU	65.3	100	0.49	32		Underutilized commercial lot. Currently used as Togos Restaurant. The condition of the building is fair.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.6	0.1	0.1	0.1
Photos									See Group Photo 1-16, in Appendix C page C-18.										
117	126342006	DB / DMX	DTMU	65.0	100	3.05	198	198	Underutilized commercial lot with a single building. Existing uses include Petsmart, a liquor store, and a Pet Hospital (Banfield). There is a large parking lot in front, and the condition of the building is fair.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.5	0.1	0.1	0.1

Appendix A

Land Inventory by Group (Group I) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
Photos									See Group Photo I-17, in Appendix C page C-18.										
118	126342004	DB / DMX	DTMU	64.9	100	1.79	116	116	Underutilized commercial lot with one strip mall and one Chinese restaurant. Existing uses include Metro Furniture, a Mexican grill restaurant, Laundromat, a Hawaiian grill restaurant, and a Chinese restaurant. The strip mall is marginally operating and in poor physical condition. The Chinese restaurant is in average condition.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.5	0.2	0.1	0.1
Photos									See Group Photo I-18, in Appendix C page C-19.										
119	126051045	DB / DMX	DTMU	60.8	100	1.54	94	94	One story shopping strip center (PETCO) with a large parking lot. The physical condition of the building is fair.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.8	0.2	0.1	0.1
Photos									See Group Photo I-19, in Appendix C page C-19.										
120	126062013	DB / DMX	DTMU	76.7	100	2.35	180	180	Renaissance Sq. Signature	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	Yes	Less than 1.0	0.7	0.1	0.2	0.1
I Subtotal						31.20		1,981											

Land Inventory by Group (Group J) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
J1	114290005	R8 / RS8	LDR	4.2	10	2.36	10	10	Development project in progress.	NA	Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.5	0.4	0.3
J2	114300033	R8 / RS8	LDR	5.6	10	0.18	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.6	0.6	0.5	0.3

City of Concord Housing Element

Land Inventory by Group (Group J) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
J3	114300056	R8 / RS8	LDR	3.1	10	0.32	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.6	0.6	0.2
J4	113171008	R7 / RS7	LDR	2.0	10	1.02	2	4	Underutilized lot with existing single-family residential. The lot is very large and adjacent to some multifamily housing (Clayton Hills). Year built: 1939.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.4	0.4	0.3	0.1
	113171009	R7 / RS7	LDR	2.4	10	0.83	2		Underutilized lot with existing single-family residential. Year built: 1948.		Yes	The site is on 15 percent slope, and within the 65db noise contour. It has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.4	0.4	0.3	0.1
J5	114260021	R7 / RS7	LDR	1.7	10	0.57	1	1	Underutilized lot with existing residential. Year built: 1954.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.6	0.5	0.6	0.1
J6	*132020060	PD / PD	MDR	17.2	32	0.06	1	12	Vacant lot. This site has the same owner as the one below.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1
	*132020061	PD / PD	MDR	19.0	32	0.05	1	Vacant lot. This site has the same owner as the one below.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1	
	*132020062	PD / PD	MDR	19.0	32	0.05	1	Vacant lot. This site has the same owner as the one below.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1	
	*132020063	PD / PD	MDR	18.6	32	0.05	1	Vacant lot. This site has the same owner as the one below.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1	
	*132020064	PD / PD	MDR	19.4	32	0.05	1	Vacant lot. This site has the same owner as the one below.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1	
	*132020065	PD / PD	MDR	16.7	32	0.06	1	Vacant lot. This site has the same owner as the one below.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1	
	*132020066	PD / PD	MDR	18.5	32	0.05	1	Vacant lot. This site has the same owner as the one below.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1	

Appendix A

Land Inventory by Group (Group J) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	*132020067	PD / PD	MDR	18.3	32	0.05	1		Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1
	*132020068	PD / PD	MDR	18.8	32	0.05	1		Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1
	*132020069	PD / PD	MDR	18.8	32	0.05	1		Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1
	*132020070	PD / PD	MDR	18.8	32	0.05	1		Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1
	*132020071	PD / PD	MDR	16.6	32	0.06	1		Vacant lot. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.4	0.5	0.1
J7	*132030041	R8 / RS8	LDR	2.3	10	0.43	1	5	Vacant lot. This site has the same owner as the one below.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.3	0.5	0.2
	*132030042	R8 / RS8	LDR	4.1	10	0.25	1		Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.3	0.5	0.2
	*132030043	R8 / RS8	LDR	3.8	10	0.26	1		Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.3	0.5	0.2
	*132030045	R8 / RS8	LDR	3.1	10	0.32	1		Vacant lot. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.3	0.5	0.1
	132030052	R8 / RS8	LDR	1.5	10	0.65	1		Vacant lot		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.4	0.3	0.5	0.2
J8	132080030	R8 / RS8	LDR	4.0	10	0.25	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.6	0.2	0.6	0.3
J9	132080042	R8 / RS8	LDR	5.8	10	0.17	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.5	0.3

City of Concord Housing Element

Land Inventory by Group (Group J) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
J10	132122028	R8 / RS8	LDR	3.2	10	0.31	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.5	0.4
J11	132122044	R8 / RS8	LDR	2.3	10	0.44	1	1	Vacant lot	NA	Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.1	0.5	0.3
J12	*114280048	R10 / RS10	LDR	3.4	10	0.30	1	2	Vacant lot. This site has the same owner as the one below.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.5	0.4	0.1
	*114280049	R10 / RS10	LDR	4.2	10	0.24	1		Vacant lot. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.							
J Subtotal						9.54		40											

Land Inventory by Group (Group K) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
K1	114220019	R10 / RS10	LDR	2.4	10	1.66	4	4	Underutilized lot with existing residential. Year built: 1907.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.6	0.5	0.2
K2	114403015	R8 / RS8	LDR	2.1	10	0.97	2	2	Underutilized lot with existing residential. Year built: 1949.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.6	0.7	0.6	0.2
K3	114370046	R8 / RS8	LDR	3.3	10	0.61	2	2	Vacant lot	NA	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.7	0.8	0.6	0.1
K4	114360018	R8 / RS8	LDR	2.6	10	1.17	3	3	Underutilized lot with existing residential. Year built: 1909.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.7	0.7	0.6	0.1

Appendix A

Land Inventory by Group (Group K) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
K5	115020079	R7 / RS7	LDR	3.3	10	0.92	3	7	Underutilized lot with existing single-family residential. The condition of the building is good. Year built: 1933.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.2	0.1	0.3	0.1
	115020080	R7 / RS7	LDR	3.1	10	0.65	2	Underutilized lot with existing single-family residential. The condition of the building is fair. Year built: 1950.		Yes	The site may be slightly inaccessible as the road must pass by existing residential homes, but it has no other physical, noise, or infrastructure constraints.	Permitted Use	No	Between 1.0 and 2.0	0.1	0.1	0.3	0.1	
	*115020082	R7 / RS7	LDR	4.8	10	0.21	1	Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.1	0.1	0.3	0.1	
	*115020083	R7 / RS7	LDR	5.3	10	0.19	1	Vacant lot. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.1	0.1	0.4	0.1	
K6	115481025	R7.5 / RS7.5	LDR	2.4	10	0.41	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 2.0 and 3.0	0.3	0.2	0.6	0.2
K Subtotal						6.79		19											

City of Concord Housing Element

Land Inventory by Group (Group L) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
L1	114201027	APO / CMX	MDR	18.1	32	0.89	16	16	Underutilized commercial motel (vacant), across the street from the CNWS. The motel is marginally operating and is in poor physical condition.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	Yes	Between 1.0 and 2.0	0.4	0.3	0.1	0.1
Photos									See Group Photo L-1, in Appendix C page C-19.										
L2	114192017	PD / PD	MDR	18.2	32	1.59	29	29	The site contains a commercial strip center, single-story "Monte Gardens Center". Existing uses include a liquor store, a hair and nails salon, and Laundromat, a pizza shop, a Chinese restaurant, and one vacant unit. The businesses are in operation but only marginally. The condition of the building is poor.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. The site is opposite the Weapons Station.	Zoning Administrator Permit	Yes	Less than 1.0	0.3	0.4	0.1	0.1
Photos									See Group Photo L-2, in Appendix C page C-19.										
L3	114422001	R7 / RS7	LDR	2.8	10	0.71	2	2	Underutilized lot with existing residential. Year built: 1939.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.4	0.4	0.3	0.3
L4	114410007	R7.5 / RS7.5	LDR	2.9	10	0.35	1	1	Vacant lot	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.4	0.4	0.4	0.2
L5	*114380035	R7.5 / RS7.5	LDR	4.4	10	0.23	1	2	Vacant lot. This site has the same owner as the one below.	NA	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.5	0.5	0.1
	*114380036	R7.5 / RS7.5	LDR	5.3	10	0.19	1	Vacant lot. This site has the same owner as the one above.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	No AV Ratio	0.5	0.5	0.5	0.1	
L6	113111046	R10 / RS10	LDR	2.0	10	1.02	2	10	Underutilized lot with existing single-family residential on a very large lot. The condition of the building is good. Year built: 1934.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.6	0.4	0.1

Appendix A

Land Inventory by Group (Group L) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	113111055	R10 / RS10	LDR	2.3	10	1.75	4		Underutilized lot with existing single-family residential. The condition of the building is good.		Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.4	0.5	0.4	0.1
	113111064	R10 / RS10	LDR	2.3	10	1.73	4		Underutilized lot with existing single-family residential. There is a very large vacant space at the back. The condition of the building is good.		Yes	The site is within a flood zone and the 65db noise contour. It has no other physical or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.5	0.6	0.4	0.1
L7	114330001	R8 / RS8	LDR	1.1	10	0.90	1	1	Underutilized lot with existing residential. Year built: 1931.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.6	0.6	0.4	0.2
L8	113111062	R10 / RS10	LDR	1.4	10	0.73	1	1	Underutilized lot with existing residential. Year built: 1968.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.4	0.5	0.3	0.1
L9	114012012	R7 / RS7	LDR	5.3	10	0.95	5	5	Development project in progress.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Between 1.0 and 2.0	0.4	1	0.6	0.2
L10	114641001	R7 / RS7	LDR	2.9	10	1.02	3	3	Underutilized lot with existing residential. Year built: 1958.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.4	0.9	0.7	0.2
L Subtotal						12.05		70											

Land Inventory by Group (Group M) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
MI	111221054	APO / DMX	DTMU	46.2	100	0.11	5	17	Small vacant property for lease.	H	Yes	The site is directly adjacent to the BART line and within the 65db noise contour. Other than that, it has no physical or infrastructural constraints. Existing utilities are available.	Zoning Administrator Permit	Yes	No AV Ratio	0.8	0.2	0.3	0.1
	111221055	APO / DMX	DTMU	50.5	100	0.12	6		Single-family residential, single-story. The condition of the building is fair.		Yes	The site is near a BART line. There are no physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.8	0.2	0.3	0.2

City of Concord Housing Element

Land Inventory by Group (Group M) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	111221056	APO / DMX	DTMU	48.7	100	0.12	6		Single-family residential, single-story. The condition of the building is fair. Year built: 1950.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	Yes	Between 1.0 and 2.0	0.8	0.2	0.3	0.2
Photos									See Group Photo M-1, in Appendix C page C-20.										
M2	111221011	APO / DMX	DTMU	45.7	100	0.13	6	15	This group contains three converted single-story, single-family residential. One has been turned into a chiropractor, and the other two into offices. The physical conditions of the buildings are poor.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is within walking to distance to BART.	Zoning Administrator Permit	Yes	Between 1.0 and 2.0	0.7	0.2	0.4	0.1
	111221012	APO / DMX	DTMU	46.4	100	0.09	4			Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is within walking to distance to BART.	Zoning Administrator Permit	Yes	Less than 1.0	0.7	0.2	0.4	0.1	
	111221013	APO / DMX	DTMU	45.6	100	0.11	5			Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. It is within walking to distance to BART.	Zoning Administrator Permit	Yes	Less than 1.0	0.7	0.2	0.4	0.1	
Photos									See Group Photo M-2, in Appendix C page C-20.										
M3	*111230015	NC / CMX	CMU	17.5	40	0.46	8	12	Underutilized lot with existing commercial. Existing uses are 4 auto-repair shop. The businesses are in operation and the building is in fair condition. This site has the same owner as the one below.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.5	0.3	0.3	0.1
	*111230016	NC / CMX	CMU	15.4	40	0.13	2	Underutilized lot with existing commercial. Existing uses are 4 auto-repair shop. The businesses are in operation and the building is in fair condition. This site has the same owner as the one above.	Yes		The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.6	0.3	0.3	0.1	
	111230017	R6 / CMX	CMU	13.8	40	0.15	2	Underutilized lot with existing single-family residential. The building is occupied. The physical condition of the building is poor. Year built: 1930.	Yes		There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Rezone for General Plan Consistency	Yes	Less than 1.0	0.6	0.3	0.4	0.1	
Photos									See Group Photo M-3, in Appendix C page C-20.										

Appendix A

Land Inventory by Group (Group M) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
M4	113011010	APO / DMX	DTMU	47.8	100	0.50	24	24	Single-family residence with deep lot at the back. The physical condition of the building is good. The site is next to Safeway and within walking distance to BART.	H	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.7	0.3	0.2	0.1
Photos									See Group Photo M-4, in Appendix C page C-20.										
M5	113012003	NC / DMX	DTMU	50.5	100	0.20	10	33	Underutilized lot with existing vacant for lease single-family residential. The physical condition of the building is fair.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.6	0.3	0.3	0.2
	113012005	NC / DMX	DTMU	46.4	100	0.17	8		Vacant lot		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	Yes	No AV Ratio	0.6	0.4	0.3	0.2
	113012023	NC / DMX	DTMU	49.8	100	0.30	15		Liquor store and gas station. The condition of the building is poor.		Yes	Existing gas station will need remediation if redeveloped for residential purposes. Other than this, there are no constraints at the site.	Zoning Administrator Permit	Yes	Less than 1.0	0.6	0.3	0.3	0.2
Photos									See Group Photo M-5, in Appendix C page C-21.										
M6	113021004	NC / NC	MDR	41.7	32	0.26	11	11	Underutilized lot with existing residential.	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	Yes	Less than 1.0	0.5	0.4	0.3	0.1
Photos									See Group Photo M-6, in Appendix C page C-21.										
M7	113041033	NC / CMX	CMU	25.7	40	0.27	7	7	Underutilized lot with a gas station and auto-repair shop. The business is marginal and the physical condition is poor.	VH	Yes	Existing gas station will need remediation if redeveloped for residential purposes. Other than this, there are no constraints at the site.	Zoning Administrator Permit	Yes	Less than 1.0	0.5	0.4	0.4	0.1
Photos									See Group Photo M-7, in Appendix C page C-21.										
M8	*113041007	APO / CMX	CMU	20.3	40	0.69	14	26	Development project in progress. This site has the same owner as the one below.	NA	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	Yes	No AV Ratio	0.4	0.3	0.4	0.1
	*113041023	APO / CMX	CMU	23.2	40	0.52	12		Development project in progress. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Zoning Administrator Permit	Yes	No AV Ratio	0.3	0.4	0.4	0.1
Photos									See Group Photo M-8, in Appendix C page C-21.										

City of Concord Housing Element

Land Inventory by Group (Group M) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
M9	113031025	R6 / RS6	LDR	1.6	10	0.61	1	1	Underutilized lot with existing residential. Year built: 1948.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.4	0.4	0.3	0.1
M10	113306021	R6 / RS6	LDR	3.4	10	0.30	1	1	Underutilized lot with existing residential. Year built: 1950.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.2	0.3	0.3	1.1
M11	113082054	R7.5 / RS7.5	LDR	1.6	10	0.61	1	3	Underutilized lot with existing residential. Year built: 1880.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.2	0.3	0.3	0.2
	113082058	R7.5 / RS7.5	LDR	2.7	10	0.74	2	3	Portion of a larger site. Year built: 1944.		Yes	The site is located within a flood zone. There are no other physical, noise, or infrastructure constraints. Existing utilities are available.	Permitted Use	No	Less than 1.0	0.2	0.3	0.3	0.2
M12	*113271012	APO / DMX	DTMU	45.2	100	0.11	5	19	Vacant lot with BART located overhead. This site has the same owner as the one below.	H	Yes	BART is located overhead, and the site is within the 65 db noise contour. Other than these, there are no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.7	0.3	0.1	0.1
	*113271020	R6 / DMX	DTMU	9.9	100	0.10	1	19	Vacant lot with BART located overhead. This site has the same owner as the one above.		Yes	BART is located overhead, and the site is within the 65 db noise contour. Other than these, there are no other physical or infrastructure constraints. Existing utilities are available.	Rezone for General Plan Consistency	No	No AV Ratio	0.7	0.3	0.1	0.1
	113271013	APO / DMX	DTMU	48.0	100	0.19	9	19	Underutilized lot with existing single-family residential. The condition of the building is good.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	Less than 1.0	0.7	0.3	0.1	0.1
	**113271014	APO / DMX	DTMU	58.6	100	0.03	2	19	Vacant lot with BART located overhead. This site has the same owner as the one below. It is owned by the City of Concord.		Yes	BART is located overhead, and the site is within the 65 db noise contour. Other than these, there are no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	No AV Ratio	0.7	0.3	0.2	0.1

Appendix A

Land Inventory by Group (Group M) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																				
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)				
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit	
	**113271019	APO / DMX	DTMU	395.7	100	0.01	2		Vacant lot with BART located overhead. This site has the same owner as the one above. It is owned by the City of Concord.		Yes	BART is located overhead, and the site is within the 65 db noise contour. Other than these, there are no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	No AV Ratio	0.8	0.3	0.2	0.1	
Photos									See Group Photo M-12, in Appendix C page C-22.											
M13	113261002	APO / RMI.8	MDR	13.4	32	0.15	2	2	Vacant lot	NA	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	No AV Ratio	0.6	0.4	0.2	0.1	
M14	113261004	APO / RMI.8	MDR	16.2	32	0.18	3	3	Development project in progress.	NA	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Zoning Administrator Permit	No	No AV Ratio	0.6	0.5	0.2	0.1	
M15	113041034	APO / CMX	CMU	27.4	40	0.40	11	11	Underutilized lot with two existing single-family residential homes. The conditions of the buildings are fair. Year built: 1935.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available. New development is planned on a vacant lot next to the site.	Zoning Administrator Permit	Yes	Less than 1.0	0.4	0.4	0.4	0.1	
Photos									See Group Photo M-15, in Appendix C page C-22.											
M Subtotal						7.75														
								185												

City of Concord Housing Element

Land Inventory by Group (Group N) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
N1	112135011	DB / DP	DTPD	41.5	100	0.29	12	50	Vacant lot close to Thunderbird Auto Mall and within walking distance to BART (good for residential)	VH	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	No AV Ratio	0.9	0.2	0.4	0.1
	*112135001	DB / DP	DTPD	62.0	100	0.29	18	Underutilized lot with existing commercial - Thunderbird Automart (used car sales). Area surrounding is used for parking of used cars. The physical condition of the sales office is poor. The site is within walking distance to BART. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.9	0.1	0.4	0.1	
	*112135002	DB / DP	DTPD	62.5	100	0.14	9	Vacant lot. This site has the same owner as the one below.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	No AV Ratio	0.9	0.1	0.4	0.1	
	*112135012	DB / DP	DTPD	64.0	100	0.17	11	Underutilized lot with existing commercial - Thunderbird Automart (used car sales). Area surrounding is used for parking of used cars. The physical condition of the sales office is poor. The site is within walking distance to BART. This site has the same owner as the one above.		Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.9	0.2	0.4	0.1	
Photos									See Group Photo N-1, in Appendix C page C-22.										
N2	*126083011	DB / DMX	DTMU	48.6	100	0.41	20	90	Vacant lot. This site has the same owner as the one below.	VH	Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	No AV Ratio	0.8	0.2	0.3	0.1

Appendix A

Land Inventory by Group (Group N) RPI - Redevelopment Potential Index * indicates one or more lots in a site grouping share common ownership																			
Site	APN No.	Existing / Proposed Zoning	General Plan Designation	Actual Calculated Density (du/acres)	Maximum Density (du/acres)	Acres	Calculated Unit Capacity		Existing Use (Also, see site photos in Appendix C)	RPI	Infrastructure Capacity	On Site Constraints	Required Action	Within RDA	AV Ratio	Distance to Services & Amenities (miles)			
							By Lot (units)	By Site (units)								Elementary School	Park	Grocery Store	Transit
	*126083013	DB / DMX	DTMU	48.9	100	1.43	70		Underutilized lot with existing commercial and retail. Uses on site include an Autorepair shop (poor condition), an office that is part of the Thunderbird Automart opposite the street (poor condition), a vacant two story single-family residential home (poor condition), and a Dry Cleaning shop (poor condition). This site has the same owner as the one above.		Yes	The site is within the 65db noise contour. Other than that, it has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	No AV Ratio	0.8	0.2	0.3	0.1
Photos									See Group Photo N-2, in Appendix C page C-23.										
N3	126083012	DB / DMX	DTMU	37.9	100	0.50	19	19	Underutilized lot with a Pacific National Bank building (good condition) and large parking lot.	H	Yes	The site is within the 65db noise contour and within walking distance to BART (good for housing). It has no other physical or infrastructure constraints. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.8	0.2	0.3	0.1
Photos									See Group Photo N-3, in Appendix C page C-23.										
N4	126082008	DB / DMX	DTMU	64.7	100	1.58	102	102	Underutilized lot with a car wash business. The condition of the building is fair.	H	Yes	There are no physical, noise, or infrastructure constraints at the site. Existing utilities are available.	Use Permit	Yes	Less than 1.0	0.8	0.2	0.2	0.1
N Subtotal						4.82		261											

TOTAL:
 159 development sites
 325 individual lots
 221.16 acres
 4,189 potential dwelling units

Appendix B: Concord Housing Element Land Inventory Maps

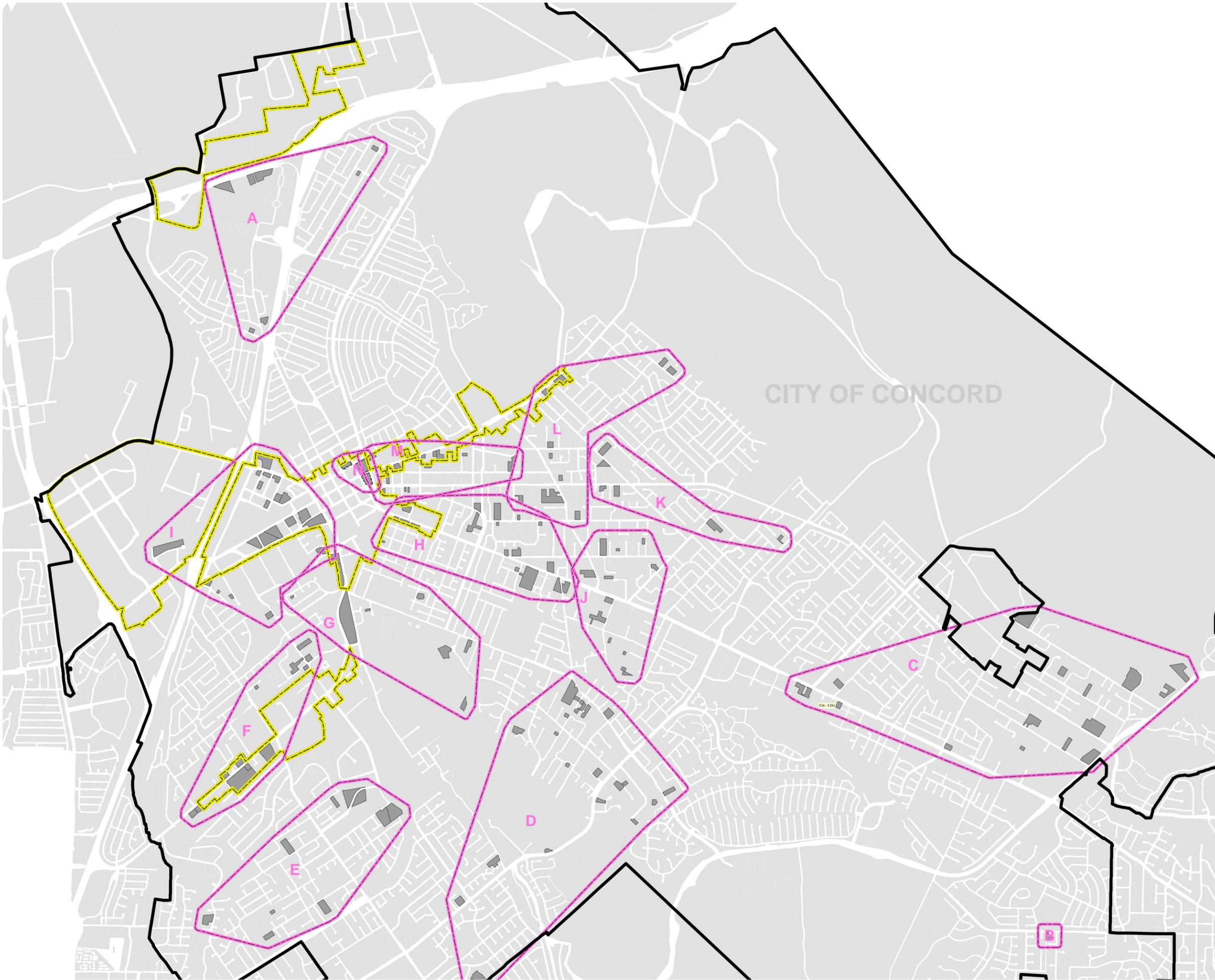
This appendix includes maps of potential sites for residential development, arranged in groups from A to N. Group numbers correspond to tables in Appendix A.

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City of Concord

Housing Land Inventory: All Groups

- Site Assembly
- Group Boundary
- Redevelopment Boundary
- City Limits



Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009, Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group A

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)

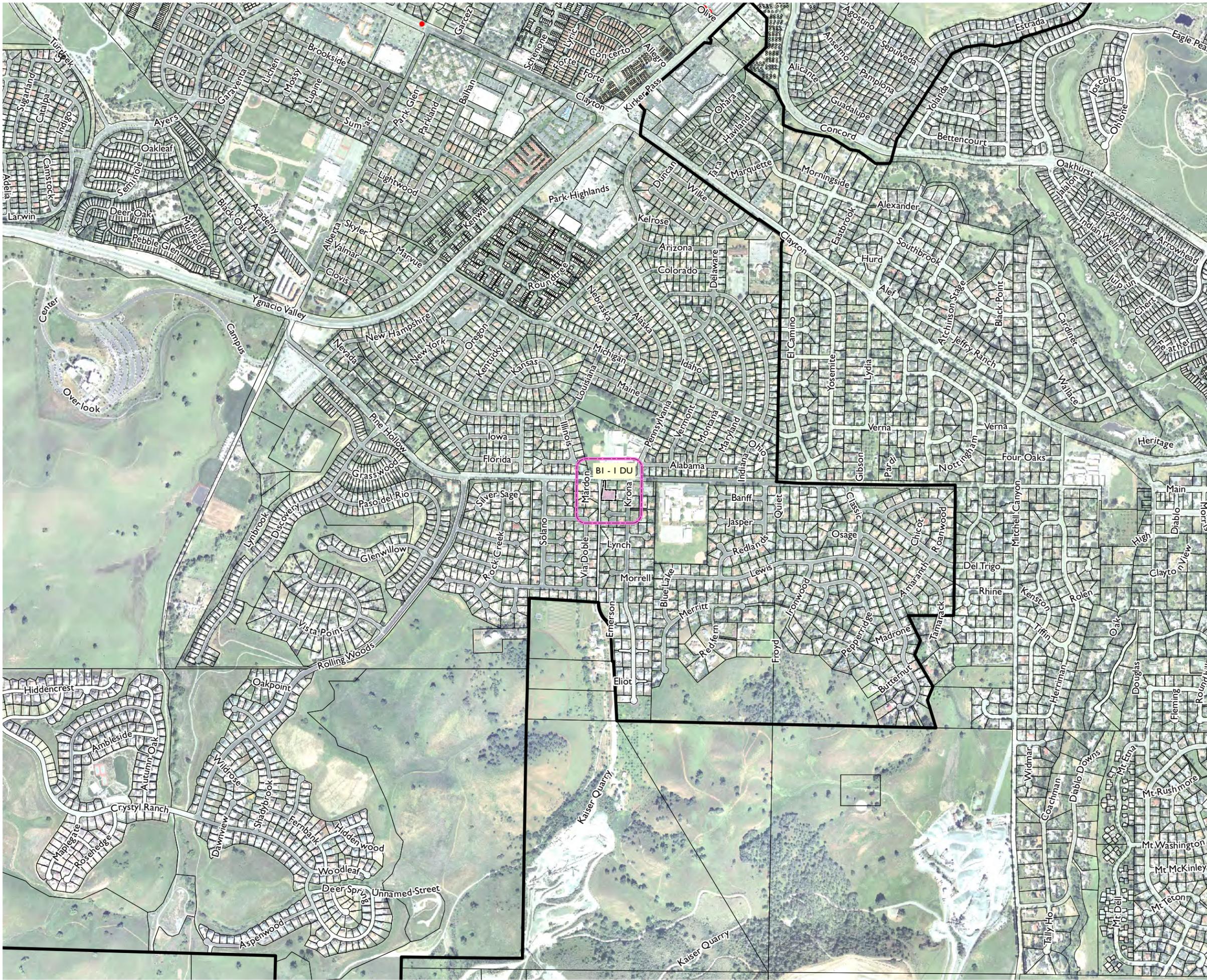


Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group B

- Photo Site
- Site Assembly
- Group Boundary
- City Limits
- Dwelling Units (DU)

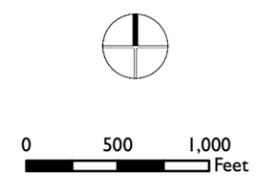


Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009, Photo site data, Dyett and Bhatia, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group C

- Photo Site
 - Site Assembly
 - Group Boundary
 - ▭ City Limits
- Dwelling Units (DU)

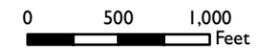
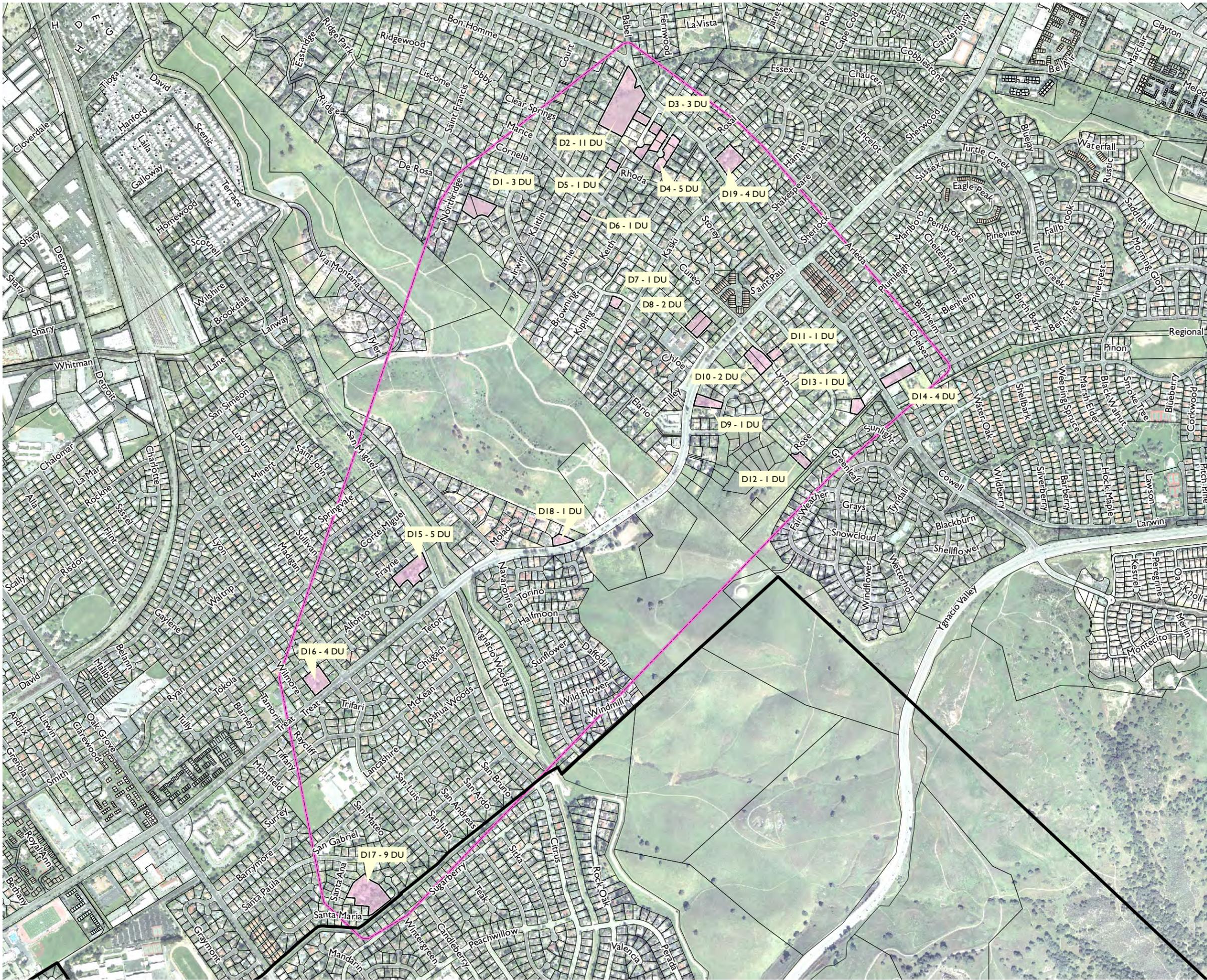


Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009, Photo site data, Dyett and Bhatia, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group D

-  Site Assembly
-  Group Boundary
-  City Limits
- Dwelling Units (DU)



Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group E

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)



Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group F

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)



Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group G

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)

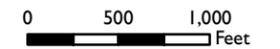
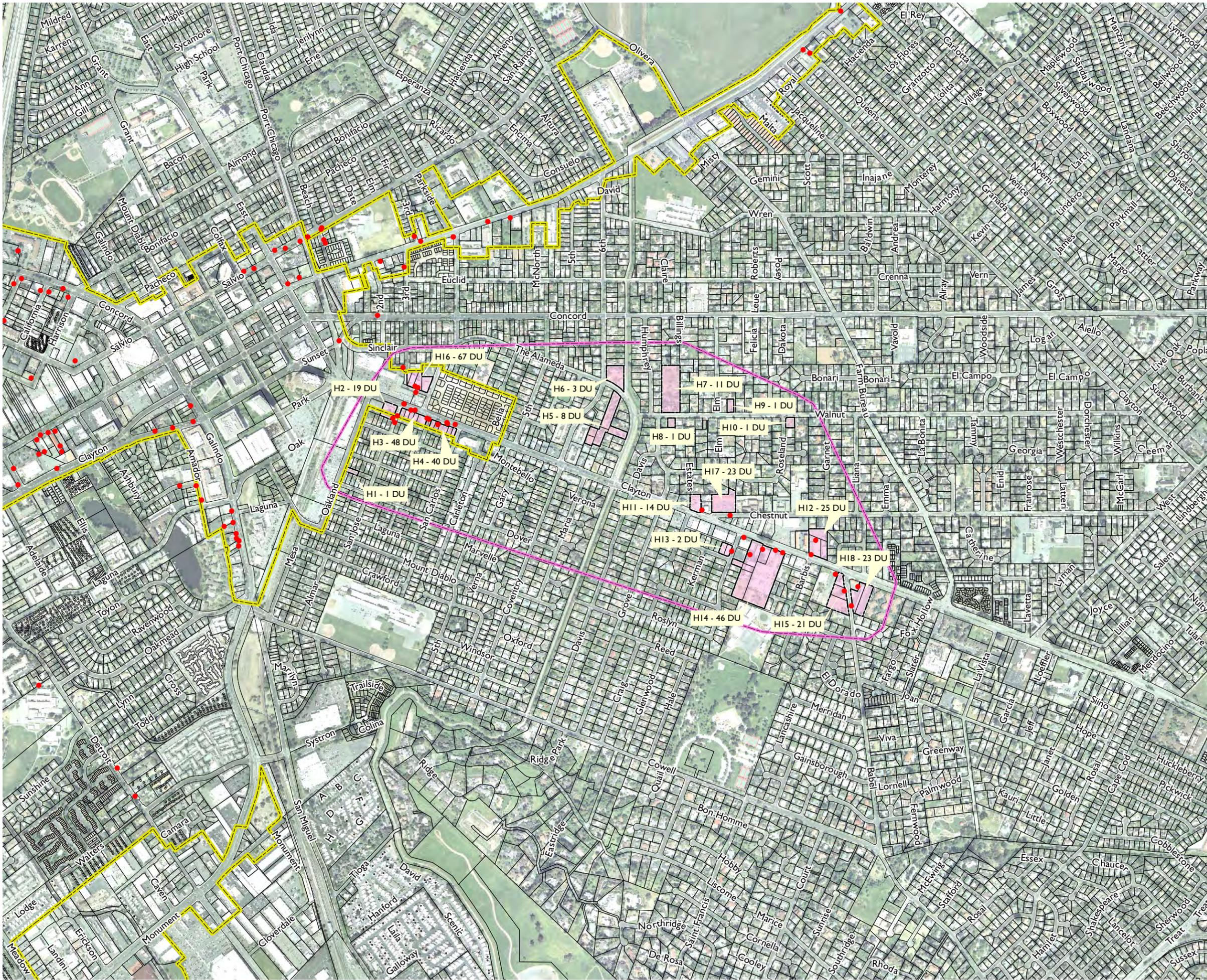


Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group H

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)

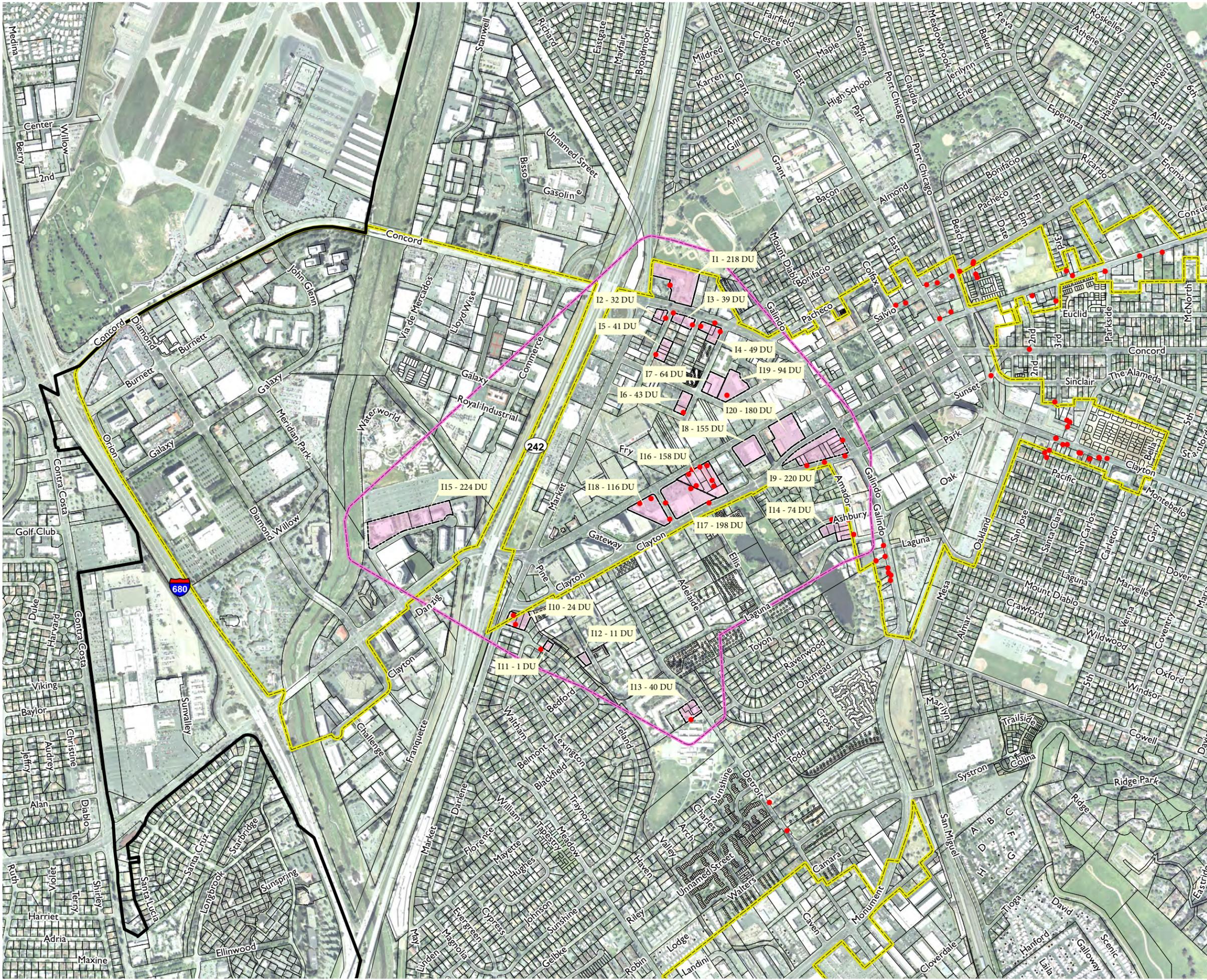


Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group I

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)

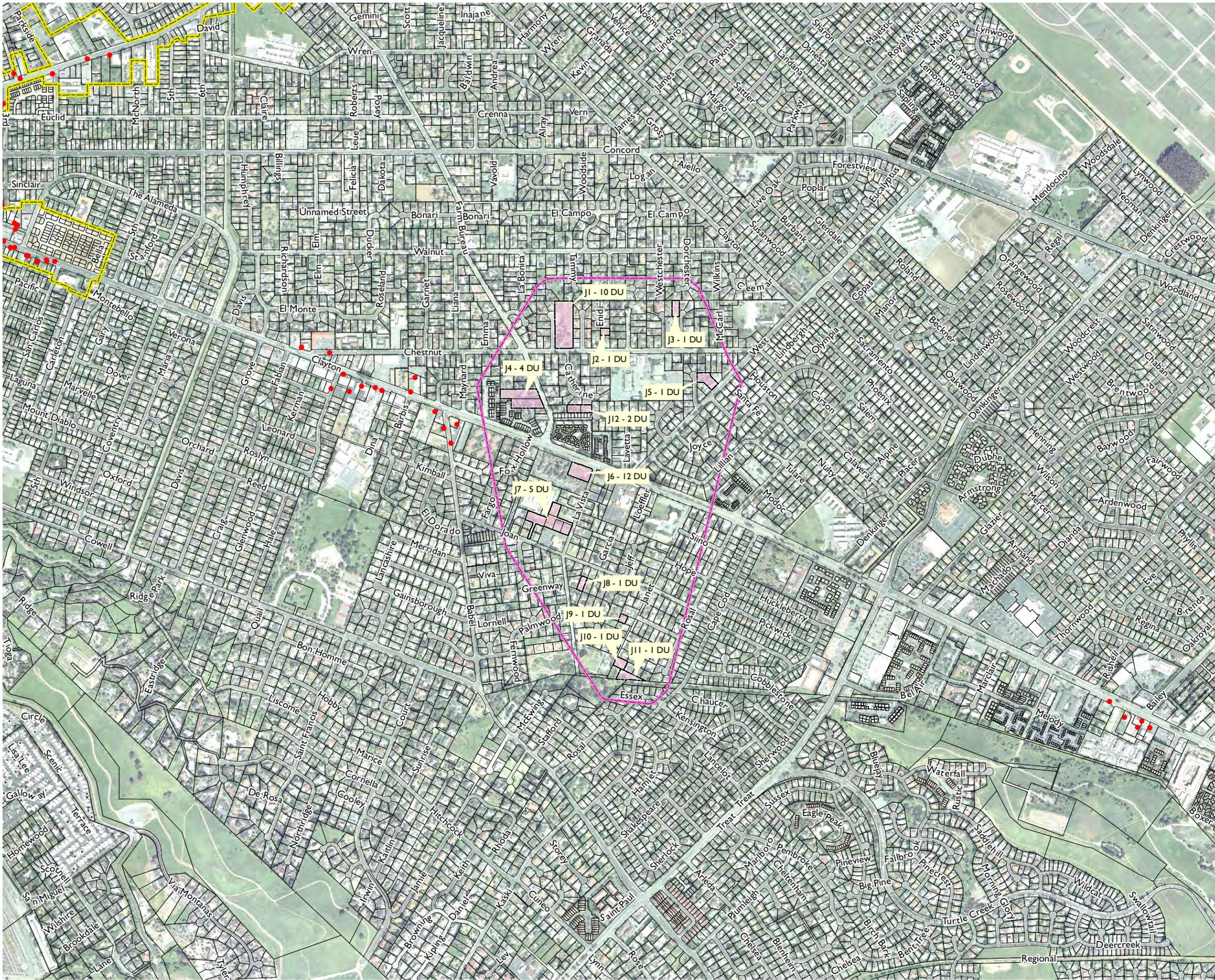


Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group J

- Photo Site
- Site Assembly
- Group Boundary
- Redevelopment Boundary
- City Limits
- Dwelling Units (DU)

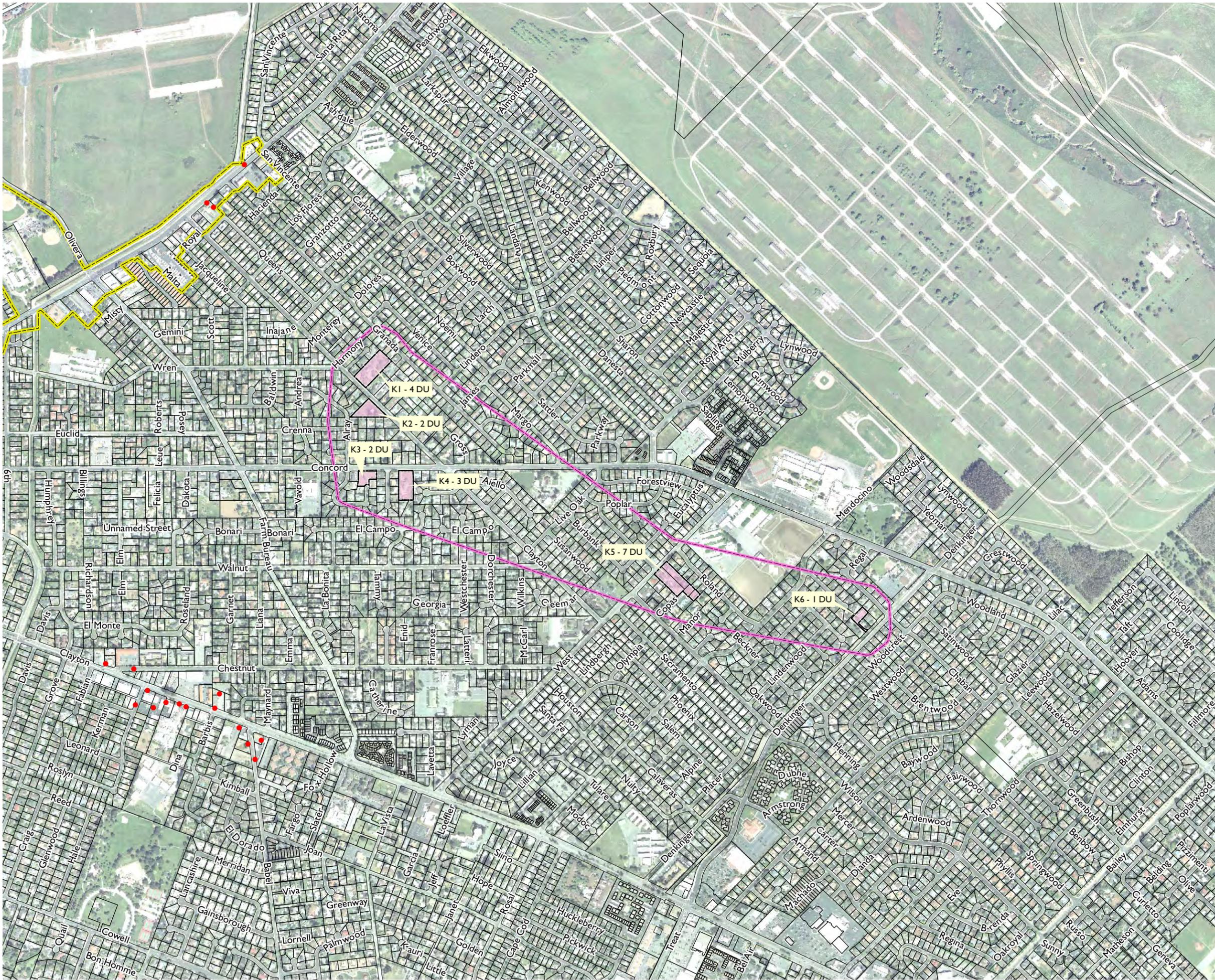


Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group K

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)

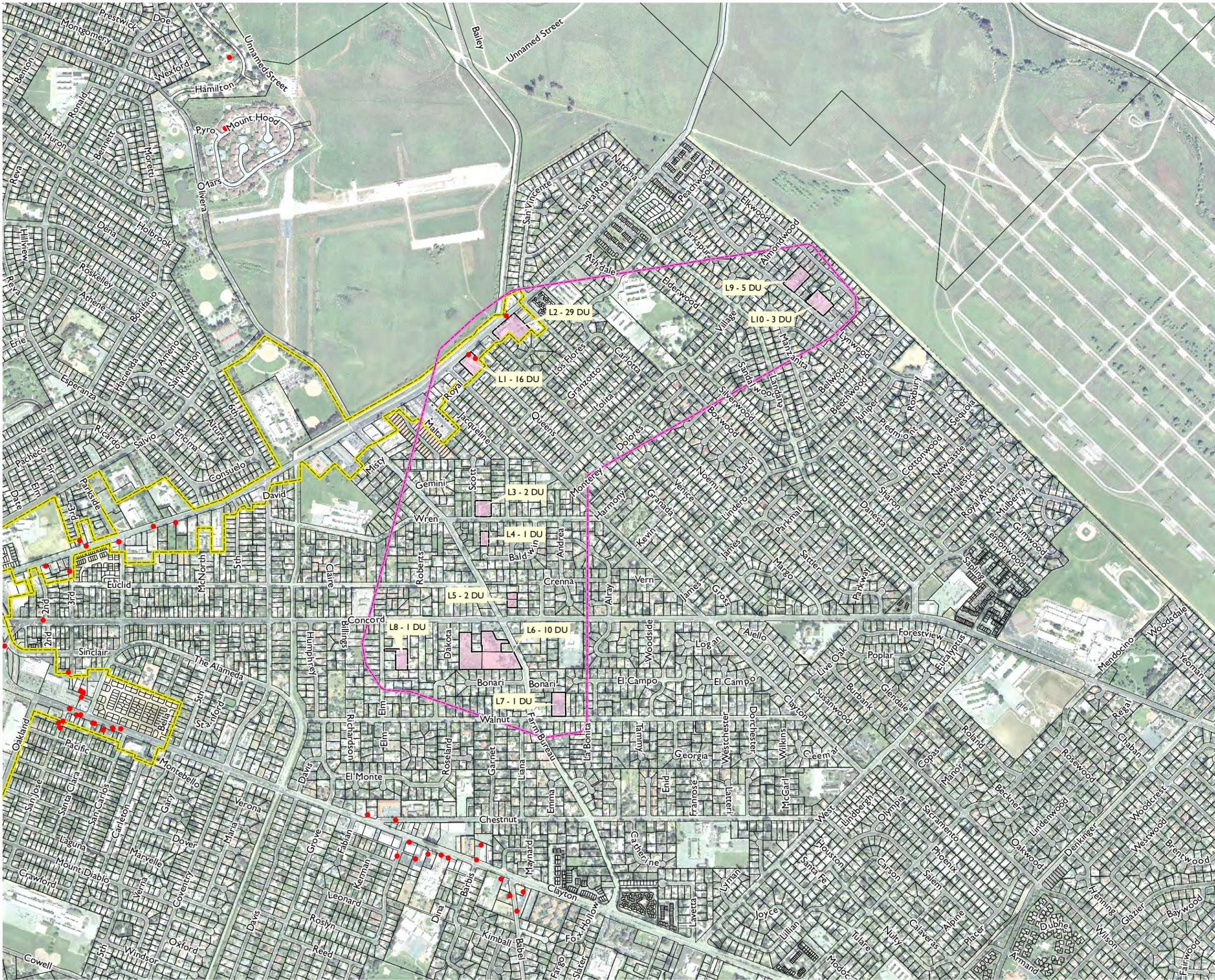


Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group L

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)



Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group M

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)



Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

City of Concord

Housing Land Inventory: Group N

- Photo Site
 - Site Assembly
 - Group Boundary
 - Redevelopment Boundary
 - City Limits
- Dwelling Units (DU)



Source: Aerial, City of Concord, 2004; City limit and parcel data, City of Concord, 2009; Group and housing site data, City of Concord and Dyett and Bhatia, 2009; Photo site data, Dyett and Bhatia, 2009; Redevelopment Boundary, City of Concord, 2009; Street base data, Metropolitan Transportation Commission, 2008.

Appendix C: Grouped Site Photos

This appendix includes selected photos from the housing inventory sites.

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GROUP A-1



GROUP A-2



GROUP A-3



GROUP C-1



GROUP C-10



GROUP C-13



GROUP C-14



GROUP C-15



GROUP C-16



GROUP C-17



GROUP E-3



GROUP E-4



GROUP E-5



GROUP E-6



GROUP F-2



GROUP F-3



GROUP F-6



GROUP F-7



GROUP F-8



GROUP F-9



GROUP F-10



GROUP F-11



GROUP F-12



GROUP G-1



GROUP G-2



GROUP H-2



GROUP H-3



GROUP H-4



GROUP H-11



GROUP H-12



GROUP H-13



GROUP H-14



GROUP H-15



GROUP H-16



GROUP H-17



GROUP H-18



GROUP I-1



GROUP I-2



GROUP I-3



GROUP I-4



GROUP I-5



GROUP I-6



GROUP I-7



GROUP I-8



GROUP I-9



GROUP I-10



GROUP I-11



GROUP I-13



GROUP I-14



GROUP I-16



GROUP I-17



GROUP I-18



GROUP I-19



GROUP L-1



GROUP L-2



GROUP M-1



GROUP M-2



GROUP M-3



GROUP M-4



GROUP M-5



GROUP M-6



GROUP M-7



GROUP M-8



GROUP M-12



GROUP M-15



GROUP N-1



GROUP N-2



GROUP N-3



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Appendix D: Community Workshop and Focus Group Meeting Summary Report

This appendix includes the report for the Community Housing Workshop conducted on September 27, 2008 and the Focus Group Meeting conducted on September 29, 2008.

CONCORD HOUSING ELEMENT UPDATE

COMMUNITY WORKSHOP AND FOCUS GROUP MEETING SUMMARY REPORT



Prepared for

The City of Concord

By

DYETT & BHATIA
Urban and Regional Planners

October 2008

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Summary of the Community Workshop and Focus Group Meeting

The City of Concord conducted a major community outreach effort at the end of September 2008 in preparation for its Housing Element update. The goal was to gather feedback and opinions on housing issues affecting the community. The outreach effort was conducted over two sessions. The first of those sessions involved a Community Workshop with Concord residents, while the second involved a Focus Group meeting with housing developers and providers, and special interest groups.

The following report summarizes the events that happened and documents the community feedback received from the two meetings. It will serve as a reference to guide the City to formulate the policy framework for the Housing Element update. The Community Workshop and Focus Group handouts are located in the appendices of this report.

Community Workshop

The Community Workshop was held on Saturday, September 27, 2008 from 9:00 a.m. to 12:00 p.m. at the Concord Senior Center. The purpose of the Workshop was to inform residents of the Housing Element update process and generate suggestions and ideas about housing strategies and policies in the new Housing Element.

The City conducted extensive public outreach efforts for the Workshop that included a special feature article in City's Annual Report sent to all Concord residents describing the Housing Element update project and announcing the Community Workshop event; advertisements in the Contra Costa Times and Concord Transcript newspapers; an invitation flyer circulated to over 750 Concord residents; a public service announcement that was aired approximately 160 times on the City's cable station; and information distributed to several of the local elementary school parent clubs. In addition, the Workshop materials were translated into Spanish and invitations were distributed to various public services agencies and church organizations.



A sign-in table was provided for Workshop participants. Pamphlets and handouts were made available in both English and Spanish to enable the participation of all Concord's residents.



Concord residents were able to ask and discuss housing questions with City staff.

The Workshop was designed as an “open house” event and was comprised of three major components that included information stations, a speaker session, and a small group activity and discussion. The following section provides a description and outlines the details of the three Workshop components.

Information Stations

The first part of the Workshop consisted of an Open House where Concord residents were allowed to “drop-in” from 9:00 a.m. and 10:00 a.m. The idea was to allow residents to informally review information on housing. Five “Stations” provided various types of housing-related information to residents, ranging from available housing programs to information on building codes. This format provided a good opportunity for one-on-one interaction between residents, the Housing Element consultant, City officials and staff. The five “Stations” included the following:

- **Station 1** – Welcome, Sign-In, and Housing Information
- **Station 2** – Building, Enforcement and Residential Second Units
- **Station 3** – Housing Programs
- **Station 4** – Current Projects
- **Station 5** – Comment Wall



Handout materials on a variety of housing information were made available at the stations.



A resident talks to a City official at one of the stations.

Each table had a variety of housing information, including display boards, maps, housing information handouts and guides, copies of City documents, and photographs of recent housing projects, and other information on housing. The tables were staffed for the duration of the Open House from 9:00 a.m. to 10:00 a.m. Residents were able to visit the stations and talk

to City officials, staff, and the consultant stationed at each table. The City was able to gain valuable feedback on housing issues through this interaction.

Speaker Session

A “Speaker Session” was held immediately after the Open House from 10:00 a.m. to 11:00 a.m. during which three speakers were invited to speak to Workshop participants about housing. The speakers were Michael Dyett from Dyett & Bhatia Urban and Regional Planners, Curtis Caton from Pyatok Architects, and Carl Campos from Loving & Campos Architects. Each speaker gave a PowerPoint presentation that lasted approximately 15 minutes.

PURPOSE OF THE SPEAKER SESSION

The purpose of the Speaker Session was to:

- Provide people with information about housing needs, livable communities, housing strategies, etc;
- Present different options where Concord can meet those housing needs;
- Discuss issues about housing affordability;
- Provide information on the different types of housing, such as infill or mixed-use housing; and
- Discuss about other aspects of a livable community.

FORMAT OF THE SPEAKER SESSION

Each speaker gave a presentation lasting roughly 15 minutes, followed by another 15 minutes of “Question and Answer” time. The major points of the speakers’ presentations are summarized below and their PowerPoint slides are included in **Appendix D** for reference.

MICHAEL DYETT’S PRESENTATION

- Introduction of the Housing Element and its key requirements.
- The Housing Element is one of the seven required items of the General Plan, the current housing planning period is from 2007 to 2014.
- The Regional Housing Needs Allocation (RHNA) is a state mandate on planning for housing in California.
- Major components of the Housing Element includes: Needs Assessment, Housing Constraints, Land Inventory, Public Outreach, Quantified Objectives, Program Achievements, and Housing Policies and Actions.
- One of the new Legislative Mandates since 2002 is that jurisdictions must now specifically identify sites for the various RHNA income groups in the Housing Element.

- Existing conditions in Concord:
 - 13 percent of Concord households are in the extremely low income category (30 percent or less of the Average Median Income).
 - Average household income is 16 percent below the County.
 - 60 percent of households are single-family detached.
 - Of all the occupied units, 62 percent are owner-occupied, 38 percent are renter-occupied.
 - Vacancy rate for rental housing is about 7.6 percent.
 - Median monthly rent for a two bedroom apartment is about \$1,180.
 - 51 percent of all housing stock is above 37 years of age.
- The Housing Element must also address the “Special Housing Needs” of the population. It includes people who live in large families, single-parent households, disabled households, senior households, and overcrowded households.
- A review of the City documents revealed that there are no constraints or barriers to housing. However, the largest issue faced by households is the housing credit crisis as well as Bay Area’s very high housing cost.
- Concord does not have a lot of vacant land so new housing will have to be built in existing areas as infill housing. There will be a need to encourage mixed-use and higher density housing.

CURTIS CATON’S PRESENTATION

- The key for new housing development in Concord is to fit it into existing neighborhoods.
- Development should address a number of community values:
 - It should reflect a high level of quality.
 - It should incorporate lessons learned from other communities.
 - It should avoid inducing sprawl.
- Strategies for new development in Concord:
 - *Participatory Design*. Neighbors and residents should be involved in the process.
 - *Collaborative Design*. Development ideas should be tested on a small scale before being adopted by the City.
 - *Fitting the Context*. Development should match the massing and proportions of the surrounding neighborhood.
 - *Personalization and Self-Expression*. Development should incorporate semi-public space (e.g., porches and yards) that allows for some personalization.
- Parking strategies should maximize the use of on-street parking spaces.

Appendix D

- Where on-street parking spaces are not possible, the City should consider alley loaded parking (behind buildings) rather than front driveways, or interior court parking for multi-family buildings.
- Development should be very sensitive about transitions between different types of uses (e.g., single-family residential and commercial).
- Architecture should incorporate rhythmic elements (e.g., two-story houses with a one-story attached garage for regular variations in building height).



Community Workshop participants watch the PowerPoint presentation Session.



Mr. Caton presenting his ideas on housing design.

CARL CAMPOS' PRESENTATION

- In order for mixed-use to work in Concord, housing must be brought into the Downtown area.
- Through varied massing, stepped-back upper floors, and other design techniques, the City can maintain a smaller, main street feel at higher densities of development and vertical mixed-use.
- Examples of recent projects showed vertical mixed-use with ground floor retail, upper floor offices, and condos on upper floors.
- Concord is located further from the freeway than other cities like Walnut Creek or Danville. In order to get traffic to the City from outside, Concord should bring the Downtown area to the freeway (in other words, a “corridor” connecting freeway to central Concord).
- Concord’s major asset is Todos Santos Plaza; Downtown identity can be built around this public space.
- Some housing has been brought to downtown Concord, but more is needed in order to turn it into a truly vibrant, mixed-use area.
- Elements required to make a true mixed-use downtown:
 - A discernable center.

- Shopping area or a “main street”.
 - Frequent and reliable public transit.
 - Mixed-uses.
 - Housing catering to a full range of income levels.
 - Parking in interior courts/behind buildings/underground.
 - Traffic calming measures.
 - Street accessibility improvements and connectedness.
- Timing in development is crucial.
 - One idea to help with the timing problem is to allow developers to pay fees incrementally as they sell units, instead of as a lump sum at the beginning.

Small Group Discussion

The last part of the Workshop consists of a group activity where residents were given a quiz and a housing survey to fill out, and then were asked to discuss questions related to housing issues and policies. City staff facilitated a discussion with residents at the table to help answer questions and a facilitator recorded notes of the discussion.

The residents identified the following key issues when asked what they would like to address in the Housing Element. A full description is provided in the Community Workshop Feedback section of this report:

- Affordable housing for seniors.
- Transit oriented development near BART.
- Need for mixed-use development.
- Housing diversity.



Residents and City staff introduce each other as they sat down to start the group session.

Focus Group Meeting

Following the Community Workshop, a Focus Group meeting was held on Monday, September 29, 2008 from 4:00 p.m. to 5:00 p.m. at the Concord City Hall. The meeting was attended by a stakeholder group consisting of representatives from the East Bay Housing Organization, International Brotherhood of Electrical Workers L.U. 302, Public Advocates, Shelter Inc., Eden Housing, and the Monument Community Partnership. The purpose of the Focus Group was to discuss housing issues, critical housing needs, and provide suggestions to City staff to consider in the Housing Element update.

The format of the Focus Group Meeting was similar to the Community Workshop with the exception of not having the information stations and a Speaker Session. The Focus Group Meeting started with Mr. Dyett providing a short overview of the Housing Element update process, followed by a survey of existing housing conditions. Participants were asked to evaluate existing City programs and needs. Following that, participants joined in a group discussion with Mr. Dyett and City staff on the housing issues that were most important to them, and provide suggestions on how these issues can be solved.

Community Workshop and Focus Group Feedback

The following is a summary of feedback received from the Community Workshop and Focus Group meeting. The first section summarizes the Community Workshop feedback to the small group discussion questions. The section that follows summarizes Focus Group feedback. The two groups were asked slightly different questions to find out their view of housing issues.

COMMUNITY WORKSHOP RESPONSE TO SMALL GROUP DISCUSSION QUESTIONS

The following section summarizes feedback received from the small group discussion questions.

Question 1: What do you like most about living in Concord?

Group members provided a variety of answers when asked about what they like most about living in Concord. This ranged from Concord's safety to its beautiful weather. The most cited reason was the city's convenience and accessibility to services. Other words used to describe what residents liked about Concord were "diversity", "lack of congestion," "good civic leadership", "good combination of small town and big city", and "good place to raise kids".

Question 2: What type of "affordable housing" do you see that Concord has a need for (i.e. senior, family, special needs, etc)?

Residents were united in agreement on the need for more affordable housing for seniors and young adults. Many in the group expressed concern that both seniors and young adults may not be able to afford detached single-family homes. These residents highlighted the need for options such as condominiums near transit or the center of town, where seniors can have easy access to services. All were in agreement that the City should help people in community buy homes and have assistance programs such as a first time home buyer program.



A resident expressing her desire for more regular transit service while a facilitator takes notes.

Question 3: What is your preference for type of housing that you would like to live in (single-family detached, townhomes, apartments, etc.)?

Residents were split on the type housing they prefer to live in. About half the group expressed a preference for single-family housing, while the other half expressed the desire for a variety of housing types, including mixed-use and condominiums. Those that liked the idea of mixed-use stressed the importance of placing mixed-use in practical and economically viable locations,

such as along major entry points, or near Downtown. Another topic that came up was the issue of second units. One resident raised the issue of lowering second unit fees “so that grandma can live with the family”. Another resident asked if the City will allow duplexes on single-family lots so extended families can live together. Other topics that came up included a question on whether additional levels could be added to an existing home, and a suggestion to ensure earthquake safety in all types of housing.

Question 4: What are the most important housing issues facing Concord in the next 10 years?

The most commonly cited issue facing Concord in the next 10 years was affordability. Most group members were concerned about the cost of housing, especially as population gets older. A few other residents raised the issue of transit and the need for convenient access to other places, such as the BART station and Downtown. One resident made the point that besides providing convenient routes, transit needs to be more frequent and on-time.

FOCUS GROUP RESPONSE TO DISCUSSION QUESTIONS

The following section summarizes feedback received from the Focus Group which comprised of housing developers and providers, and special interest groups.

Question 1: What are the critical housing needs?

Unlike Community Workshop residents who cited affordability, senior housing, and transit and other accessibility issues as topics most critical to Concord (see Question 4 in previous section); the Focus Group was more interested in affordable housing and housing for the homeless.

Jennifer Baha from Shelter Inc. expressed worry about the “migration of homeless residents to East Contra Costa County” as Concord housing becomes less and less affordable. The Council on Homelessness will like the City to provide funding for permanent housing for homeless families.

Katie Lamont from Eden Housing wants to see more inclusionary housing as a way to bring private financing into the housing program to offset the high Bay Area housing prices.

A participant from East Bay Housing Organizations said goals and progress of the last Housing Element were not as good for the very low and low income level residents. Additionally, Concord needs to build at a density that supports transit to bring positive change to the community.

Group participants also called for planners to visit larger developments to ensure services are provided to new residents, and for the City to be “forward looking” and embrace light-rail, electric vehicles, and other transit options. Additional topics discussed include:

- A suggestion that the City look at living wages or a “local hire ordinance”;
- Encouraging units that are designed for seniors so they can “age in place”; and
- A concern for seniors that live in mobile home parks in the Monument Corridor who may not be able to afford increasing rents.

Question 2: How can the City best respond to these needs?

Focus Group members had a number of suggestions when asked how the City can best respond to critical needs. One of the most commonly suggested idea was to encourage transit-oriented development (TOD) with mixed income housing to address the needs of working households. According to group participants, the proximity to transit and services is very important and helps non-profit housing providers secure financing.

Another idea that had common ground with group members was for the City to provide more small-lot zoning. According to these group members, affordable housing developers prefer modest sized lots.

The issue of second units, which was also a topic of concern in the earlier resident group meeting, was also raised during the discussion. The City's response was that rules have been relaxed regarding second units and now they are approved through an administrative review process.

One member asked the City to encourage walking and biking with a goal to get people out of their cars. This will aid livability, and will also reduce greenhouse gasses in the City.

Additional ideas put forward by group members included a senior center for the Monument Corridor area to cater to its large number of low-income seniors, and for the City to consider low wage needs in planning.

Question 3: What should the priorities be for this Housing Element update?

Focus Group members had a lot of suggestions when posed with the third and last question. Some members suggested special needs housing should be the priority, especially large/extended families, overcrowded households and older homes (on huge lots in the Monument Corridor). Other members suggested private-public partnerships and said the City should be more aggressive in pursuing those partnerships.

Another group member urged the City to consider density bonus for local hire or local builders, at one percent or more. This has a Climate Change GHG benefits and also helps money stay in the local economy.

Other ideas included:

- Making sure the vision is for current Concord residents and Housing Element policies would satisfy their needs. Concord has a history of a working class community so there is a need to honor and maintain that history.
- Making sure gentrification does not happen by providing housing for all income groups;
- Creating jobs for Concord residents through incentives and partnerships with the trades;
- Establishing Rent Control; and
- Require smoke-free housing and public buildings.

Survey Results from the Community Workshop and Focus Group Meeting

In both the Community Workshop with Concord residents and the Focus Group Meeting with stakeholders, surveys were handed out and the participants were asked to fill them to evaluate housing conditions and issues most important to them. There were a total of eight (8) residents and seven (7) stakeholders who completed the survey forms. The following is a summary of the results. These results can be compared with the citywide resident survey conducted by Godbe Research in March 2008. The Godbe Research resident survey is available on the City's website, under Planning Division's 'Quick links', Housing Element Update link.

1. *On the issue of City services, are City services and housing programs relative to each other?*

The first question of the survey asked participants to rate City services most important to them. The type of City services ranged from police and emergency services to affordable housing programs and maintenance of parks. The idea was to seek information on the relative importance of various programs when compared to each other. The results are presented in Table 1.

TABLE 1: City Services Most Important to Concord

Issues	Residents (Rank) ¹	Focus Group (Rank) ²	Both (Rank) ³
Revitalizing older neighborhoods and business districts that are becoming rundown	1	4	2
Providing police, fire, and emergency services	1	5	3
Providing affordable housing	2	1	1
Providing City services, such as garbage collection, recycling, and sewer and storm drain maintenance	2	5	4
Maintaining parks and recreation facilities	2	5	4
Maintaining public library services and facilities	3	6	7
Increasing the number of housing programs and services available to residents	4	2	2
Reducing traffic congestion on City streets	4	4	6
Creating more high paying jobs	5	3	5

Notes:

¹ The following methodology was used for the ranking:

First, options in the survey "Extremely Important", "Very Important", "Somewhat Important", "Not at all Important", "Don't know" were given a score from 5 to 1 with 5 being "Extremely Important" and 1 being "don't know". Next, the survey responses were tabulated. For example, on the issue "Providing affordable housing" – 4 residents selected "Extremely Important", 3 residents selected "Very Important", and 1 selected "Somewhat Important". These were then multiplied with scores for each option. Hence the issue received (4 x 5 points) + (3 x 4 points) + (1 x 3 points) for total of 35 points.

Points for each issue were calculated in turn. The issue with the highest number of points was ranked 1, and the next was ranked 2, and so forth. In the case of a tie in points, both issues were given the same rank.

² The above methodology was also used for the Focus Group ranking.

³ The "Both" column ranks survey results from both the Residents' and Focus Group. In other words, survey forms from both groups were combined and re-ranked for this column. As above, when two or more issues had the same number of points, they were given the same rank.

Residents rated “Revitalizing older neighborhoods and districts that are becoming rundown”, and “Providing police, fire, and emergency services” as their choice of the two most important City services. The Focus Group, on the other hand, rated the provision of affordable housing as the most important City service. This issue is also rated highly by residents. When total votes from the two meetings are combined, affordable housing came up on top.

The result from the resident-only survey is in line with an earlier survey in March 2008. In a telephone survey conducted by Godbe Research of 400 Concord residents, the choice for the most important City service was also “Providing police, fire, and emergency services”. In the earlier Godbe survey, residents ranked neighborhood revitalization and public library services as the joint-second important service provided by the City.

2. Generally speaking, are you satisfied or dissatisfied with the job the City of Concord is doing to provide housing programs and housing services to residents?

The second survey question attempts to find out the level of satisfaction or dissatisfaction with current City housing programs and services. The result was overwhelmingly in the positive. As shown in Table 2, over 85 percent of the residents were “Very Satisfied” or “Somewhat Satisfied” with the current level of service. The response by residents is in general agreement with the earlier Godbe Research survey, which found approximately 59 percent of residents either “Very Satisfied” or “Somewhat Satisfied”. The Focus Group response was slightly harsher, with one Focus Group member selecting “Somewhat Dissatisfied” and another one selecting “Very Dissatisfied”.

TABLE 2: How is the City of Concord is doing on Housing Programs and Services?

	Residents	Focus Group	Both ²
Very Satisfied	25% ¹	0%	13%
Somewhat Satisfied	63%	71%	67%
Somewhat Dissatisfied	0%	14%	7%
Very Dissatisfied	0%	14%	7%
Don't know	13%	0%	7%

Notes:

¹ This represents the percentage of survey respondents that selected the choice. In this case, 25 percent selected “Very Satisfied”.

²The “Both” column shows results from both the Residents’ and Focus Group. In other words, the survey forms for both groups were combined and the results tabulated as if they come from one single group. In this case, 13 percent of respondents selected “Very Satisfied”, 67 percent selected ‘Somewhat Satisfied’, and 7 percent selected “Somewhat Dissatisfied”, “Very Dissatisfied”, and “Don’t know”.

Percentages in columns may not add up to one hundred percent due to rounding.

3. On the issue of housing programs and services that the City provides, how important are housing-related programs and services?

The third question is a follow up to the second question. It asked participants to rate the type of housing-related programs and services most important to them. The results are presented in Table 3, in order of rank.

TABLE 3: Housing Programs and Services Most Important to Concord

<i>Issues</i>	<i>Residents (Rank)¹</i>	<i>Focus Group (Rank)²</i>	<i>Both (Rank)³</i>
Financial assistance for first-time buyers	1	8	4
Housing assistance for seniors and disabled citizens	2	3	1
Financial incentives to encourage developers to build senior housing	2	5	3
Low-interest loans for residents to make improvements to their homes	3	7	5
Assistance with paying for energy-efficient appliances	4	8	7
Assistance with increasing the energy-efficiency of homes	4	8	7
Emergency shelters and housing assistance for the homeless	4	2	2
Housing assistance for low income residents or large families	5	1	2
Assistance with adding a second unit to single-family homes	6	9	8
Community services, such as child care and medical care near housing	6	6	6
Financial incentives to encourage the preservation of historic buildings	6	10	9
Information on tenant's rights and legal assistance for resolving disputes between landlords and tenants	7	4	4
Housing for large families	8	2	4

Notes:

¹ The following methodology was used for the ranking:

First, options in the survey “Extremely Important”, “Very Important”, “Somewhat Important”, “Not at all Important”, “Don’t know” were given a score from 5 to 1 with 5 being “Extremely Important” and 1 being “don’t know”. Next, the survey responses were tabulated. For example, on the issue “Financial assistance for first-time buyers” – 3 residents selected “Extremely Important”, 4 residents selected “Very Important”, and 1 selected “Somewhat Important”. These were then multiplied with scores for each option. Hence the issue received (3 x 5 points) + (4 x 4 points) + (1 x 3 points) for total of 34 points.

Points for each issue were calculated in turn. The issue with the highest number of points was ranked 1, and the next was ranked 2, and so forth. In the case of a tie in points, both issues were given the same rank.

² The above methodology was also used for the Focus Group ranking.

³ The “Both” column ranks survey results from both the Residents’ and Focus Group. In other words, survey forms from both groups were combined and re-ranked for this column. As above, when two or more issues had the same number of points, they were given the same rank.

Results from the Community Workshop and Focus Group survey diverged greatly. While Community Workshop participants ranked “Financial assistance for first-time buyers” as their most important issue, the Focus Group ranked it near the bottom. Instead, Focus Group participants considered housing assistance for low income residents as their most important issue. The two groups also disagreed on the second most important housing program provided by the City. Community Workshop participants considered assistance for seniors and disabled citizens, along with incentives for senior housing to be the second most important issue, while the Focus Group selected programs and services that catered to the large families and the homeless as their second most important issue.

It is interesting to note that again, the response from the Community Workshop participant’s survey is similar to the results from the Godbe Research survey. In that telephone survey,

Concord residents selected housing assistance for seniors and disabled residents as their most important issue.

4. Do you think housing programs and financial assistance should continue to be available to residents who are seeking housing?

The fourth survey question asked participants if housing programs and financial assistance should continue to be made available. Both the residents and the Focus Group answered in the affirmative, as shown in Table 4.

TABLE 4: Should City Housing Programs and Financial Assistance Continue?

	Residents	Focus Group	Both ²
Yes	83% ¹	100%	92%
No	-	-	-
Don't Know	17%	-	8%

Notes:

¹This represents the percentage of survey respondents that selected the choice. In this case, 83 percent selected “Yes”.

²The “Both” column shows results from both the Residents’ and Focus Group. In other words, the survey forms received from both groups were combined and the results tabulated as if they come from one single group. In this case, 92 percent of respondents selected “Yes”, and 8 percent selected “Don’t know”.

5. Which of the following should be most responsible for providing housing programs and financial assistance to residents who are seeking housing?

The fifth question asked which government entity or organization should be responsible for providing housing programs and financial aid, and gave participants a choice of selecting more than one answer. As shown in Table 5, residents were evenly split between “Federal funds” and “State funds”, while the Focus Group showed a clear preference for funds coming from the Federal government. In the Godbe Research survey, most residents selected “Federal funds” (37 percent), followed by “State funds” (22 percent).

TABLE 5: Who Should Be Responsible for Housing Programs and Financial Assistance?

	Residents	Focus Group	Both ²
Federal funds	33% ¹	46%	41%
State funds	33%	23%	27%
Funds from non-profit agencies, churches and other charitable organizations	11%	8%	9%
City funds	11%	23%	18%
Don't know	11%	0%	5%

Notes:

¹This represents the percentage of survey respondents that selected the choice. In this case, 33 percent selected "Federal funds".

²The "Both" column shows results from both the Residents' and Focus Group. In other words, the survey forms received from both groups were combined and the results tabulated as if they come from one single group. In this case, 41 percent of respondents selected "Federal funds", 27 percent selected "State funds", 9 percent selected "Funds from non-profit agencies, churches and other charitable organizations", 18 percent selected "City funds" and 5 percent selected "Don't know".

Percentages in columns may not add up to one hundred percent due to rounding.

6. How long have you lived in Concord?

When the question "How long have you lived in Concord" was posed to the group of residents, six out of the eight residents selected "Fifteen years or more". Only one resident had been in Concord for less than five years. The result from the Focus Group meeting is not surprising, with the majority selecting "Not a Concord resident" since many of the Focus Group members were housing advocates from outside of Concord.

TABLE 6: How Long Have You Lived in Concord?

	Residents	Focus Group	Both ²
Less than one year	-	-	-
One year to less than five years	13% ¹	-	7%
Five years to less than ten years	-	-	0%
Ten years to less than fifteen years	13%	-	7%
Fifteen years or more	75%	33%	57%
Not a Concord resident	-	67%	29%

Notes:

¹This represents the percentage of survey respondents that selected the choice. In this case, 13 percent selected "One year to less than five years".

²The "Both" column shows results from both the Residents' and Focus Group. In other words, the survey forms received from both groups were combined and the results tabulated as if they come from one single group. In this case, 7 percent of respondents selected "One year to less than five years", 7 percent selected "Ten years to less than fifteen years", 57 percent selected fifteen years or more, and 29 percent selected "Not a Concord resident".

7. Which of the following best describes your current home?

The last question asked what type of housing the survey participants are living in. The answers from the Focus Group are inconsequential since many of them are not Concord residents. Nonetheless they are included here for reference. The results are presented in Table 7 below.

TABLE 7: What Type of Housing Do You Live In?

	Residents	Focus Group	Both ²
Single family home	100% ¹	67%	86%
Condominium/Townhouse	-	-	-
Multifamily home (including duplex or triplex)	-	17%	7%
Mobile home	-	-	-
Other (specify)	-	-	-
Don't know/Not Applicable	-	17%	7%

Notes:

¹This represents the percentage of survey respondents that selected the choice. In this case, 100 percent selected “Single family home”.

²The “Both” column shows results from both the Residents’ and Focus Group. In other words, the survey forms received from both groups were combined and the results tabulated as if they come from one single group. In this case, 86 percent of respondents selected “Single family home”, 7 percent selected “Multifamily home (including duplex or triplex)” and 7 percent selected “Don’t know/Not Applicable”.

Percentages in columns may not add up to one hundred percent due to rounding.



Residents, City staff and City officials taking the housing survey.

Appendix E: Godbe Community Survey Summary Report

This appendix includes the report from Godbe Research in a telephone survey of Concord residents as well as non-resident workers conducted in March 2008.

CITY OF CONCORD: HOUSING ELEMENT RESIDENT SURVEY
Topline Report
March 2008

The City of Concord commissioned Godbe Research to conduct a survey of its residents to assess their overall satisfaction with housing programs and services offered by the City; identify the perceived importance of various housing programs and services that the City provides; and survey residents' opinions of the role of government agencies in providing local housing programs and services.

SURVEY METHODOLOGY

Overall, 400 voters who reside in the City of Concord completed the survey, representing a total universe of approximately 96,702 adult residents in the City of Concord. The study parameters resulted in a margin of error of plus or minus 4.9 percent. Interviews were conducted from January 12 through January 15, 2008, and the average interview time was approximately 10 minutes.

Once collected, the sample of voters was compared with the 2006 U.S. Census estimates of the adult population in the City of Concord to examine possible differences between the demographics of the sample of respondents and the actual universe. The data were weighted to correct differences, and the results presented are representative of the adult resident characteristics of the City of Concord in terms of gender, age, and ethnicity. Specifically, the sample was weighted by respondent age and ethnicity.

QUESTIONNAIRE METHODOLOGY

To avoid the problem of systematic position bias, where the order in which a series of questions is asked systematically influences the answers, several questions in the survey were randomized such that the respondents were not consistently asked the questions in the same order. The series of items in Questions 1, 3, and 8 were randomized to avoid such position bias.

Question 4 allowed the respondents to mention multiple responses. For this reason, the response percentages sum to more than 100, and these represent the percent of respondents that mentioned a particular response, rather than the percent of total responses.

MEAN SCORES AND ROUNDING

In addition to the percentage breakdown of responses to each question, results for the questions relating to the issues of importance (Q1 and Q3) include a mean score. To derive respondents' overall perception of the importance of a given issue, a number value is first assigned to each response category (in this case, "Not Important" = 1 to "Extremely Important" = 5). The individual answer of each respondent is then assigned the corresponding number from 1 to 5. Finally, the respondents' answers to an item are averaged to produce a final score that reflects overall importance. Responses of "Don't Know" (DK/NA) were not included in the calculations of the means for any questions.

Conventional rounding rules apply to the percentages shown in this report, .5 or above is rounded up to the next number, and .4 or below is rounded down to the previous number. As a result, the percentages may not add up to 100 percent.

1. I'd like to ask you about the importance of a number of issues related to living in Concord.

On a scale of 1 to 5, 1 being not important to 5 being extremely important, how important is _____? [RESPONSE MUST BE A NUMBER; REPEAT THE SCALE TO PROMPT FOR A NUMBER]

	Mean Score	Not Important 1	2	3	4	Extremely Important 5	DK/NA
1A. Providing affordable housing	3.7	9%	10%	22%	19%	39%	1%
1B. Increasing the number of housing programs and services available to residents	3.3	10%	17%	29%	18%	23%	3%
1C. Revitalizing older neighborhoods and business districts that are becoming rundown	4.1	1%	5%	19%	35%	38%	1%
1D. Reducing traffic congestion on city streets	3.9	4%	7%	22%	31%	36%	0%
1E. Maintaining parks and recreation facilities	4.2	1%	2%	19%	33%	45%	0%
1F. Creating more high paying jobs	4.1	3%	5%	20%	23%	48%	1%
1G. Providing police, fire, and emergency services	4.7	1%	0%	8%	12%	79%	0%
1H. Providing City services, such as garbage collection, recycling, and sewer and storm drain maintenance	4.5	1%	0%	9%	24%	66%	0%
1I. Maintaining public library services and facilities	4.1	1%	5%	23%	27%	44%	0%

Computation of Mean Scores: the scale responses, 1 to 5, were averaged to create an overall measure of importance.

The next series of questions will be about housing issues within the City of Concord.

2. Generally speaking, are you satisfied or dissatisfied with the job the City of Concord is doing to provide housing programs and housing services to residents? [GET ANSWER, THEN ASK:] Would that be very (satisfied/dissatisfied) or somewhat (satisfied/dissatisfied)?

Very Satisfied	21%
Somewhat Satisfied	38%
Somewhat Dissatisfied	15%
Very Dissatisfied	7%
DK/NA	18%

3. I'd like to ask you about housing programs and housing services that the City of Concord is currently providing to residents.

On a scale of 1 to 5, 1 being not important to 5 being extremely important, how important is providing _____? [RESPONSE MUST BE A NUMBER; REPEAT THE SCALE TO PROMPT FOR A NUMBER]

	Mean Score	Not Important 1	2	3	4	Extremely Important 5	DK/NA
3A. Financial assistance for first-time home buyers	3.5	8%	14%	25%	21%	31%	1%
3B. Housing assistance for seniors and disabled residents	4.0	4%	5%	19%	32%	41%	1%
3C. Housing assistance for low-income residents and qualified residents with large families	3.3	13%	16%	26%	18%	25%	2%
3D. Low-interest loans for qualified residents to make improvements to their homes	3.7	5%	10%	28%	26%	30%	1%
3E. Assistance with paying for energy-efficient appliances	3.6	6%	13%	27%	23%	30%	1%
3F. Assistance with increasing the energy-efficiency of homes	4.0	3%	5%	21%	31%	39%	1%
3G. Financial incentives to encourage developers to build senior housing units	3.5	7%	14%	27%	27%	25%	1%
3H. Community services, such as child care and medical care, near housing developments	3.7	8%	8%	25%	25%	34%	1%
3I. Housing for larger families	3.2	15%	15%	30%	17%	21%	2%
3J. Assistance with adding a second unit to single-family homes	2.9	19%	19%	27%	21%	11%	4%
3K. Financial incentives to encourage the preservation of historic buildings	3.5	7%	10%	30%	30%	22%	1%
3L. Emergency shelters and housing assistance for the homeless	3.5	9%	14%	23%	24%	30%	1%
3M. Information on tenants' rights and legal assistance for resolving disputes between landlords and tenants	3.5	9%	10%	24%	28%	27%	3%

Computation of Mean Scores: the scale responses, 1 to 5, were averaged to create an overall measure of importance.

4. Besides what we discussed, what other housing programs or housing services are needed in Concord? [DON'T READ CHOICES; RECORD UP TO THREE RESPONSES]

Nothing else is needed	26%
Improving the quality of neighborhoods (includes cleaning up neighborhoods)	4%
Low income housing	3%
Housing for senior or disabled residents	3%
More affordable homes	2%
More homeless shelters	1%
Rent control	1%
First-time home buyer assistance	1%
Limit housing development	1%
Help with high interest rates	1%
Other	7%
DK/NA	53%

5. Moving on, one potential revenue source to fund housing programs is a linkage fee that would apply only to new commercial construction and development. A portion of commercial developer fees would be set aside for a housing trust fund to help fund local housing programs.

Would you support or oppose the City in adopting such a fee on new commercial development in order to help fund local housing programs? [GET ANSWER, THEN ASK:] Would that be definitely (support/oppose) or probably (support/oppose)?

Definitely Support	24%
Probably Support	42%
Probably Oppose	12%
Definitely Oppose	15%
DK/NA	8%

6. Do you think that housing programs and financial assistance should continue to be available to residents who are seeking housing?

Yes	80%
No	12%
DK/NA	8%

7. [IF Q6 = 1 OR 99; YES OR DK/NA: n = 353] Which of the following should be most responsible for providing housing programs and financial assistance to residents who are seeking housing?

Federal funds	37%
State funds	22%
Funds from non-profit agencies, churches and other charitable organizations	19%
City funds	12%
DK/NA	10%

8. Next, I'd like you to think about the role of government agencies in providing financial assistance to residents seeking housing. Please tell me if you believe each of the following agencies are doing enough to provide local housing programs and services.

Here's the (first/next): are _____ doing too much, not enough, or just right to provide local housing programs and services?

	Not Enough	Just Right	Too Much	DK/NA
8A. City of Concord agencies	29%	45%	5%	22%
8B. State of California agencies	49%	27%	6%	18%
8C. Federal agencies	54%	23%	6%	17%

ADDITIONAL RESPONDENT INFORMATION

A. To begin, how many years have you lived in Concord?

Less than one year	1%
One year to less than five years	16%
Five years to less than ten years	14%
Ten years to less than fifteen years	12%
Fifteen or more years	57%

B. Do you currently rent or own your place of residence in Concord?

Rent	21%
Own	75%
DK/NA	5%

C. [PIPE IN RESPONSE FROM QB] What type of residence do you (own/rent)? [DON'T READ CHOICES]

Single-family home	74%
Apartment	9%
Condominium/Townhouse	7%
Multi-family home (Includes duplex/triplex)	3%
Mobile home	1%
Other	2%
DK/NA	5%

D. Including yourself, how many people live in your household?

One	12%
Two	27%
Three	21%
Four	23%
Five or more	15%
DK/NA	2%

E. How many children under the age of 19 live in your household?

None	57%
One	21%
Two	14%
Three	5%
Four	2%
DK/NA	1%

F. Including yourself, if appropriate, how many adults over the age of 65 live in your household?

None	75%
One	13%
Two	10%
Three or more	1%
DK/NA	1%

G. What is your age?

18 to 24	14%
25 to 34	22%
35 to 44	18%
45 to 54	18%
55 to 64	12%
65 or over	14%
DK/NA	3%

H. What ethnic group do you consider yourself a part of or feel closest to? [IF RESPONDENT HESITATES, READ LIST]

Caucasian/White	53%
Latino(a)/Hispanic	28%
Asian-American	11%
African-American/Black	1%
Native American	1%
Two or more races	1%
Other	2%
DK/NA	4%

I. Are you, or a member of your household, physically disabled?

Yes	10%
No	88%
DK/NA	2%

J. Please stop me when I reach the category that best describes your total household income before taxes in 2007.

Less than \$20,000	5%
\$20,000 to less than \$30,000	4%
\$30,000 to less than \$40,000	4%
\$40,000 to less than \$50,000	6%
\$50,000 to less than \$60,000	3%
\$60,000 to less than \$75,000	12%
\$75,000 to less than \$100,000	19%
\$100,000 to less than \$150,000	17%
\$150,000 to less than \$200,000	7%
More than \$200,000	1%
DK/NA	22%

K. Respondent's Gender [DON'T ASK; RECORDED BY VOICE]:

Male	52%
Female	48%

L. Party:

Democrat	47%
Republican	29%
Other	6%
DTS	18%

M. Zip Code:

94518	22%
94519	20%
94520	18%
94521	41%

CITY OF CONCORD: HOUSING ELEMENT NON-RESIDENT WORKER SURVEY
Topline Report
March 2008

The City of Concord commissioned Godbe Research to conduct a survey of individuals who work in Concord but live in another city to assess the factors that influence their current housing choices; to survey the factors that might encourage them to consider living in Concord; and to identify their housing preference.

SURVEY METHODOLOGY

Overall, 200 individuals who work in Concord but live in another city, and were at least 18 years of age, completed the survey. Interviews were conducted from January 24 through March 3, 2008, at six local Concord businesses, and the average interview time was approximately five minutes. During interviews, a female interviewer read the questions and recorded the respondent's answers.

Four of the companies that were included in the study scheduled individual appointments for their employees to complete the interview. In these cases, the company selected the non-resident workers who were interviewed, and interviews took place in a conference room within the company building. These companies included the following: Fry's Electronics; Harris & Associates; Systron Donner; and Wells Fargo.

The two remaining companies, Bank of America and John Muir Health, allowed an interviewer to approach employees at random when they entered the company building or cafeteria. In order to ensure that there was no bias in who was approached and invited to participate in the survey, the interviewer was instructed to skip every second individual that passed. When skipping every second individual appeared to be too stringent, and may have resulted in a shortage of surveys collected, the interviewer was instructed to approach every individual instead. Of the employees who were approached at these two companies, 53 percent declined to participate in the study, 18 percent were ineligible either because they did not work in Concord or they lived in Concord, and the remaining 29 percent completed the interview.

QUESTIONNAIRE METHODOLOGY

Question 4 allowed the respondents to mention multiple responses. For this reason, the response percentages sum to more than 100, and these represent the percent of respondents that mentioned a particular response, rather than the percent of total responses.

ROUNDING

Conventional rounding rules apply to the percentages shown in this report, .5 or above is rounded up to the next number, and .4 or below is rounded down to the previous number. As a result, the percentages may not add up to 100 percent.

1. Do you work in Concord?

Yes	100%
------------	------

2. Do you live in Concord?

No	100%
-----------	------

3. Have you ever considered moving to Concord?

Yes	57%
Unsure	2%
No	42%

4. [IF Q3 = UNSURE OR NO; n = 86] Why haven't you considered moving to Concord? [DON'T READ CHOICES; IF REPLY THAT THEY LIKE THEIR CURRENT CITY OF RESIDENCE, PROBE FOR A SPECIFIC REASON; RECORD MULTIPLE RESPONSES]

Friends/family live in another city	31%
Lack of affordable housing in Concord	22%
Already owned a home in a nearby community	15%
Lack of housing choices in Concord	12%
Crime rate; safer where I live now	8%
Schools are not as good; better schools where I live now	8%
Member of household works in another city	7%
Availability of shopping and/or entertainment is better where I live now	5%
Other	19%
DK/NA	2%

5. Moving on, I'm going to read you a list of housing locations, programs and services. For each one, please tell me if it would make you more likely to consider moving to Concord.

Here's the (first/next): would _____ make you much more likely or somewhat more likely to consider moving to Concord – or does it have no effect?

	Much more likely	Somewhat more likely	No effect
5A. Availability of housing in Concord's downtown area	10%	21%	70%
5B. Availability of housing near shopping and services	19%	27%	55%
5C. Financial assistance to first-time homebuyers in Concord	29%	16%	56%
5D. Availability of housing near parks and schools	28%	23%	49%
5E. Availability of housing that is affordable to your income	61%	18%	22%
5F. Access to transit services, including the BART station	31%	20%	50%
5G. Availability of new homes	25%	28%	47%

6. Next, I'm going to read you a list of housing options. For each one, please tell me if you would consider that type of housing if you were to relocate from your current place of residence.

Here's the (first/next): would you consider living in _____ if you were to relocate from your current place of residence. [GET ANSWER, IF "YES," THEN ASK:] Would that be definitely yes or probably yes?

	Definitely Yes	Probably Yes	No
6A. An apartment	18%	21%	62%
6B. A single-family home with a second unit	21%	41%	38%
6C. A townhouse or condominium	25%	31%	45%
6D. Housing in a mixed-use building with ground floor retail space	7%	20%	74%
6E. A single-family home under 3,000 square feet	52%	36%	13%
6F. A single-family home over 3,000 square feet	29%	23%	49%
6G. Cooperative housing with shared grounds and living areas	13%	27%	61%

7. Besides what we discussed, what might encourage you to consider living in Concord?

More affordable housing	18%
More housing choices	15%
Improve quality of schools	9%
Lower crime rate	7%
Improve shopping and/or entertainment	3%
Improve city services	2%
If another member of household worked in Concord	2%
Friends/family moved to Concord	1%
Other	7%
DK/NA	39%

8. How many miles is your commute (round-trip)?

Less than 20 miles	27%
20 to less than 30 miles	22%
30 to less than 40 miles	15%
40 to less than 50 miles	13%
50 to less than 60 miles	9%
More than 60 miles	14%
DK/NA	1%

9. How long have you worked in Concord?

Less than one year	11%
One year to less than three years	28%
Three years to less than six years	23%
Six years to less than ten years	11%
Ten or more years	27%
DK/NA	1%

10. Do you currently own or rent your place of residence?

Own	54%
Rent	47%

11. [PIPE IN RESPONSE FROM Q10] What type of residence do you (own/rent)? [DON'T READ CHOICES]

Single-family home	69%
Apartment	14%
Condominium/Townhouse	12%
Multi-family home (includes duplex/triplex)	4%
Mobile home	1%
Other	1%

12. What is your age? [IF RESPONDENT HESITATES, READ LIST]

18 to 24	18%
25 to 34	28%
35 to 44	16%
45 to 54	23%
55 to 64	15%
65 or over	1%

13. What ethnic group do you consider yourself a part of or feel closest to? [IF RESPONDENT HESITATES, READ LIST]

Caucasian/White	45%
African-American/Black	12%
Latino(a)/Hispanic	11%
Asian-American	11%
Pacific Islander	9%
Native American	1%
Two or more races	7%
Other	6%
DK/NA	1%

14. Which of the following best describes your total household income, before taxes, in 2007? [SHOW LIST OF CATEGORIES AND ASK TO INDICATE BY POINTING]

Less than \$20,000	2%
\$20,000 to less than \$30,000	5%
\$30,000 to less than \$40,000	7%
\$40,000 to less than \$50,000	8%
\$50,000 to less than \$60,000	8%
\$60,000 to less than \$75,000	10%
\$75,000 to less than \$100,000	17%
\$100,000 to less than \$150,000	23%
\$150,000 to less than \$200,000	11%
More than \$200,000	5%
DK/NA	6%

15. Respondent's Gender:

Male	45%
Female	56%

16. Location of interview:

Harris & Associates	19%
Bank of America	18%
Fry's Electronics	18%
Systron Donner	17%
Wells Fargo	16%
John Muir Health	14%

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