

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 7, 2014

Ms. Joan Ryan, Senior Planner
Community and Economic Development Department
City of Concord
1950 Parkside Drive
Concord, CA 94519

Dear Ms. Ryan:

RE: City of Concord's 5th Cycle (2014-2022) Draft Housing Element

Thank you for submitting Concord's draft element update which was received for review on August 11, 2014, along with additional revisions received on October 1, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on September 9, 2014 with you, Mr. Andrew Mogensen, Principal Planner, and Ms. Stephanie Hagar, the City's consultant with BAE Urban Economics. In addition, the Department considered comments from the Coalition for a Sustainable Concord pursuant to GC Section 65585(c).

The draft housing element with revisions meets the statutory requirements of State housing element law. The draft housing element with revisions will comply with State housing element law (GC, Article 10.6) when they are adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City of Concord must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your dedication and efforts in preparation of the housing element and looks forward to receiving Concord's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in black ink and is positioned above the printed name and title.

Glen A. Campora
Assistant Deputy Director