



City of Concord

Affordable Housing Fact Sheet

May 2021

Concord has a long history of supporting affordable housing through the construction of multi-family complexes, inspection programs addressing habitability issues, homeowner rehabilitation assistance to preserve the City's aging housing stock, and programs that assist low-income residents with purchasing a home or maintaining their rental housing.

Housing Development

- ◆ The City released a NOFA in Spring 2018 making available \$14 million in City Affordable Housing Funds and allocated a total of \$7.8 million to Resources for Community Development (RCD) for **new construction of a 62-unit affordable housing development** on Galindo Street.
- ◆ The Naval Weapons Station Base Reuse Plan includes 12,000 housing units, of which **25% are to be affordable (3,000 units) to low and very low income residents.**
- ◆ The Federal Government is in the process of selling the former 58-acre US Coast Guard housing site located along Olivera Road for future residential development. The City expects this project will include 25% affordable housing on the site, consistent with the Concord Reuse Project.
- ◆ City funded affordable housing complexes are monitored to ensure **affordability standards are maintained.**
- ◆ The City has enacted an [affordable housing inclusionary program](#) for its home ownership projects. This program recently resulted in five homeownership opportunities for moderate-income households. In the last five years, the City has also collected \$409,892 in affordable housing in lieu fees, which will support future affordable housing efforts. The City's Housing Account balance, which includes the in-lieu fees, is currently \$6.2 Million. These funds will support future affordable housing efforts.
- ◆ The City has approved, but are not yet constructed, 1,249 housing units (67 are affordable housing units), which are primarily multifamily units and most within a short walking distance from BART and Downtown Concord. In addition, the City has an additional 433 housing units (390 are affordable housing units) in the pipeline seeking approval from the City. Many of these projects can be viewed on the City's [Interactive Development Map](#).
- ◆ The City maintains a [list and an interactive map](#) on its Housing Assistance webpage of affordable housing complexes in Concord, also shown below.



RENTAL COMPLEX	PROPERTY ADDRESS	TOTAL AFFORDABLE UNITS
1750 Diane Court	1750 Diane Ct, Concord, CA 94520	8
Caldera Place Apartments	2401 Bonifacio St, Concord, CA 94520	12
California Apartments	1621 Detroit Ave	9
Carlton Senior Living	1700 Broadway St, Concord, CA 94520	31
Camara Circle Apartments	2501- 2566 Camara Cir, Concord, CA 94520	51
Clayton Crossings Apartments	2751 Monument Blvd, Concord, CA 94520	296
Clayton Villa Senior Apartments	4450 Melody Dr, Concord, CA 94521	79
Concord Residential Club	2141 California St, Concord, CA 94520	19
El Sol Apartments	1890 Farm Bureau Rd, Concord, CA 94519	10
Hidden Creek Townhomes	1032 Mohr Ln, Concord, CA 94518	128
Lakeside Apartments	1897 Oakmead Dr, Concord CA 94520	124
Las Casitas Apartments	1181 Detroit Ave, Concord, CA 94520	4
La Vista Apartments	3838 Clayton Rd, Concord, CA 94521	74
Phoenix Apts	3720 Clayton Rd, Concord, CA 94520	11
Plaza Tower Apartments	2020 Grant St, Concord, CA 94520	96
Riley Court Apartments	2061 Riley Ct, Concord, CA 94520	48
Robin Lane Apartments	1149 Meadow Lane & 1890 Robin Lane, Concord, CA	16
Sunridge Apartments	1265 & 1271 Monument Blvd, Concord, CA 94520	196
The Heritage Apartments	2222 Pacheco St, Concord, CA 94520	196
Victoria Apartments	1650, 1670 & 1680 Detroit Ave, Concord, CA 94520	12
Vintage Brook Senior Apartments	4672 Melody Dr, Concord, CA 94521	148
Virginia Lane Apartments	1140 Virginia Lane, Concord, CA 94520	91
Windsor Park Apartments	1531 & 1611 Adelaide St, Concord, CA 94520	137
	TOTAL AFFORDABLE UNITS	1,796

Housing Preservation & Tenant Protections

- ◆ The City developed a Rent Registry program, effective July 1, 2021, requiring all multifamily complexes with four (4) or more units to register through an online portal and provide information on rent increases and tenancy changes, which will provide specific local information to the community and Council which will support additional policy development in the future.
- ◆ The City enhanced its [Multi-Family Inspection Program \(MFIP\)](#) in 2017 to ensure affordable housing is preserved, by taking the following actions:
 - Increased inspections frequency from three to two years,
 - Increased City-inspection rates of self-certification properties from 20% to 25%,
 - Added additional personnel to support these efforts, and
 - Moved the Bed Bug Enforcement Program from Code Enforcement to MFIP.



The City's Multi-Family Inspection Program (MFIP) applies to all multi-family housing complexes of four or more units (except those controlled for affordability), which totals 9,000 units in Concord.

- ◆ The city adopted a Residential Tenant Protection Program. The [Residential Tenant Protection Program](#) requires landlords to offer tenants a twelve or six month lease.
- ◆ The Residential Tenant Protection Program strengthens the State relocation payment requirement by increasing the relocation amount for tenants due to non-fault eviction from a flat amount of \$1,000 to two times the monthly rent or \$5,000, whichever is greater.
- ◆ The City's [Homeowner Rehabilitation Loan and Grant Program](#) preserves housing by providing grants up to \$15,000 and loans up to \$75,000 to low-income Concord homeowners to rehabilitate their single family or mobile homes and address emergency, weatherization, security, handicap accessibility and other issues. An average of 1 loan and 17 grants are provided each year.
- ◆ The City has allocated a \$1,294,352 in CARES Act funding for [Tenant Emergency Rental Assistance](#) to help tenants affected by the COVID-19 pandemic remain in their homes, which will support approximately 450 tenants/families.
- ◆ The City has allocated funds to support [Tenant/Landlord Counseling and Legal Services](#) to help tenants maintain their housing, including \$10,000 in Community Development Block Grant funds, \$40,000 in Concord/Pleasant Hill Health Care District funds and \$245,000 in CARES Act funds.
- ◆ The City contracts with [Eden Council for Hope and Opportunity \(ECHO\) Housing](#) to provide tenants with Fair Housing Services and Tenant/Landlord Counseling to settle disputes, among other housing related services. Additional Eviction/Tenant information & jurisdictional updates regarding COVID-19 can be found [here](#).
- ◆ The City's [Below Market Rate \(BMR\) Homeownership Program](#) provides homeownership opportunities to income eligible, first-time homebuyers purchasing Below Market Rate homes (BMR's) in Concord. There are currently 19 housing units under this program.
- ◆ The City's [First Time Homebuyer Program \(FTHB\)](#) provides limited down payment assistance for the purchase of a first home, with eligibility based on income and household size. The program is designed to assist low- and moderate-income households. There are currently 21 households utilizing this program.
- ◆ **Home Match Contra Costa**- The City is partnering with the non-profit, Covia, to match low-income tenants seeking housing with homeowners who are 55+ who have an extra room to rent. Since Home Match launched in 2018, 16 successful matches have been conducted in Concord.
- ◆ **Mobile Home Rent Stabilization Program**- the City maintains a Rent Stabilization



Program for homeowners of mobile homes in order to help moderate mobile home park space rents and promote the affordability of this de-facto affordable housing stock. There are 1,759 mobile homes in Concord, comprising 3.7% of the City's housing stock.

Accessory Dwelling Units

- The City has dedicated \$310,000 in grant funds and is in the process of establishing a pre-approved Accessory Dwelling Unit building permit ready plan sets, which will be made available to the public free of charge. The program will establish six sets of floor plans of various sizes and shapes with assorted architecture styles to match Concord's existing housing stock.
- The City is averaging the construction of 25 [Accessory Dwelling Units](#) per year, which is expected to increase due to removal of barriers for their development as well as the making plans publicly available at no cost to the public.