

INTENTIONALLY LEFT BLANK

1.1 Introduction

The Housing Element is one of the seven required elements of the General Plan and is the primary document that local jurisdictions in California use to plan for current and future housing needs. State Housing Element law, enacted in 1969, mandates that each local government in California create a Housing Element to adequately plan to meet the existing and projected housing needs of all segments of the population. The Housing Element must be consistent with all other elements of the General Plan and is updated on a regular basis. 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 that support housing development. As a result, implementation of local general plans, and in particular, local housing elements, is an important factor in the successful growth of a community.

Each jurisdiction's projected housing need during the Housing Element planning period is determined through the Regional Housing Needs Allocation (RHNA) process, which is based on projected Statewide growth in households as determined by the California Department of Housing and Community Development (HCD). Through the RHNA process, HCD distributes the Statewide projected housing need among the regions in the State, where each regional council of government allocates the projected regional growth to local jurisdictions within the region. The total housing need for each jurisdiction is distributed among income categories, requiring each jurisdiction to plan to meet the need for housing for households at all income levels. The agency responsible for distributing the RHNA in the Bay Area is the Association of Bay Area Governments (ABAG), which works closely with the Metropolitan Transportation Commission (MTC), the regional transportation planning agency for the Bay Area.

Each city and county in California are then required to produce a Housing Element that demonstrates the jurisdiction's ability to accommodate the housing need identified in its RHNA during the Housing Element planning period. This Housing Element covers the 2023-2031 Housing Element planning period, also known as the 6th Cycle.

1.2 Housing Element Organization

This Housing Element identifies goals, policies, and programs to comprehensively address the housing needs of all current and anticipated residents at all income levels over the housing planning period of 2023 through 2031. The Housing Element is divided into chapters, and supporting documentation is included as appendices. The following describes the Housing Element's organizational structure:

- ***Introduction*** provides an overview of the Housing Element, its relationship to State law, the City's RHNA, and the organization of the Housing Element.
- ***General Plan Consistency*** details those goals of the General Plan that guides the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- ***Goals and Policies*** specifies the City's plans for meeting the existing and projected comprehensive housing needs of Concord.
- ***Summary of Current City Tenant Protections*** describes the tenant protections that are currently implemented in the City.
- ***Program Implementation*** identifies the specific actions that will be implemented to ensure that Concord's housing needs are met within the planning period.

Appendices

Appendix A: 5th Cycle Review evaluates the efficacy of the 5th Cycle Housing Element; the progress in implementation; and the appropriateness of the goals, policies, and programs.

Appendix B: Housing Needs Assessment provides detailed information on the City's demographic characteristics and trends that influence supply and demand of various housing types.

Appendix C: Constraints and Zoning Analysis details governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels.

Appendix D: Affirmatively Furthering Fair Housing identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.

Appendix E: Sites Analysis describes the methodology by which the City can accommodate its RHNA targets, and provides an inventory of the sites identified to meet the housing need.

Appendix F: Community Engagement Summary provides the detailed results and materials of the outreach conducted for the update to the Housing Element.

Appendix G: Community Discussions and City Council Actions on Housing Issues addresses housing needs, issues, and the actions to be taken upon the implementation of the Housing Element through conversations between the City and the community.

Appendix H: Public Review public comments received and responses to public comments.

1.3 General Plan Consistency

State law requires that each city have a General Plan that establishes policy guidelines for future development. The City of Concord's most recent comprehensive General Plan update was adopted in 2007, with subsequent updates to various elements. The General Plan consists of an integrated and internally consistent set of policies and implementing programs. The General Plan Land Use Element sets forth land use designations to guide the location, type, and intensity or density of permitted uses of land in Concord. The City of Concord Development Code implements the Land Use Element of the General Plan by providing specific direction and development standards within each of the land use categories. These land use controls can facilitate and limit certain types of development.

The City's 6th Cycle Housing Element includes a list of goals, policies, and programs that are internally consistent with the current General Plan. Of all the General Plan elements, the Housing Element most specifically addresses the policies of the General Plan Land Use Element since it is the Land Use Element that designates the location and extent of residential development throughout Concord. The following goals of the Land Use Element outline the vision for the City of Concord consistent with the goals, policies, and programs identified in the 6th Cycle Housing Element:

- *Create 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.*
- *Preserve and enhance Concord's residential neighborhoods while integrating new developments to improve the quality of life for all residents.*
- *Encourage a complete and diverse community with well-connected neighborhoods, high quality urban design, and enhanced mobility options.*
- *Promote the expansion of housing opportunities for all groups with special housing needs, including older adults, female-headed households, persons with disabilities, first-time homebuyers, large families, and people experiencing homelessness.*
- *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.*
- *Protect the environment with sustainable developments and lower the cost of energy through energy conservation policies.*

1.4 Goals and Policies

The Housing Element has five goals to address the housing needs during the 6th Cycle. Each goal has a series of policies to be implemented to facilitate how the City will achieve the prescribed goal. Extensive community input and engagement informed that various goals and policies and reflect the City's commitment to creating inclusive housing for all segments of the community.

Goal 1: 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 1.1: Ensure an adequate supply of housing sites to achieve the City's Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning period.

Policy 1.2: Encourage a variety of housing types, including accessory dwelling units, middle density housing, apartment buildings, condominiums, and housing for those experiencing homelessness.

Policy 1.3: Promote the development of housing that provides ownership opportunities that are affordable to extremely low-, very low, low- and moderate-income households.

Policy 1.4: Encourage accessory dwelling units in new and existing residential developments and the development of duplex condominiums, where duplexes are consistent with the General Plan.

Policy 1.5: Promote the development, conservation and rehabilitation of housing that is affordable to extremely low-, very low-, low- and moderate-income households.

Policy 1.6: Promote the development of new condominiums and cooperatives.

Policy 1.7: Promote a diversity of housing types, including efforts to increase rental options and homeownership opportunities for households at all income levels.

Policy 1.8: Remove or reduce constraints to housing production by lowering the cost of development and improving the ease of building in Concord.

Goal 2: Preserved and enhanced neighborhoods that improve quality of life for all residents.

Policy 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.

Policy 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.

Policy 2.3: Preserve Concord's historic homes, areas, and buildings.

Policy 2.4: Ensure that any development, redevelopment, or economic pressures in Concord do not lead to the displacement of existing residents.

Policy 2.5: Preserve the existing housing stock that is affordable to extremely low-, very low-, low-, and moderate-income households.

Goal 3: A City with housing opportunities for all special housing needs, including households with older adults, persons with disabilities, female-headed households, large families, and people experiencing homelessness.

Policy 3.1: Facilitate the development of affordable housing for extremely low-, very low-, low-, and moderate-income households with older adults.

Policy 3.2: Expand housing opportunities for persons with disabilities in new and existing single-family and multifamily developments.

Policy 3.3: Expand housing opportunities for persons with physical and developmental disabilities in Concord.

Policy 3.4: Encourage the development of childcare facilities to help female-headed households, especially those with extremely low, very low, low, or moderate incomes.

Policy 3.5: Promote the development of housing that is affordable to very low-, low- and moderate-income first-time homebuyers.

Policy 3.6: Encourage the development of affordable housing for large families with extremely low, very low, low, or moderate incomes and continue to take actions to prevent discrimination against children in housing.

Policy 3.7: Facilitate the development of emergency shelters, transitional and supportive housing, and long-term affordable housing to reduce the risk of homelessness in the City of Concord.

Goal 4: A City with 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.

Policy 4.1: Ensure equal housing opportunities exist 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

Policy 4.2: Create greater opportunity for mixed-income housing in all areas of Concord, including moderate- and high-resource areas.

Policy 4.3: Seek opportunities to provide additional resources in lower-resource areas of Concord.

Goal 5: A sustainable City that protects the environment while lowering the cost of energy.

Policy 5.1: Encourage the incorporation of energy and water conservation design features in existing and future residential developments to conserve resources, reduce greenhouse gas emissions, and reduce housing costs.

1.5 Summary of Current City Tenant Protection and Housing Programs and Services

The City of Concord acknowledges the severe housing crisis that is facing California and the Bay Area in particular. This crisis has greatly impacted Concord, and the City has had many community-wide discussions since 2015 on how to address the crisis. Based on these discussions, the City has dedicated substantial resources and adopted major new policies and programs to meet its housing needs. This chapter provides a brief, high-level overview of the housing policies, programs, services, and funding that the City has provided since 2015.

Housing Development

- The City released a Notice of Funding Availability (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 City will release another Housing NOFA by December 2025 to allocate the remaining funds to other projects, including acquisition and rehabilitation of existing affordable housing complexes to ensure long-term affordability.
- The Naval Weapons Station Base Reuse Plan includes approximately 12,000 housing units, of which **25% are to be affordable (approximately 3,000 units) to low and very low-income residents**. Of those approximately 3,000 units, 125 units will be dedicated to supportive housing, 195 units for housing those experiencing homelessness, and 20 units for self-help housing.
- City funded affordable housing complexes are monitored to ensure **affordability standards are maintained**.
- The City has established an [affordable housing inclusionary program](#) for its homeownership projects. This program recently resulted in five homeownership opportunities for moderate-income households. In the last 5 years, the City has also collected approximately \$170,000 in affordable housing in lieu fees, which will support future affordable housing efforts. The City's Housing Trust Fund balance, which includes the in-lieu fees, is currently \$6.2 Million. These funds will support future affordable housing efforts.
- The City's "pipeline" of approved, but not yet constructed, housing projects includes 624 housing units (274 of which are affordable to lower income households). These are primarily multifamily units in or near Downtown and within a short walking distance from BART. 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.
- The City offers a centralized virtual and/or in-person, one-stop counter for permit processing to streamline the development process to provide preliminary application reviews to assist applicants with the filing process.
- The City reports to the State annually on its progress toward implementation of the programs identified in the Housing Element and toward its 8-year RHNA housing production targets and presents this report to the City Council for review and public comment.
- The City offers various incentives for affordable housing projects, including streamlined

processing under State law (SB35), and density bonuses and other incentives under State law and the City's own Affordable Housing Incentive Program.

- The City complies with the Surplus Land Act by offering affordable housing developers the opportunity to purchase any City-owned properties before they are offered to other developers. The City also reports annually on any surplus properties disposed of, in accordance with State law.

Housing Preservation and Tenant Protections

- The City developed a Rent Registry program, effective July 1, 2021, requiring all multifamily complexes with four or more units to register through an online portal and provide data that includes rent increases and tenancy changes. This data will provide specific local information to the community and Council and will serve to inform and support additional policy development in the future.
- The City operates a [Multi-Family Inspection Program \(MFIP\)](#), which applies to all multifamily housing complexes of four or more units (except those controlled for affordability), which totals approximately 9,000 units in Concord. This program promotes the safety, habitability, and long-term maintenance of Concord's rental housing stock, and it is one of the only of its kind in Contra Costa County. In 2017, the City made the following enhancements to the MFIP to increase preservation of affordable housing:
 - Increased inspections frequency from 3 to 2 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.
- On July 28, 2020, the City adopted Ordinance 20-7 and established Municipal Code Chapter 19.40, the Residential Tenant Protection Program (RTPP). The RTPP strengthens protections provided by State legislation by increasing the relocation amount for tenants due to no-fault eviction from a flat amount of \$1,000 to two times the monthly rent or \$5,000, whichever is greater. The program also requires landlords to offer tenants a 12- or 6-month lease. The City adopted a Residential Tenant Anti-Harassment Protection (RTAHP) Ordinance, effective July 28, 2022, to further fair housing practices in the City by prohibiting discrimination, violations of tenants' rights to privacy, and landlord retaliation. The RTAHP Ordinance aims to deter harassment, as defined in Code of Civil Procedure Section 527.6(b)(2), by residential property owners, to encourage such owners to follow the law and provide habitable rental properties and to give tenants legal recourse when they are subjected to harassment by owners.
- The City's [Homeowner Rehabilitation Loan and Grant Program](#) preserves housing by providing grants up to \$25,000 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 health and safety issues. An average of 1 loan and 20 grants are provided each year. The total allocation per year is approximately \$500,000.
- The City has allocated approximately \$1.3 million in Federal CARES Act funding for [Tenant Emergency Rental Assistance](#) to help tenants affected by the COVID-19 pandemic remain in their homes. This program will support approximately 450 tenant households.

- The City has allocated funds to support [Tenant/Landlord Counseling and Legal Services](#) to help tenants maintain their housing and to build an awareness around housing laws, including \$10,000 in Community Development Block Grant funds, \$40,000 in Concord/Pleasant Hill Health Care District funds, \$15,000 in Affordable Housing 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, Tenant/Landlord Counseling and Tenant Legal Services. These services include referrals to legal services for advice and representation, information to tenants and landlords on rental housing issues such as evictions, rent increases, repairs and habitability, harassment, illegal entry, amongst others as well as mediation services to assist in resolving tenant/landlord disputes. ECHO conducts blind testing annually of a selection of Concord properties to determine compliance with Fair Housing law. ECHO then works with any property owner where issues are identified to educate and bring them into compliance.
- **Home Match Contra Costa**- The City partners 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 parkspace 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.
- As part of the Contra Costa County Consortium, the City participates in the regional Analysis of Impediments to Fair Housing Choice. The City will continue to collaborate in the Analysis of Impediments to Fair Housing Choice for the Contra Costa County Consortium and continue to work with the Contra Costa CDBG/HOME Consortium to reduce impediments to fair housing choice.

Homeownership

- 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. BAAHA oversees the resale of properties to ensure that they are marketed in compliance with BMR guidelines and sold to qualified applicants. BAAHA monitors existing units annually to ensure that they are in compliance with program requirements.
- 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. The City typically allocates about \$90,000 per year under this program.

Homelessness

- On July 1, 2021, the City allocated \$304,000 for fiscal year 2021-22 to organizations that provide safety net services to the City's most vulnerable residents. Services include the 211 Call Line, Contra Costa County's Coordinated Outreach Referral Engagement (CORE)³

program, food distribution programs, health clinics, emergency centers and other vital support services.

- On November 2, 2021, the City Council adopted a resolution to add a full-time Community Services Manager position to provide administrative, policy, coordination, and communication functions to develop strategies to address homelessness issues in the community.
- The City Council allocated \$304,000 and amended its Agreement with Contra Costa County to add a fulltime Master’s Level Social Worker (MSW) to the CORE team for Fiscal Years 2021-22 and 2022-23.
- At its goal setting session in April 2022, the City Council made the development of a Strategic Plan to address homelessness in the community a Tier I priority and set aside \$2.4 million dollars to develop and implement the Strategic Plan.
- On May 3, 2022, the City was also awarded approximately \$1.25 million dollars over a 5-year period in Permanent Local Housing Allocation (PLHA) grant funds from the State of California, which will be used to provide housing navigation, support services, and 6 to 12 months of rental subsidy to rapidly rehouse people experiencing homelessness.
- The City provides case management services to assist in outreach and connect those experiencing homelessness to available resources.

Accessory Dwelling Units

- The City has amended its ordinance establishing standards and regulations for accessory dwelling units (ADU) and junior accessory dwelling units (JADU), consistent with and in certain instances more permissive than State law (Government Code Section 65852.2).
- The City reviews, approves, and tracks the timely review of ADU building permit applications. The Community Development Department collects data annually on building permit issuance and construction of ADUs for the Housing Element Annual Progress Report.
- The City has dedicated \$310,000 in grant funds and is in the process of establishing 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.
- Since 2018, the City is averaging the construction of 38 [Accessory Dwelling Units](#) per year, which is expected to increase further due to the removal of barriers for their development as well as making plans publicly available at no cost to the public.

General

- The City continually monitors pending State housing legislation, policies, and funding, and advocates for changes that will increase affordability and homeownership opportunities and reduce the risk of displacement and homelessness in Concord. As an example of such advocacy, on May 9, 2022, the City Council sent a letter to the Assembly Appropriates Committee supporting AB 2170, a pending bill that would promote homeownership by giving owner-occupants and public entities a “First Look” at purchasing bank-owned properties and prohibiting “bulk sales” of foreclosed homes.

1.6 Program Implementation

Program 1: *Accessory Dwelling Units*

The City has amended its ordinance establishing standards and regulations for accessory dwelling units (ADU) and junior accessory dwelling units (JADU), consistent with and in certain instances more permissive than State law (Government Code Section 65852.2). The City submitted the updated ordinance to the State Department of Housing and Community Development (HCD) in July 2021 for its review, is still awaiting HCD’s comments, and will incorporate amendments, as required by HCD, upon receipt of comments. Further, the City will develop and adopt a program that incentivizes and promotes the creation of ADUs that can be offered at an affordable rent for extremely low-, very low-, low-, or moderate-income households or households with special housing needs (**Assembly Bill [AB] 671, 2019**).

In addition, the City reviews, approves, and tracks the timely review of ADU building permit applications. The Community Development Department collects data annually on building permit issuance and construction of ADUs for the Housing Element Annual Progress Report. As part of this program, the Community Development Department commits to continued monitoring of ADU development, including approved affordability of each unit.

Further, the City will develop a web-based “ADU Toolkit,” which will include Frequently Asked Questions (FAQs), development standards, financial/regulatory incentives (once adopted), an overview of the permit process, required forms, and permit-ready ADU construction-level drawings to allow for “off-the shelf” ADUs. The ADU Toolkit will assist with the promotion and streamlining of the production of ADUs by providing information in one location along with guidance on navigating the permit process. Permit ready plans will encourage the construction of ADUs by reducing the cost through the availability of a selection of pre-approved ADU building plans that will be available on the City’s website free of charge. The City will conduct robust outreach by promoting to the community in both English and Spanish the availability of the pre-approved ADU plans through social media, the newspaper, the City’s website and e-newsletter with more than 10,000 subscribers, notification to housing groups/advocates, a freeway oriented digital reader board, and meetings with the various business groups (e.g., Chamber of Commerce) and local lumber and hardware stores.

The City will also conduct outreach and education to ADU owners and **Senate Bill (SB) 9** applicants regarding compliance with fair housing and tenant protection laws, including **SB 329** and **SB 222**, which prohibit discrimination against tenants using Housing Choice (Section 8) vouchers to pay rent. The City will include resources on these topics in the ADU Toolkit and at the Permit Counter (see Program 8, Objective 8. 2).

Objective(s)/ Timeframe(s)	<ul style="list-style-type: none">• 1.1: Coordinate with HCD and update ADU Ordinance within 12 months of receipt of HCD’s findings.• 1.2: Amend ADU Ordinance, if needed, to conform to future amendments to State law and submit to HCD within 60 days of adoption.
-------------------------------	--

	<ul style="list-style-type: none"> • 1.3: Monitor the development of ADUs, including affordability, and collect and report data for the Housing Element Annual Progress Report annually. If after 2 years, the City is not meeting its anticipated ADU production targets, the City will adjust ADU projection assumptions accordingly and identify capacity to accommodate the housing need. • 1.4: Develop and adopt an affordable ADU incentive program by April 2025. Regulatory and financial incentives will be selected, such as a reduction in development regulations or a waiver of parking requirements. • 1.5: Develop and make publicly available permit-ready ADU plans by October 2022. • 1.6: Develop and release a comprehensive web-based “ADU Toolkit” including permit-ready plans, FAQs, development standards, financial/regulatory incentives (once adopted), an overview of the permit process, required forms and information regarding fair housing and tenant protection laws by March 2023.
Responsible Agency	Community Development Department
Funding Sources	City General Fund and SB2 Funds
Relevant Policies	1.1, 1.2, 1.3, 1.4, 1.7, 1.8, 3.1
Fair Housing Issue	Disproportionate Housing Needs and/or Integration/Segregation and or/ Disparities in Access to Opportunity
Contributing Factor(s)	The availability of affordable units in a range of sizes; location and type of affordable housing.
Action Type	New Housing Choices and Affordability in Areas of Opportunity.

Program 2: *Addressing Constraints to Development*

Constraints to providing a variety of housing types have been identified in Appendix C. The City will further address constraints to the development of housing, including housing for extremely low-income households and housing for persons with disabilities. This will include amendments and clarifications to the City’s Development Code related to how manufactured housing is permitted, the inclusion of objective criteria to determine when a Neighborhood Meeting is required, and clarifying language related to hillside development permits.

The City will further remove barriers to housing, especially for vulnerable populations and those with special housing needs, through the following additional amendments to the City’s Development Code:

- Simplify the definition of a “family” to ensure it does not pose a constraint to development and remove any requirements regarding sharing of common spaces between family members.

- Require only objective criteria to ensure approval certainty for large residential care facilities (seven or more persons) that meet all applicable objective criteria (to be paired with the objective design standards in Program 15).

Objective(s)/Timeframe(s)	To permit a variety of housing types consistent with State law, the City will implement the following amendments to its Development Code by December 2025: <ul style="list-style-type: none"> • 2.1: Allow manufactured housing on a permanent foundation in the same manner as other single family uses in the same zone. • 2.2: Provide objective criteria for determining when a Neighborhood Meeting is required for housing development. • 2.3: Clarify the difference between a minor and major hillside development permit and associated procedures. • 2.4: Amend the definition of “family” to simplify the definition and remove any constraints. • 2.5: Require only objective criteria for large residential care facilities (seven or more persons).
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.2, 1.8, 3.7
Fair Housing Issue	Disparities in Access to Opportunities
Contributing Factor(s)	Regulatory barriers to providing housing as required by new State law.
Action Type	New Housing Choices and Affordability in Areas of Opportunity

Program 3: *Affordable Housing Development Toolkit*

The City will actively work with the development community to assist in the development of affordable housing, especially housing for extremely low-income households and households with special housing needs. The City will develop an Affordable Housing Toolkit that will provide details on available resources to assist the development community in affordable housing production. These resources will include guidance on navigating development permit processes, available affordable housing incentives, a map of available underutilized and vacant sites, and notices of City funding available to provide financial assistance in affordable housing development.

The Affordable Housing Toolkit will be made available on the City website, and will carry out the following:

- Promote the availability of sites and engage developers through resources that support development activity. This will include, at minimum, an online map of vacant and underutilized sites identified in the Sites Inventory, with site area, zoning, and other information including a list of surplus land.
- Maintain information on the City's website that applies to any proposal for a housing development project, including a current schedule of fees, exactions, applicable affordability

requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports to ensure consistency with **AB 1483**.

- Maintain a list of notices of City funding available to provide financial assistance in affordable housing development.
- Maintain a link to State and federal low-interest land acquisition/construction funds available for development of housing affordable to extremely low-, very low-, low-, and moderate-income households.

Further, the City will continue to offer a centralized, one-stop counter for permit processing to streamline the development process to provide preliminary application reviews to assist applicants with the filing process.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 3.1: Develop an Affordable Housing Development Toolkit by December 2023 to provide the aforementioned resources, as well as any additional resources that may be useful in assisting developers. • 3.2: Continue to provide a centralized virtual and/or in-person, one-stop counter for permit processing to streamline the development process to provide preliminary application reviews to assist applicants with the filing process.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.1, 1.2, 1.5, 1.7, 2.5, 3.1, 3.5, 3.6
Fair Housing Issue	Outreach
Contributing Factor(s)	Lack of a variety of media and the availability of affordable units in a range of sizes.
Action Type	New Housing Choices

Program 4: *Annual Progress Reports and Publicly Owned Lands*

Annual Progress Reports

The City will continue to report annually on the City’s progress toward implementation of the programs identified in the Housing Element and toward its 8-year RHNA housing production targets, including units that have been substantially rehabilitated, preserved or acquired, consistent with the standards set forth in Government Code Section 65583.1, subdivision (c) (**AB 879, 2017**). City staff will present the Housing Element Annual Progress Report (APR) to the City Council for review through an annual housing forum before submitting to the State Housing and Community Development Department, in accordance with the requirements of Government Code Section 65400. Through the annual housing forum, the City will invite local housing advocacy groups, developers, and other interested parties to engage in a discussion on housing needs, resources, and ideas.

In addition to the Housing Element APR, the City also prepares an APR on the General Plan. The City will continue to prepare a General Plan APR, and through this report, the City will conduct an internal consistency review to ensure that there are no conflicts between the General Plan elements.

Surplus Lands

The City will identify and prioritize local surplus lands available for housing development affordable to lower-income households and report on these lands annually through the Housing Element APR. (AB 1255, 2019; AB 1486, 2019). The City will conduct annual outreach to local affordable housing developers to establish a notification list, which will ensure interested developers are notified of the availability of surplus lands prior to their disposal. The City will ensure that surplus lands used for affordable housing will provide a minimum of 25% of the total number of units developed as affordable to lower-income households. On May 24, 2022, two City-owned sites within Concord were declared as surplus land. These sites have been identified to accommodate a portion of the City's RHNA, and the City will facilitate the development of these sites as follows:

Clayton Road/Galindo Street consists of an approximately 3.09-acre vacant site (APN 126143012) identified as Site #8 in the Lower Income Sites Identified Analysis of Appendix E. This site has been identified to accommodate 309 units of the City's lower-income RHNA. To facilitate the development of this site, the City issued a Notice of Availability (NOA) on November 2, 2022 to solicit proposals from affordable housing developers, which closed in January 2023. In response to the NOA the City received six proposals for housing developments all consisting of 100% affordable units. City staff is currently negotiating with all six proposers to determine which proposal to recommend to the City Council for acceptance and further negotiations toward a Disposition and Development Agreement. Pursuant to the Surplus Lands Act, those interested parties proposing developments that yield the highest number of affordable units shall be prioritized. Incentives offered for affordable housing development include but are not limited to reduced open space requirements, increased permitted height, reduced and deferred fees, and reduced parking requirements.

Laguna Street/Mount Diablo Street consists of an approximately 4.1-acre vacant site (APNs 126122024 and 126112026), identified as Sites #5 and #6 in the Lower Income Sites Identified Analysis of Appendix E. This site has been identified to accommodate 410 units of the City's lower-income RHNA and the City Council has declared this site as surplus. To facilitate the development of this site, the City will release a Notice of Availability by 2024 and give priority to qualifying affordable housing development proposals, as described above for the Clayton Road/Galindo Street site.

Publicly Owned Sites Identified

The City has identified a publicly owned site to accommodate a portion of its RHNA. The City will facilitate the development of this site as follows:

Monument Boulevard near Concord BART Station¹ is located between Cowell Road and Systron Drive along Monument Boulevard and is owned by the Bay Area Rapid Transit District (BART). This site is identified in Appendix E and will accommodate 671 units of the

¹ This site does not include the portion currently occupied by the skate park.

City's above moderate-income RHNA and 111 units of the City's moderate-income RHNA. BART's process for the development of this site will retain public ownership and involve the release of a request for proposals to develop the site. Through coordination with BART, the City has identified this as a site with realistic development potential and the City will further support the development of this site through continued coordination with BART. To facilitate the development of this site, the City will issue a letter affirming its support of the development, collaborate with BART, and address any necessary Code amendments to ensure the City's development standards are in conformance with BART's TOD Guidelines adopted pursuant to **AB 2923**.

In addition, to facilitate the development of small publicly owned sites identified in the sites inventory that are adjacent to privately owned parcels, the City will contact property owners adjacent to such sites to determine interest in purchasing such sites (or selling their sites) for lot consolidation and potential housing development by December 2024.

Educational Agency-Owned Properties

The City will support housing development projects on sites owned by local educational agencies by adopting an ordinance by December 2025 to facilitate the development of these sites through expedited processing for such projects. The updated ordinance will allow densities of at least 30 dwelling units per acre on infill sites and will require at least 30% of units to be offered for lower-income-earning households.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 4.1: Conduct a housing forum annually and report to the City Council and the community on Housing Element progress. • 4.2: Identify and prioritize surplus lands available for lower-income housing development and report on these annually by April 1st through submittal of the APR. • 4.3: Annually conduct outreach to local affordable housing developers through email notifications to establish a notification list for City surplus lands. • 4.4: As a part of the General Plan Annual Progress Report, review the General Plan for internal consistency. • 4.5: Release notice of availability for Laguna Street/Mount Diablo Street site no later than April 2024. • 4.6: Within 90 days of certification, the City will collaborate with BART to discuss the necessary steps for pursuing development of its Monument Boulevard site and determine if amendments to the Development Code are necessary to align with BART’s TOD Guidelines. The City will complete any necessary amendments by December 2024. • 4.7: Adopt an ordinance to facilitate housing development on property owned by educational agencies by December 2025. • 4.8: Contact property owners adjacent to publicly owned sites (including BART sites) to determine interest in purchasing such sites (or selling their sites) for lot consolidation and potential housing development by December 2024.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.1, 2.1, 2.5
Fair Housing Issue	Fair Housing Enforcement and Outreach Capacity
Contributing Factor(s)	Lack of Fair Housing resources.
Action Type	Mobility Strategies

Program 5: *Affordable Housing Streamlining*

To further assist in the development of housing for extremely low-, very low-, low-, and moderate-income households, the City provides a streamlined approval process in accordance with State requirements for qualifying affordable housing development proposals (**SB 35**),² and will continue to report on such proposals in the Housing Element Annual Progress Report. Further, the City will continue to update its **SB 35** application forms and procedures based on any future changes to State law. Although the City is already implementing **SB 35**, the Development Code has not been updated

² Under Government Code Section 65913.4 (commonly referred to as “**SB 35**”), multifamily housing developments that satisfy objective planning standards—among other requirements—may be approved through a streamlined, ministerial approval process in certain jurisdictions, including the City of Concord. Developments approved through the streamlined approval process are not subject to a Conditional Use Permit or to the California Environmental Quality Act (CEQA).

to be consistent with **SB 35**; therefore, the City will amend its Development Code to include the State law requirements and will continue to update to remain consistent with State law. The City will continue to implement the provisions of **SB 35** throughout the planning period and will process 100% of qualifying projects ministerially.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> 5.1: Amend the Development Code to expand development permit streamlining consistent with State law by December 2026. 5.2: Process all SB 35 applications consistent with State law throughout the planning period. 5.3: Update the City’s application forms, procedures, and Development Code to reflect any future changes to State law, throughout the planning period.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.3, 1.5, 1.7, 3.1, 3.6
Fair Housing Issue	Disproportionate Housing Needs
Contributing Factor(s)	The availability of affordable units in a range of sizes.
Action Type:	New Housing Choices and Affordability in Areas of Opportunity

Program 6: *By-Right Development*

The City will allow developments by-right pursuant to Government Code Section 65583.2(i) when 20% or more of the units are affordable to lower-income households on vacant or underutilized sites identified in the Sites Inventory to accommodate the lower-income RHNA that were previously identified in past Housing Elements in accordance with Government Code Section 65583.2(c) and Housing Element law. Previously identified sites that qualify for by-right development are identified in Exhibit A, Electronic Sites Inventory Form, of Appendix E.

Further, as described in Program 15, the City will establish objective design standards to allow residential and mixed-use development to be permitted by-right, especially in areas near amenities and resources such as transit, parks, childcare facilities, and within established commercial and near key areas of employment. This will also include an evaluation of opportunities to establish a Housing Sustainability District, a Workforce Opportunity Zone, or an affordable housing overlay where eligible projects would qualify for streamlined California Environmental Quality Act review, ministerial permit processing, and additional incentives beyond those allowed under the State density bonus.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> 6.1: Amend the Development Code by January 2024 to permit by-right development on sites previously identified in past Housing Elements in which at least 20% of the units are affordable to lower income households in accordance with the specifications of Government Code Section 65583.2(c). 6.2: Provide additional pathways by which residential and mixed-use development can be permitted by-right by June 2026.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.1, 1.5, 1.6, 1.7, 1.8, 2.4, 3.1, 3.6, 4.1
Fair Housing Issue	Disparities in Access to Opportunity; RECAPs, and/ or Integration/Segregation; Displacement Risk
Contributing Factor(s)	The availability of affordable units in a range of sizes, including near services or amenities.
Action Type:	New Housing Choices and Affordability in Areas of Opportunity/ Place-based Strategies.

Program 7: Code Enforcement

The City’s Building Division has a robust Multi-Family Rental Housing Inspection and Maintenance Program (MFIP) to address tenant complaints, Building Code and Housing Code violations, and to enhance the quality of life for residents living in multifamily units. This program is implemented by proactively identifying deteriorated housing stock, responding to complaints, and assisting property owners with compliance to promote the rehabilitation of housing in accordance with minimum local and/or state Building, Housing Code and Health and Safety standards.

The MFIP applies to all residential rental buildings with four or more units, including rooming houses with four or more rental spaces (units or rooms), with exceptions for subsidized residential rental buildings where 100% of the units are restricted by federal, state or local programs, or for the first 5 years following construction of a new development. The program operates on a 2-year cycle during which all rental dwelling units and common areas on the property are inspected. The inspection determines whether the property complies with Building and Housing Codes and identifies any substandard maintenance conditions that do not meet the minimum standards established by local and state laws. Properties that do not comply, are required to be altered or repaired to obtain the required level of compliance, and a re-inspection of the property is required to verify compliance. If any rental unit is found to be unsafe to occupy, the owner is responsible for the costs and expenses for the relocation of any tenant from that unit.

As part of the MFIP, the City also offers a Self-Certification Program for well-maintained properties that do not have previously identified and uncorrected violations and do not have outstanding payments associated with the MFIP Self-Certification Program and whose owner has a current business license for the facility. If the property is found ineligible to participate in the Self-

Certification Program, the property is subject to the standard MFIP requirements and inspections. For qualifying properties, owners must submit an application packet certifying that conditions at the property achieve the rental unit and property standards listed on the MFIP’s Self-Certification Checklist. Properties in the Self-Certification Program have 25% of all rental units inspected on a random basis in the first year of their 2-year program cycle.

The City also provides an online portal through the Building Division’s MFIP webpage, where residents can submit a complaint for health, safety, or maintenance issues that landlords have failed or refused to resolve. Staff members from the MFIP then notify the landlord of any required actions or repairs that must be taken. After repairs are made, the City contacts the tenant to confirm the issues have been resolved. Additionally, the City’s website clearly provides code enforcement resources and technical assistance for residents.

The City will continue to ensure the safety of residential buildings through enforcement of building codes on both complaint-driven and proactive bases, and through administration of the MFIP for rental housing enforcement conditions/ inspections. In addition, the City will ensure its website remains up to date with code enforcement and substandard housing resources.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 7.1: Continue to administer the MFIP and Self-Certification Program option for qualifying properties throughout the planning period. • 7.2: Through the complaint-driven inspections, Building Division staff will make property owners aware of current resources on the City website to assist with the remediation of violations, within 90 days of receipt of a complaint. • 7.3: Maintain up-to-date Building Code enforcement and substandard housing resources to ensure they are easily accessible to all residents, including extremely low-, very low-, low- and moderate-income households throughout the planning period.
Responsible Agency	Building Division; Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.5, 2.1, 2.2, 2.5, 4.1
Fair Housing Issue	Racially and Ethnically Concentrated Areas of Poverty and/or Disparities in Access to Opportunity for Persons with Disabilities
Contributing Factor(s)	Deteriorated and abandoned properties; Lack of assistance for housing accessibility modifications
Action Type	Place-Based Strategies to Encourage Community Conservation and Revitalization

Program 8: Fair Housing

The City seeks to expand the range of housing opportunities, including for residents with low and moderate incomes, older adults, people with disabilities, large families, female-headed households with children, and people experiencing homelessness. To make adequate provision for the housing needs of all segments of the community, the City must ensure equal and fair housing opportunities are available to all residents. The City will continue to advance fair housing through continued implementation of the following actions:

- **Analysis of Impediments to Fair Housing Choice** – As part of the Contra Costa County Consortium, the City participates in the regional Analysis of Impediments to Fair Housing Choice. The City will continue to collaborate in the Analysis of Impediments to Fair Housing Choice for the Contra Costa County Consortium and continue to work with the Contra Costa CDBG/HOME Consortium to reduce impediments to fair housing choice.
- **Eden Council for Hope and Opportunity (ECHO) Fair Housing** – The City contracts with ECHO Fair Housing (ECHO) for fair housing services. Services provided by ECHO include fair housing testing and counseling. Additionally, ECHO operates a rent review and eviction harassment program for the City. The City will continue to contract with ECHO to provide fair housing, tenant-landlord counseling, mediation, education, and outreach services.

The City makes information available on fair housing services in both English and Spanish and will continue to distribute resources to residents.

In addition to continuing those fair housing programs that the City already participates in, the City is committed to the following additional actions to affirmatively further fair housing:

- **Funding Sources** – A regional housing trust fund can leverage housing funds to bring state and federal money to the region, increasing funds to support affordable housing activities. In 2019 **AB 1487** was signed into law, establishing the Bay Area Housing Finance Authority (BAHFA). BAHFA is the first public entity focused entirely on the region’s housing needs in the Bay Area. This bill allows BAHFA to place new funding measures on the ballot in the nine Bay Area counties, enabling the region to raise up to \$1.5 billion annually for housing. Assuming a benefit to Concord, Concord will support BAHFA’s regional \$10 billion general obligation bond on the ballot in November 2024.

On November 2, 2020, Contra Costa County voters passed Measure X, a countywide half-cent sales tax with collection of the tax beginning on April 1, 2021. Measure X includes funding (\$10 million in year one and an ongoing annual allocation of \$12 million) for the establishment of an affordable housing trust fund with a top priority of building permanent housing for households earning less than 50% of the Area Median Income. Given these new affordable housing revenue streams and the County’s efforts to establish a housing trust fund, Concord will advocate for and participate during the County’s annual needs assessment to ensure the funding of affordable housing remains an identified priority, as needed and seek to collaborate or establish a partnership with the County for funding projects and programs in Concord.

- **Community Land Trust** – Community Land Trusts (CLTs) are community-based non-profit organizations that retain ownership of property to maintain affordability. CLTs provide a mechanism for creating affordable homeownership opportunities and maintaining long-term

affordability, increasing opportunities for upward mobility. To support the formation of CLTs in Concord, the City will include the topic of CLTs as an agenda item for discussion with the Contra Costa County Consortium. Through this effort, the City can raise awareness of CLTs and work at the regional level to develop opportunities for the Contra Costa County Consortium to attract outside experts that can support communities in the formation of a CLT, increasing opportunities for community ownership of housing.

- **Increased Opportunity in Higher Resource Areas and Areas of Affluence** – Allowing for the development of multifamily residential uses across the City can increase opportunities for existing and future residents to live where they choose. To increase geographic equity and opportunities for residents, the City will identify and rezone areas appropriate for medium and high residential densities, specifically in moderate- and high-resource areas with majority white population, based on the Racially Concentrated Areas of Affluence in Appendix D, Bay Area Equity Atlas map, or other appropriate data sources, with consideration for access to amenities, infrastructure, and/or public transit. The rezone will increase new housing choices, affordability, and upward mobility through access to opportunity and integration in historically segregated areas of affluence.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 8.1: Continue to participate in the Analysis of Impediments to Fair Housing Choice every 5 years. • 8.2: Continue contract with qualified service provider(s) for fair housing counseling, education, and outreach services throughout the planning period. Outreach shall be multilingual, place-based and targeted toward low-resource areas with high rates of racial/ethnic diversity and poverty, will occur at least twice per year, and will include the following actions: <ol style="list-style-type: none"> a) Partner with community-based organizations (CBOs) that serve these areas to identify and implement the most effective outreach methods. b) Release bilingual (English and Spanish) communications at least twice per year, and within 60 days of any new fair housing programs or policies becoming effective. c) Hold at least three in-person education and information meetings with Spanish translation during the planning period, and at least one meeting entirely in Spanish by January 2024. d) Promote voucher mobility by informing residents of laws against source of income discrimination. e) Partner with CBOs serving persons with disabilities to increase awareness of requirements for reasonable accommodations under the Americans with Disabilities Act. f) Inform residents of available housing programs including, but not limited to, homeownership assistance (Program 10), rehabilitation assistance (Program 17), tenant protections
---------------------------	---

	<p>(Program 20), special housing needs (Program 21), and place-based investments (Program 26).</p> <p>g) If financially feasible, conduct outreach in additional languages (other than English and Spanish) based on data collected in Objective 26.6.</p> <ul style="list-style-type: none"> • 8.3: Continue to fund contract with a qualified service provider throughout the planning period to conduct place-based programs aimed at increasing upward mobility for low-income Concord residents. • 8.4: Within 3 months following the adoption of program guidelines for the award and distribution of Measure X affordable housing trust funds, coordinate with Contra Costa County staff to determine potential funding that will be available for programs and/or projects within Concord. If necessary to meet Concord’s housing needs, continue coordinating with County staff and elected officials within 1 year of adoption of Measure X guidelines to evaluate and advocate for potential expansion of Measure X affordable housing funds including the evaluation of a partnership between the City and County. • 8.5: By December 2023, coordinate with Bay Area Housing Finance Authority (BAHFA) to determine potential funding that will be available to programs and/or projects within Concord and assuming a benefit to Concord, support the placement of BAFHA’s regional \$10 billion general obligation bond on the ballot in November 2024. • 8.6: Rezone sites to increase multifamily residential options in moderate- and high-resource areas with a majority white population. Rezoned sites must meet the following criteria: <ul style="list-style-type: none"> a) located in Racially Concentrated Areas of Affluence or other moderate- or high-resource areas with a majority white population; b) combined area of at least 20 acres; c) maximum density of at least 60 dwelling units per acre; d) accommodate at least 1,000 total dwelling units; e) adequate access to infrastructure, strong development potential; and f) low potential for displacement of lower-income households. <p>Begin the rezone process by December 2023 by conducting outreach, analyzing opportunities, and completing a CEQA analysis to finalize the rezone by December 2024. Within 6 months of completion of the rezone, work with property owners to proactively identify prime sites, notify affordable housing developers, and provide technical assistance and priority</p>
--	---

	<p>processing for affordable projects without assessing an additional charge, and include the information in the Affordable Housing Toolkit.</p> <ul style="list-style-type: none"> • 8.7: Bring forward community land trusts as an item on the Contra Costa County Consortium Agenda by July 2024 to initiate a discussion on establishing a community land trust by providing funding for an outside expert, which can acquire existing properties for long-term affordability and a pathway to ownership within the planning period. • 8.8: Contract with qualified service provider to conduct at least three training sessions during the planning period for rental property owners on fair housing laws, with place-based targeted outreach to owners in moderate- and high-resource areas with majority white populations. Training shall include avoiding discrimination based on income, source of income (e.g., Housing Choice Vouchers) or other protected classes, and requirements for reasonable accommodation under the Americans with Disabilities Act. Include this information in the web-based ADU toolkit, SB 9 application materials, and at the Permit Counter. • 8.9: Continue contract with qualified service provider throughout the planning period to conduct at least five phone calls/inquiries per year to test compliance with fair housing laws, e.g., by having people of color or those with foreign accents attempt to obtain housing, evaluate property owner/manager responses, and report apparent violations to responsible authorities.
Responsible Agency	Community Development Department
Funding Sources	Federal/Local Grant Funds
Relevant Policies	3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 4.1, 4.2, 4.3
Fair Housing Issue	Disproportionate housing needs and disparities in access to opportunity.
Contributing Factor(s)	Location and type of affordable housing and access to financial services.
Action Type	New housing choices and affordability in areas of opportunity,

Program 9: Middle Density

To ensure an efficient use of land and more walkable neighborhoods, the City provides standards for small lot subdivisions in its low density (single-family) and medium density residential zoning districts for both attached and detached product types. These standards provide a reduction in the normal development standards in exchange for small lot development, facilitating the production of

units that can provide homeownership opportunities, while ensuring a more efficient use of land. Reduced standards provided to facilitate middle density housing include but are not limited to smaller lot sizes and dimensions, increased lot coverage allowances, increased heights, and reduced setback requirements. Furthermore, the review authority has additional flexibility to approve alternate or even lesser standards than those already reduced standards identified for small lot subdivisions.

To further facilitate the production of housing that may provide homeownership options and to increase opportunities for an efficient use of land in single family zones, the City will create a ministerial process by which single-family zoned lots can be subdivided to accommodate additional single-family units and duplexes, consistent with the requirements of **SB 9**. Further, the City will go above and beyond the requirements of **SB 9** to allow ADUs in conjunction with ministerial lot splits. The City will continue to promote the availability of development programs and incentives through notifications to the development community and interested parties and will update its website within 60 days of ordinance revisions or program development.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 9.1: Continue to provide a reduction in development standards for qualifying small lot, medium density residential development throughout the planning period. • 9.2: Adopt an ordinance to implement the provisions of SB 9 to establish ministerial review procedures for proposed lot splits of existing single-family residential lots by July 2026. • 9.3: Adopt an ordinance allowing ADUs and JADUs to be constructed in addition to the two conventional dwelling units per lot provided for by SB 9 within single-family residential districts, by July 2026. • 9.4: Notify the development community and interested parties within 60 days of website updates.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 2.2, 2.4, 2.5, 3.1, 4.2, 4.3
Fair Housing Issue	Disproportionate Housing Needs, Including Displacement Risks and/or Disparities in Access to Opportunity
Contributing Factor(s)	Regulatory barriers to providing housing as required by new State law and location and type of affordable housing.
Action Type	New Housing Choices and Affordability in Areas of Opportunity

Program 10: Homeownership Assistance

The City will continue to offer and support the following programs to provide assistance for maintaining and achieving homeownership:

First Time Home Buyer (FTHB) Program

Through the FTHB program, the City provides loans of up to \$40,000 to assist qualified lower- and moderate-income FTHB households with down payments and closing costs. Bay Area Affordable Homeownership Alliance (BAAHA), a non-profit organization, assists the City in administering the program, including monitoring compliance of ownership units that are regulated and/or funded by the City.

The City will continue to provide loans to first time home buyers and will continue to work with BAAHA (or another qualified service provider) to monitor compliance of regulated ownership units.

Below Market Rate (BMR) Homeownership Program

Through its Inclusionary Housing Program (see Program 12 below), the City makes possible BMR homeownership units affordable to households earning 120% or less of area median income. BMR homes are specific dwellings where eligibility is based on income and household size. The program also assists current BMR homeowners in selling, refinancing, or making capital improvements to their home. The program is designed to serve lower- and moderate-income households. BAAHA assists the City in administering the program, including ensuring compliance with affordability requirements and monitoring compliance of ownership units that are regulated and/or funded by the City.

To facilitate the production of BMR affordable homeownership units, the City will establish inclusionary requirements for condominium developments through an amendment to its Inclusionary Housing Program.

Mortgage Credit Certificate (MCC) Program

The MCC program is administered by the Contra Costa County Department of Conservation and Development and is a homebuyer assistance program designed to help lower-income families afford homeownership. The program allows homebuyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year.

The City will promote the availability of this program to homeowners and families through informational resources found on the City’s website.

The City will promote the availability of these programs through targeted outreach throughout the planning period. low-resource areas with high racial/ethnic diversity and poverty (see Program 8, Objective 8.2, for further details).

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 10.1: Facilitate the production of BMR units through an amendment to the Inclusionary Housing Program including removing exemption for rental and condo units by December 2024. • 10.2: Continue to provide pathways to homeownership through the MCC program throughout the planning period through annual notifications to the City’s interested parties list and publication to the City’s website. • 10.3: Continue to provide at least three loans per year to first time home buyers and continue to work with a qualified service provider to monitor compliance of regulated ownership units.
---------------------------	---

	<ul style="list-style-type: none"> 10.4: Conduct targeted outreach regarding homeownership programs to residents of low-resource areas with high racial/ethnic diversity and poverty; see Objective 8.2 for specific outreach methods and frequency.
Responsible Agency	Community Development Department; Contra Costa County Department of Conservation and Development; Contra Costa County Housing Authority
Funding Sources	City General Fund; City’s Affordable Housing Funds, Community Development Block Grants, Contra Costa County Funds
Relevant Policies	1.3, 1.5, 1.7, 2.2, 2.4, 3.1, 3.5, 4.1
Fair Housing Issue	Disproportionate Housing Needs
Contributing Factor(s)	Lack of sufficient affordable housing and displacement risk
Action Type	Enhancing housing mobility strategies; improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and protecting existing residents from displacement.

Program 11: *Incentives to Assist in Development*

The City will continue to provide financial and regulatory incentives to proactively encourage and facilitate the development of affordable housing for lower-income households, particularly those with extremely low incomes and special housing needs including large households, older adults, and persons with physical or developmental disabilities. Incentives include streamlined ministerial approval, reduced fees, parking reductions, and direct financial allocations to assist in the development of housing. The City will continue to promote the availability of development incentives through email notifications to the development community and interested parties and will update its website within 60 days of ordinance revisions or program development.

This includes the following incentives that are currently offered by the City:

- **Density Bonus** – The City implements the State’s current Density Bonus program, although the City’s implementing ordinance is outdated. The City will amend its density bonus ordinance to ensure consistency with State law, including the provision of a bonus for student affordable housing, senior housing, 100% affordable developments, units affordable to moderate-income households, and to clarify that the Density Bonus can be paired with the Transit Station Overlay District and the Affordable Housing Incentive Program. Through this amendment, the City will clarify how it already implements the Density Bonus program by amending its ordinance to allow these programs to be utilized together. Further, the City will continue to monitor State Density Bonus law and incorporate additional revisions, as needed throughout the planning period.
- **Transit Station Overlay District** - The City provides a 25% increase in density and floor area ratio through the Transit Station Overlay District to facilitate high density development near transit. In its implementation, the City already allows this program to be utilized with the

State’s Density Bonus program, providing a bonus above and beyond what is offered by the State’s Density Bonus program. As described above, the City will update its Density Bonus Ordinance to clarify that these programs may be utilized together. Further, the City will amend the Transit Station Overlay District ordinance to allow the 25% increase by-right (to be paired with the objective design standards in Program 15).

- **Affordable Housing Incentive Program** - The City provides additional incentives, above and beyond the Density Bonus Program, in exchange for the development of affordable units beyond the requirements of the City’s Inclusionary Housing Program. All incentives provided by the Affordable Housing Incentive Program supersede the bonuses and incentives offered by the Transit Station Overlay District. Incentives include but are not limited to reduced open space requirements, increased permitted height, reduced and deferred fees, and reduced parking requirements.

The City will amend the Affordable Housing Incentive Program to clarify that incentives associated with this program include ministerial review. In its implementation, the City already allows this program to be utilized with the State’s Density Bonus program, providing a bonus and incentives above and beyond that which is offered by the State’s Density Bonus program. As described above, the City will update its Density Bonus Ordinance to clarify that these programs may be utilized together.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 11.1: Amend the local Density Bonus Ordinance to ensure consistency with State Density Bonus law by July 2024. • 11.2: Continue to offer additional density and floor area ratio within the Transit Station Overlay District throughout the planning period and to clarify that additional density is available through the Transit Station Overlay District, allowing an additional 25% density above and beyond the density provided by State Density Bonus Law without a minor use permit by July 2026. • 11.3: Continue to offer affordable housing incentives beyond what is permitted under the State Density Bonus throughout the planning period. • 11.4: Amend the Affordable Housing Incentive Program to provide clarity on incentives offered, including ministerial review and to clarify that additional density and incentives are available above and beyond those provided by State Density Bonus Law by July 2026.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.1, 1.2, 1.5, 1.7, 1.8, 2.2
Fair Housing Issue	Disproportionate Housing Needs
Contributing Factor(s)	Lack of sufficient affordable housing
Action Type	Encouraging development of new affordable housing

Program 12: *Inclusionary Housing*

The City’s Inclusionary Housing Program requires the inclusion of a minimum percentage of affordable housing units in all projects with five units or more. As further detailed in Appendix C, residential ownership projects may either choose to dedicate 10% of the units as moderate-income or 6% at low-income. The Inclusionary Housing Program includes a threshold exempting rental and condominium developments from this program until 600 rental units have been constructed. The City will further advance this program through the removal of the 600-unit threshold and by providing an option for moderate-income rental units to satisfy inclusionary requirements. The City will continue to promote the availability of this program through email notifications to the development community and interested parties and will update its website within 60 days of any revisions.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 12.1: Continue implementing the City’s Inclusionary Housing Program. • 12.2: Adopt an amendment to remove the threshold that excludes application of the inclusionary housing requirements on rental and condominium developments by July 2024. • 12.3: Adopt an amendment to allow moderate-income rental units to satisfy inclusionary requirements by July 2024. • 12.4: Update inclusionary housing fee to maintain project feasibility while maximizing affordable housing funds by July 2024.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.3, 1.5, 1.6, 1.7, 2.4, 3.6
Fair Housing Issue	Disproportionate Housing Needs, Including Displacement Risks
Contributing Factor(s)	The availability of affordable units in a range of sizes.
Action Type	New Housing Choices and Affordability in Areas of Opportunity

Program 13: *Lot Consolidation Incentive*

To facilitate affordable housing development on smaller parcels, the City currently offers technical assistance in the parcel merge process to streamline the process in a timely manner. To further incentivize lot consolidation to facilitate housing production, especially for lower-income households, the City will provide financial or regulatory lot consolidation incentives that may include priority processing, fee deferments and waivers, and the modification of site development standards.

In addition, the City will continue to facilitate lot consolidation and development of smaller parcels through the following actions:

- Publicize the lot consolidation program on the City’s website, outreach to the development community, and through preliminary meetings with prospective project applicants.

- Assist affordable housing developers in identifying opportunities for lot consolidation using the City’s GIS Map Portal and property database.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 13.1: Continue to provide technical assistance, as needed, and assist at least five affordable housing developers annually in identifying opportunities for lot consolidation using the City’s GIS system and property database through preliminary meetings throughout the planning period. • 13.2: Amend the Development Code to provide financial or regulatory incentives and a density bonus in exchange for lot consolidation by December 2023. • 13.3: Publicize the adopted program on the City’s website, at the Permit Center, and by notice to affordable housing providers within 3 months of adoption.
Responsible Agency	Community Development and Information Technology Department
Funding Sources	City General Fund
Relevant Policies	1.1, 1.2, 1.5, 1.6, 1.8, 2.2
Fair Housing Issue	Disproportionate Housing Needs
Contributing Factor(s)	Lack of sufficient affordable housing
Action Type	Encouraging development of new affordable housing

Program 14: No Net Loss

The City will use its development permit data to monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no net loss requirements. The City will develop and implement a monitoring procedure pursuant to Government Code Section 65863 and will make the findings required by that code section to demonstrate whether or not remaining sites identified in the housing element are adequate to accommodate the City’s remaining share of the RHNA if a site is proposed for development with fewer units or at a different income level than shown in the Housing Element.

If, at any time during the planning period, a development project results in fewer units by income category than identified in the Sites Inventory (Appendix E) for that parcel and the City cannot find that the remaining sites in the Housing Element are adequate to accommodate the remaining RHNA by income level, the City will, within 180 days, identify and make available additional adequate sites to accommodate the remaining RHNA. Any site identified to be upzoned to meet “no net loss” requirements will satisfy the adequate site requirements of Section 65583.2 and will be consistent with the City’s obligation to affirmatively further fair housing. **(SB 166, 2017)**

Additionally, the City will continue to implement minimum densities in multifamily zones and zones that permit mixed-use development. This will help the City ensure an efficient use of land that is available for development.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 14.1: Develop a methodology for tracking remaining capacity of sites identified in the Sites Inventory no later than December 2023. This could include a revision of internal permitting procedures to review permit applications against identified sites; creating an interactive map of sites and their corresponding capacity to connect with permit data; or monthly capacity analysis. • 14.2: Review each development approval on sites listed in the Housing Element and make findings required by Government Code Section 65863 if a site is proposed with fewer units or a different income level than shown in the Housing Element throughout the planning period. • 14.3: In the event that adequate capacity is not available, identify additional sites within 180 days.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.1, 4.1, 4.2, 4.3
Fair Housing Issue	Disproportionate Housing Needs
Contributing Factor(s)	Location and type of affordable housing and opportunities for new development
Action Type	New Housing Choices and Affordability in Areas of Opportunity

Program 15: *Objective Design Standards*

The City will increase transparency and certainty in the development process through objective design standards. The City will monitor Development Code amendments to ensure any new design standards applicable to housing developments are objective (i.e., without involvement of personal or subjective judgment by a public official, and uniformly verifiable by reference to the City’s regulations), in accordance with the requirements of the Housing Crisis Act of 2019 (**SB 330, 2019; SB 8, 2021**) and related State housing law.

Further, to remove constraints to development associated with the City’s Design and Site Review process and to facilitate the development of housing on the sites identified to accommodate the RHNA, the City will create and adopt objective design standards to provide ministerial (by-right) processing for multifamily and mixed-use developments. By-right processing will eliminate the discretionary Design and Site Review process for projects that meet all objective standards, as well as eliminating the Minor Use Permit requirement to allow a 25% density increase in the Transit Station Overlay District. Through the development of these standards, the City will perform site and design testing to ensure that the standards do not pose a constraint to achieving the maximum permitted densities for each respective site, including mixed-use zones where sites have been identified to accommodate the RHNA.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 15.1: Monitor Development Code amendments throughout the planning process to ensure any new design standards are objective. • 15.2: Amend the Design and Site Review Process by July 2024, to require staff-level ministerial review for multifamily housing projects. Amendments will also include allowing multifamily housing by-right in mixed-use districts when objective design and development standards are met and allowing 25% additional density in the Transit Station Overlay District by right for projects that meet objective standards for this District. • 15.3: Develop and adopt objective design standards by July 2024.
Responsible Agency	Community Development Department
Funding Sources	City General Fund; Local Early Action Plan (LEAP) and Regional Early Action Plan (REAP) grants
Relevant Policies	1.1, 1.2, 1.7, 1.8, 2.2, 5.1

Program 16: *Parking Reductions*

Large parking lots owned by religious institutions provide opportunities to facilitate the development of housing for vulnerable populations. The City will amend the Development Code in accordance with State law, to identify a process by which parking requirements for religious institutions can be reduced to accommodate housing developments (**AB 1851**). To further facilitate such housing, especially for extremely low-income households and those at risk of homelessness, the City will develop regulations to better facilitate housing production on religious institution sites, including parking reductions and the development of standards to facilitate tiny home/cottage development and other types of residential development.

Further, the City will amend its Development Code to reduce parking requirements for group housing by calculating parking based on the number of beds, bedrooms, or dwelling units, whichever is fewer, rather than whichever is greater. Additionally, guest parking requirements will be removed.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 16.1: Amend the Development Code by December 2024 as required by State law (AB 1851) to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development and develop regulations to facilitate tiny homes/cottage production or other housing opportunities on religious institution sites. • 16.2: Amend the Development Code by December 2024 to reduce parking requirements for group housing.
Responsible Agency	Community Development Department
Funding Sources	City General Fund

Relevant Policies	1.1, 1.2, 1.5, 1.7, 1.8, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6
Fair Housing Issue	Disparities in Access to Opportunity
Contributing Factor(s)	Land use and zoning laws nonconformance with new State law.
Action Type	New Housing Choices and Affordability in Areas of Opportunity

Program 17: *Preservation and Housing Rehabilitation*

The City makes special efforts to help preserve affordable housing and maintain Concord’s older housing stock. Where possible, the City utilizes public funds to provide assistance in the rehabilitation and conservation of deteriorated multifamily developments, single-family homes, and mobile homes.

Through these programs, the City will continue to help preserve and rehabilitate housing for tenants and homeowners in extremely low-, very low-, and low-income households, households with disabilities, and older adults. This will be accomplished through the allocation of affordable housing funds for multifamily developments, provision of housing rehabilitation loans and grants, and place-based outreach targeted within low-resource areas with high racial/ethnic diversity and poverty, as discussed in Program 8 (Objective 8.2).

Affordable Multifamily Units Preservation

As funding permits, the City partially subsidizes the costs of acquisition and/or rehabilitation for older multifamily rental complexes for property owners interested in extending or introducing an affordable housing component. The City will continue to seek opportunities to allocate public funds to finance the rehabilitation and acquisition of affordable multifamily complexes in the City.

Housing Rehabilitation Loan and Grant Program

In addition, the City’s Housing Rehabilitation Loan and Grant Program provides grants and no-interest/low-interest loans to low-income homeowners. The City employs Habitat for Humanity as a contractor to administer the program to assist low-income homeowners with needed repairs and improvements to single-family and mobile homes, such as to address emergency repairs, weatherization, accessibility for those with disabilities, lead-based paint abatement and security for older adults. Through this program, the City provides improvements for energy efficiency through replacement of existing energy inefficient appliances and weatherization.

Home rehabilitation loans are offered for major repairs up to \$75,000. Loans are provided with 1% simple interest with a 15-year term. Older adults (62+) and households with a disability may opt for a deferred payment plan and their asset threshold to apply is higher than that of other applicants. Older adults are also eligible for weatherization and home security grants up to \$15,000.

Historical Preservation

The City maintains an inventory of historic properties and will continue to maintain the inventory during the 6th Cycle.

Solar Incentive Program

As part of the rehabilitation of housing, the City will continue to promote energy conservation where possible and implement updates to the State’s Green Building Standards. The City Council also establishes itself as the City of Concord Solar Utility, granting rules, regulations, and procedures to encourage and promote the use of solar energy in projects, including rehabilitated housing.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 17.1: Continue to provide funds for the acquisition and/or rehabilitation of multifamily housing in exchange for affordability. The City will release a Notice of Funding Availability by December 2025. • 17.2: Continue to contract with a qualified service provider to administer the Housing Rehabilitation Loan and Grant Program throughout the planning period. • 17.3: Conduct targeted outreach regarding the Housing Rehabilitation Loan and Grant Program in low-resource areas with high racial/ethnic diversity and poverty; see Objective 8.2 for specific outreach methods and frequency. • 17.4: Continue to maintain an inventory of historic properties through the CEQA review process and annually review and update the City’s maps. • 17.5: Continue to promote energy conservation through the Solar Incentive Program and Green Building Standards throughout the planning period.
Responsible Agency	Community Development Department
Funding Sources	Affordable Housing Funds CDBG Fund and Revolving Loan Funds (<i>rehab loan and grant program</i>) County Funding
Relevant Policies	1.5, 2.1, 2.2, 2.3, 2.4, 2.5, 5.1
Fair Housing Issue	Access to Opportunity and Disproportionate Housing Needs and Integration and Segregation Patterns and Trends
Contributing Factor(s)	Need for increased accessibility for those with disabilities, including developmental disabilities. Need for addressing housing quality to avoid displacement or substandard conditions.
Action Type	Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing

Program 18: *Preservation of At-Risk Affordable Housing Units*

The City will continue to monitor affordable units under a City Regulatory Agreement and affordable units identified as being at-risk of conversion to market-rate housing. This will include collaboration

on the identification of financial resources and establishing cooperative partnerships with affordable housing developers and/or property owners willing to maintain units as affordable to lower-income households, including extremely low-income households. For those properties under current City Regulatory Agreements, the City will work directly with property owners to negotiate potential term extensions, as funding allows. Preventing the conversion of at-risk units to market-rate housing will ensure tenants are not displaced and that affordable units are not lost from the City’s housing stock. The extension of existing project-based rental assistance covenants, or utilization of other funding sources, will help preserve and/or extend affordability.

Additionally, the City contracts with Compliance Services, LLC to assist staff with monitoring and managing affordability compliance for multifamily complexes that are utilizing City funds. The City will work toward maintaining the rent restrictions of at-risk developments by monitoring any changes in ownership, management, and status of deed restrictions. Further, the City will work with the owners of these developments to retain the units and, where feasible, provide technical assistance to property owners and/or organizations interested in purchasing and maintaining the properties should the current owners be interested in selling.

As identified in Appendix B, Compliance Services LLC is the qualified entity in Concord. The City will contact Compliance Services LLC every 2 years until the long-term affordability of all at-risk units are secured.

Assisted Housing Projects at Risk of Conversion (2021)

<i>Project Name</i>	<i>Address</i>	<i>Affordable Units</i>	<i>Expiration</i>
Clayton Crossings Apartments	2751 Monument Boulevard	296	2030
Hidden Creek Townhomes	1032 Mohr Lane	128	2028
Sunridge Apartments	1265 and 1271 Monument Boulevard	196	2029
Clayton Way Home/Mary McGovern	1859 Clayton Way	6	2026
The Heritage	2222 Pacheco Blvd	121	2029
Plaza Tower	2020 Grant St.	20	2030

Sources:

City of Concord. 2022. “City Funded At-Risk Affordable Housing in Concord” [data]. March 2022.
 California Housing Partnership (CHP). 2022. “CHP At-Risk Affordable Housing in Concord” [data]. March 2022.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 18.1: Continue to contract and coordinate with a qualified service provider to monitor compliance for City-funded affordable multifamily housing properties. • 18.2: When regulated units are found to be at risk of conversion to market rate, notify owners of such units at least 3.5 years prior to conversion. • 18.3: Contact qualified entities every 2 years and at least 3.5 years in advance of affordability expiration to identify and pursue strategies for ongoing preservation of at-risk units. Strategies include providing funding assistance, technical
---------------------------	--

	assistance with grant pursuits, or letters of support for grants pursued by property owners or qualified entities.
Responsible Agency	Community Development Department; Housing Authority of Contra Costa County
Funding Sources	City General Fund, Affordable Housing Funds
Relevant Policies	1.5, 2.1, 2.3, 2.4, 2.5
Fair Housing Issue	Disproportionate housing needs including displacement risks.
Contributing Factor(s)	Displacement due to economic pressures and the availability of affordable units in a range of sizes.
Action Type	Protecting existing residents from displacement.

Program 19: *Replacement Requirements*

Consistent with the Housing Crisis Act of 2019 (Government Code Section 66300[d]) and related State housing law, the City requires that housing development projects provide at least the same number of dwelling units as any units demolished to build the project, including any units existing on the site within the past 5 years. Government Code Section 66300(d) and the City further require that for demolished units subject to certain affordability restrictions or occupied by low- or very low-income households, the project meet applicable requirements for affordability, relocation benefits, and right of first refusal for existing occupants. The City will work with tenants of units that could be redeveloped and provide them with linguistically appropriate educational materials regarding tenant rights and resources.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> 19.1: Enforce replacement requirements in accordance with Government Code Sections 66300(d) and 65915(c)(3) throughout the planning period. 19.2: By December 2024, require that applicants of proposed development projects involving demolition or removal of existing dwelling units provide an affidavit signed by the property owner regarding compliance with the provisions of SB 330 and SB 8 for current or recent tenants and replacement units. 19.3: Provide education and technical assistance to tenants to ensure they are aware of their rights and available resources. Develop educational materials by December 2023 and conduct outreach related to tenant rights and resources as described in Objective 20.3.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.1, 2.1, 2.4, 2.5
Fair Housing Issue	Disproportionate Housing Needs, Including Displacement Risk

Contributing Factor(s)	Needs for preventing displacement and for providing needed affordable housing.
Action Type	Protecting existing residents from displacement. Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing

Program 20: Residential Tenant Protections

Rental Tenant Protection Program

In July 2020, the City Council adopted the Residential Tenant Protection Program (RTPP) (Chapter 19.40 of the Municipal Code), which requires, among other things that a tenant be provided a written lease with specified minimum lease terms and relocation assistance for no-fault evictions. In January 2021, the City Council also included a Rent Registry Program within the larger RTPP. The RTPP sunsets on January 1, 2030. The RTPP provides protections to tenants beyond what is required under State law (**AB 1482, 2019**). The RTPP strengthens the State relocation payment requirement by:

- Increasing the relocation amount for tenants due to no-fault eviction from a flat amount of \$1,000 to two times the monthly rent or \$5,000, whichever is greater.
- Requiring landlords to offer tenants a 12-month lease.

Tenants may report Residential Tenant/Landlord issues, including rent or eviction issues, to the City’s service provider via phone or email.

As part of the larger RTPP, the Residential Rent Registry Program went into effect in July 2021 and requires all multifamily complexes of four or more units to register with the City on an annual basis. The program is administered by the City and its consultant and requires property owners to provide information on tenancy and rents. The City will continue to work with its consultant to ensure all landlords are registered and will continue to publish an annual report based on the rent registry results to provide transparency around the available data. This data can be used to identify potential fair housing or rent related issues. The data will further inform decision making on City housing policies and programs related to the impact of rents and/or potential fair housing and rent disparities or issues in the local housing market.

Residential Tenant Anti-Harassment Protection Ordinance

Additionally, the City has recently taken action to further Fair Housing practices in the City by prohibiting discrimination, violations of tenants’ rights to privacy, and landlord retaliation through a Residential Tenant Anti-Harassment Protection (RTAHP) Ordinance. The City Council adopted the RTAHP Ordinance on June 28, 2022. The RTAHP Ordinance aims to deter harassment, as defined in Code of Civil Procedure Section 527.6(b)(2), by residential property owners, to encourage such owners to follow the law and uphold their responsibility to provide habitable rental properties, and to give tenants legal recourse when they are subjected to harassment by owners.

The City is and will continue working with local housing advocacy groups to develop and distribute linguistically appropriate educational materials pertaining to the RTPP and the Residential Tenant

Anti-Harassment Protection Ordinance to property owners, apartment managers, and tenants, with more intensive bilingual outreach efforts in the City’s R/ECAP along Monument Boulevard.

Tenant/Community Opportunity to Purchase Act

With adequate funding, a Tenant Opportunity to Purchase Act (TOPA) can provide long-term anti-displacement benefits by giving tenants increased options to have secure housing when the property they rent goes up for sale. A Community Opportunity to Purchase Act (COPA) is a similar policy geared toward non-profit affordable housing providers, community land trusts, and similar entities, who may purchase a property to maintain affordability and prevent displacement of current tenants. While TOPA programs typically require tenants to purchase a property in order to retain occupancy, adequately funded COPA programs can allow affordable housing providers to acquire and continue operating at-risk rental properties, thereby providing long-term housing security to tenants without their having to purchase the property. These programs have therefore been located within Program 20 (Residential Tenant Protections) rather than Program 10 (Homeownership Assistance).

Generally, TOPA and COPA programs implement the first right of refusal for tenants or qualified nonprofits, respectively, prior to listing the property on the open market. The programs do not require a property owner to accept the offer but do allow for tenants or qualified nonprofits the opportunity to match a third-party offer. For COPA programs, they generally require long-term affordability restrictions, which are deed recorded, thereby preserving affordable housing, and reducing the risk of displacement.

Rent Stabilization and Just Cause for Eviction

To further protect tenants from displacement, increase household stability, and preserve housing that is affordable to lower-income-earning households, the City will adopt ordinances to establish regulations for rent stabilization and just cause for eviction. These ordinances will include additional protections for residents, above and beyond those provided under State law. The City will continue to work closely with community-based organizations and interested stakeholders to ensure that the ordinances will provide the regulations necessary to protect residents from displacement without constraining new housing development.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 20.1: Continue implementation of Residential Tenant Protection Program throughout the planning period including the following: (1) the Residential Rent Registry Program, whereby the City collects rent and tenancy data with an annual report provided to City Council on the data collected and trends observed, to inform and evaluate additional tenant protections as directed by Council; (2) require that rental property owners offer tenants a minimum lease term of 12 months; and (3) require that rental property owners provide relocation assistance of at least two times the monthly rent or \$5,000, whichever is greater, to tenants undergoing no-fault evictions. • 20.2: Provide education and technical assistance to tenants to ensure they are aware of the Residential Tenant Anti-Harassment Protection Ordinance. Develop and distribute
---------------------------	---

	<p>educational materials by September 2022. Conduct more intensive, bilingual outreach for households in low-resource areas with high racial/ethnic diversity and poverty (including the area along Monument Boulevard) as discussed in Objective 20.4.</p> <ul style="list-style-type: none"> • 20.3: Provide Citywide education and technical assistance to tenants to ensure they are aware of all federal, State, and local tenant protections in place for them and resources for reporting potential issues. Develop and distribute educational materials by January 2024 and conduct at least one educational session every 2 years during the planning period. • 20.4: Conduct targeted, multilingual outreach throughout the planning period regarding City and State tenant protections in low-resource areas with high racial/ethnic diversity and poverty; see Objective 8.2 for specific outreach methods. • 20.5: Conduct an evaluation of best practices for the development and implementation of a Tenant Opportunity to Purchase Act (TOPA) and/or Community Opportunity to Purchase Act (COPA) program. Evaluation will include potential funding sources for lower-income tenants who are unable to purchase their units without financial assistance. Bring findings to City Council for public comment, consideration, and further direction by December 2026. • 20.6: Begin drafting rent stabilization and just cause for eviction ordinances within 90 days of Housing Element adoption, with adoption of ordinances by December 2023.
Responsible Agency	Community Development Department
Funding Sources	City General Fund, CDBG Fund
Relevant Policies	2.4, 4.1, 4.2, 4.3
Fair Housing Issue	Disproportionate Housing Needs and Racially and Ethnically Concentrated Areas of Poverty
Contributing Factor(s)	Needs for preventing displacement.
Action Type	Protecting existing residents from displacement. Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing.

Program 21: *Special Housing Needs*

The City will provide assistance for those with special housing needs including older adults, large families, female-headed households, and persons with disabilities through the following methods:

- **Home Match Contra Costa** — This program provides matching services for older adults that would like to share their homes for companionship, extra income, or assistance with home

maintenance. This service includes applicant screenings, home visits, interviews, on-going mediation, outreach, and written agreements for living arrangements.

- **Increased Accessibility** — The City will promote increased accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability. This can include guidance on home retrofits for increased accessibility and referrals to independent living centers.
- The City will coordinate with the Regional Center of East Bay to implement an outreach program that informs families within the City on housing and services available for persons with disabilities.

Additionally, the City will continue to support the special housing needs of large families and female-headed households through development fees on new non-residential construction and tenant improvements to provide continued funding for the Concord Child Care Program. Through this program the City provides funds for those that maintain or wish to start home-based family childcare programs, supporting lower-income households with special housing needs in childcare while freeing up household funds for upward mobility.

The City will conduct place-based targeted outreach to residents in low-resource areas with high racial/ethnic diversity and poverty, as discussed in Program 8 (Objective 8.2).

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 21.1: Continue to connect older adults through Home Match Contra Costa through annual notifications to the City’s interested parties list. • 21.2: Create a Housing for Persons with Disability webpage that connects residents to accessibility and service resources such as home-retrofit grants and independent living services within the planning period. • 21.3: Update the Resources for Housing Developers webpage to connect developers to accessibility resources, including a link to the City’s Building Division, ADA Compliance webpage within the planning period. • 21.4: Promote the web pages through media channels within the planning period and promote resources through targeted outreach in low-resource areas with high racial/ethnic diversity and poverty; see Objective 8.2 for specific outreach methods and frequency. • 21.5: Continue providing funding for the Concord Child Care Program and provide support for at least five daycare providers during the planning period.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.7, 2.5, 3.1, 3.2, 3.3, 3.6, 4.1, 4.2, 4.3
Fair Housing Issue	Disparities in Access to Opportunity, including access to opportunity for people with disabilities.

Contributing Factor(s)	Lack of assistance for housing accessibility modifications and location and type of affordable housing.
Action Type	New housing choices and affordability in areas of opportunity.

Program 22: *Support for People Experiencing Homelessness*

On July 1, 2021, the City allocated \$304,000 for fiscal year 2021-22 to organizations that provide safety net services to the City’s most vulnerable residents. Services include the 211 Call Line³, Contra Costa County’s Coordinated Outreach Referral Engagement (CORE)⁴ program, food distribution programs, health clinics, emergency centers and other vital support services.

On November 2, 2021, the City Council adopted a resolution to add a full-time Community Services Manager position to provide administrative, policy, coordination, and communication functions to develop strategies to address homelessness issues in the community. Further, the City Council also amended its Agreement with Contra Costa County to add a full-time Master’s Level Social Worker (MSW) to the CORE team for Fiscal Years 2021-22 and 2022-23.

At its goal setting session in April 2022, the City Council made the development of a Strategic Plan to address homelessness in the community a Tier I priority and set aside \$2.4 million dollars to develop and implement the Strategic Plan. In addition, on September 27, 2022, the City Council allocated an additional \$3 million dollars (for a total of \$5.4 million dollars) in American Recovery Plan Act (ARPA) monies to further fund the development and implementation of the Strategic Plan.

On May 3, 2022, the City was also awarded approximately \$1.25 million dollars in Permanent Local Housing Allocation (PLHA)⁵ grant funds from the State of California, which will be used to provide housing navigation, support services, and 6 to 12 months of rental subsidy to rapidly rehouse people experiencing homelessness for the next 5 years. These funds will provide rapid rehousing for 20 people per year and clinical case management for 25 people per year.

Additionally, the City will provide processes that facilitate the production of housing to meet the needs of those experiencing homelessness. Through this program the City will:

- Amend the Development Code to allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, consistent with State requirements. Supportive housing shall be permitted in accordance with California Government Code Section 65651 (**AB 2162, 2018**).
- Amend the Development Code to ensure that Emergency Shelters are not subject to the Design and Site Review process and to ensure that the staff parking requirement is calculated based on the demonstrated demand to accommodate staff (**AB 139, 2019**).
- Amend the Development Code to ensure that Single Room Occupancy (SRO) or Group Housing are not subject to the Design and Site Review process.

³ 211 is a countywide call center and the County’s main entry point to its system for assisting the unhoused individuals. It is a 24/7 hotline run by the nonprofit Contra Costa Crisis Center.

⁴ The CORE program works to engage and stabilize individuals and families experiencing homelessness. The outreach team identify individuals experiencing homelessness, assess their housing and service needs, and facilitate connection to shelter and services.

⁵ Overall, it is anticipated that the City will receive \$2.9 million over 5 years.

- Amend the Development Code to permit the development of Low-Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses (**AB 101, 2019**). Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

Further, the City provides case management services to assist in outreach and connect those experiencing homelessness to available resources. The City will continue to provide this service throughout the planning period.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 22.1: Appropriate \$5.4 million towards the development and implementation of the Strategic Plan to address homelessness. • 22.2: Develop and initiate implementation of a Strategic Plan to address homelessness by December 2024. • 22.3: Continue to fund position for a Community Services Manager position through the planning period. • 22.4: Continue to fund the MSW for the CORE program through the planning period as funding is available. • 22.5: Rapidly rehouse 20 people experiencing homelessness and provide clinical case management for 25 annually through January 2026 or longer if funding is made available. • 22.6: Amend the Development Code as follows to ensure consistency with State requirements, by February 2024: <ul style="list-style-type: none"> a) Simplify the regulations for emergency shelters, including distancing and proximity to transit requirements, maximum bed count, and other facility requirements, and ensure that staff parking is calculated based on the demonstrated demand; b) Ensure that Emergency Shelters, Single Room Occupancy (SRO) uses, and Group Housing are not subject to a discretionary Design and Site Review process; c) Allow supportive housing by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, consistent with California Government Code Section 65651; and d) Allow Low-Barrier Navigation Centers by-right in mixed-use and non-residential zones that permit residential uses. • 22.7: Continue to fund organizations that serve individuals and families experiencing homelessness.
Responsible Agency	Community Development Department; Contra Costa County Health Services
Funding Sources	City General Fund, Affordable Housing Funds, State and Federal Funds

Relevant Policies	1.7, 1.8, 3.1, 3.2, 3.3, 3.6, 3.7, 4.1
Fair Housing Issue	Disparities in Access to Opportunities.
Contributing Factor(s)	Access to financial services.
Action Type	Mobility strategy.

Program 23: *Water and Sewer Priority for Affordable Housing*

Pursuant to Chapter 727, Statutes of 2005 (**SB 1087**), the City is required to deliver its adopted Housing Element and any amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects. The Contra Costa Water District (CCWD) is responsible for providing water service to the City, and the City oversees wastewater collection and conveyance. As such, the City will distribute a copy of the adopted 6th Cycle Housing Element to CCWD, the area water provider, and coordinate internally with the Public Works Department for review and consideration when reviewing new residential projects to ensure adequate water and sewer capacity is available to accommodate housing, especially housing for lower-income households.

The current 2020 CCWD Regional Urban Water Management Plan acknowledges the requirements and includes the projected water use for single-family and multifamily housing needed for lower-income households. The Community Development Department will coordinate with the area water provider and with Public Works to prioritize proposed developments with housing affordable to lower-income households, including extremely low- and very-low income by providing copies of subsequent updates or amendments to the Housing Element, if any. The coordination efforts will further support the prioritization of water and sewer services for future residential development, including units affordable to lower-income households, as a public agency or private entity providing water or sewer services must adopt written policies and procedures that grant a priority of service to housing units affordable to lower income households and shall not deny or condition the approval of an application for services without specific written findings in accordance with State law.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 23.1: Distribute adopted Housing Element to CCWD and the City’s Public Works Department by June 2023, or within 1 month of Housing Element adoption. • 23.2: Increase coordination with CCWD and the City’s Public Works Department to ensure that adopted policies prioritize water and sewer allocation for affordable housing developments through contact at the beginning of the planning period and every 5 years or sooner if the Housing Element is amended.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.1, 5.1

Program 24: *Short-Term Rentals*

A short-term rental is typically defined as a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental owner or operator for fewer than 30 consecutive nights. Such rentals are also commonly referred to as vacation rentals.⁶ While short-term rentals can provide a positive economic impact to a city with an additional income through tax revenues, they can also reduce the available housing supply, often impacting residents who depend on affordable housing, contributing to increasing housing and rental prices.

The Concord community has expressed concern over displacement of tenants through conversion of conventional rental dwelling units to short-term rentals (e.g., AirBnB and VRBO units). Through this program, the City will evaluate the development of regulations to address this issue.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 24.1: Conduct an evaluation of best practices for the development of regulations to address displacement of residential tenants due to conversion of conventional dwelling units to short term rentals (e.g., AirBnB and VRBO units). Present evaluation to City Council for public comment, consideration, and further direction by December 2026. • 24.2: If regulations are adopted, conduct outreach and education within 6 months of adoption to increase property owner and tenant awareness of the new regulations. • 24.3: If adopted, include regulations in educational materials on tenant protections (Program 20) within 6 months of adoption.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.4, 2.4, 2.5
Fair Housing Issue	Disproportionate Housing Needs and Racially and Ethnically Concentrated Areas of Poverty
Contributing Factor(s)	Needs for preventing displacement
Action Type	Protecting existing residents from displacement. Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing.

Program 25: *Advocacy for State Housing Legislation, Policies, and Funding*

The City continually monitors pending State housing legislation, policies, and funding, and advocates for changes that will increase affordability, homeownership opportunities, and to reduce the risk of displacement and homelessness in Concord. As an example of such advocacy, on May 9, 2022, the City Council sent a letter to the Assembly Appropriates Committee supporting **AB 2170**, a pending

⁶ Law Insider. <https://www.lawinsider.com/dictionary/short-term-rental>

bill that would promote homeownership by giving owner-occupants and public entities a “First Look” at purchasing bank-owned properties and prohibiting “bulk sales” of foreclosed homes.

Through this program, the City will continue to advocate for changes at the State level that will help address Concord’s housing needs, including changing the methodology for allocation of Low Income Housing Tax Credits (LIHTCs), which makes it difficult for affordable housing projects in Concord to obtain LIHTCs.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none"> • 25.1: Coordinate with the City’s public affairs consultant to receive regular updates (at least quarterly) regarding pending State housing legislation, policies, and funding. • 25.2: Submit letters annually, to the State legislature, Governor, and other State entities supporting pending legislation, policies and funding that will increase affordability, homeownership opportunities, and to reduce the risk of displacement and homelessness in Concord. • 25.3: Request the support of other local jurisdictions for housing legislation, policies, and funding that the City supports, through elected officials, professional groups (e.g., Public Management Association and Planning Directors), the League of California Cities, and other similar organizations. • 25.4: During the next public comment period on the methodology for allocation of Low-Income Housing Tax Credits (LIHTCs), submit a letter requesting changes to make projects in Low Resource areas (as classified on the most recent TCAC Opportunity Maps), but with access to transit and other amenities, more competitive for LIHTCs. • 25.5: Submit a letter to the State Assembly supporting AB 2710 (Kalra), if and when that bill is re-introduced. AB 2710 would provide tenants, community land trusts and nonprofit and governmental entities a first right of refusal to purchase rental housing. If AB 2710 is not re-introduced or not adopted, support any similar bills as they are.
Responsible Agency	Community Development Department
Funding Sources	City General Fund
Relevant Policies	1.4, 2.5
Fair Housing Issue	Disproportionate Housing Needs and Racially and Ethnically Concentrated Areas of Poverty
Contributing Factor(s)	Needs for preventing displacement
Action Type	Protecting existing residents from displacement. Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing.

Program 26: Place-Based Strategies

Residents in the City’s low-resource areas with high racial/ethnic diversity and poverty face disproportionate housing challenges and needs, as these areas experience lower access to opportunity. In an effort to revitalize these areas, the City will work to conserve and improve assets through targeted investments. Investments to improve these areas will include public and infrastructure investments, economic vitality, workforce development, grant pursuits to fund urban greening projects, and annual events to support local businesses in these areas. Further, the City will conduct targeted outreach within these areas (as described in Objectives 8.2, 10.4, 17.3, 20.4 and 21.4). To better support targeted outreach, the City will gather and analyze data on the languages spoken in these areas and use this information to inform its outreach efforts (see Objectives 8.2, 26.5, and 26.6).

The City has allocated \$1.5 million of American Rescue Plan Act (ARPA) funds to launch a limited-duration guaranteed income program which will disperse \$500 dollars per month for one year to approximately 120 families in Concord. Qualifying participants will be low-income earning households, and priority will be given to families with children age 12 or younger. In addition, initial emergency cash awards of up to \$2,500 will be available to help stabilize families facing past due rent or bills at the onset of the limited duration program. Program participants will be selected through targeted outreach to multiple neighborhoods with pockets of high poverty using the map in Figure 12 of Appendix D. This project will include collecting and analyzing data to evaluate the program’s impact. The program is anticipated to run from May/June 2023 through May/June 2024.

Objective(s)/Timeframe(s)	<ul style="list-style-type: none">• 26.1: Appropriate at least 20% of the Cannabis Community Benefit Fund to the City’s low-resource areas (with priority given to areas of high racial/ethnic diversity and poverty) and identify qualifying projects (e.g., workforce development, small business assistance, improving quality of life and economic opportunity, and public improvements, etc.) that would be informed by a community outreach process, by July 2024.• 26.2: Consult with local businesses in the Monument Corridor (a low-resource area with high racial/ethnic diversity and poverty) to spend \$150,000 in settlement funds to advance small business development and economic vitality in the Monument Corridor by December 2024.• 26.3: Continue the City’s practice of investing at least 50% of the City’s capital improvement budget in the City’s low-resource areas during the first half of the 6th cycle (2023–2027). In addition to this baseline amount, complete a project of 1 million dollars in one of these areas (with priority given to areas of high racial/ethnic diversity and poverty), with a focus on improving safety and mobility (e.g., bikeways, pedestrian improvements, pavement rehabilitation, and safe routes to schools), for completion by 2025.
---------------------------	---

	<ul style="list-style-type: none"> • 26.4: Seek project partners throughout the planning period, and if successful in doing so, apply for State Project Homekey funds for acquisition and rehabilitation of an at-risk apartment building and/or a “nuisance” motel in low-resource areas (with priority given to areas of high racial/ethnic diversity and poverty), or in other areas as opportunities arise, for permanently affordable housing. • 26.5: Throughout the planning period, apply for at least three grants during the planning period that provide additional resources for areas identified as “Low Resource” on the opportunity maps prepared by the Tax Credit Allocation Committee, with special emphasis on areas of high racial/ethnic diversity and poverty. • 26.6: By July 2024, utilize grant funds from the Governor’s Office of Emergency Services to: (1) compile, integrate and analyze language data for the R/ECAP Census Tracts; (2) build a comprehensive picture of the community’s language needs for emergency management purposes; and (3) integrate language data to improve communication plans, identify gaps in preparedness, and develop a comprehensive strategy for incorporating language access considerations into all steps of the City’s emergency management plans.
Responsible Agency	Community Development Department
Funding Sources	City General Fund, ARPA Funds, Prepare California Grant, Cannabis Community Benefit Fund, Cardenas Settlement Monies
Relevant Policies	1.4, 2.5
Fair Housing Issue	Fair Housing Enforcement and Outreach Capacity RECAPs, and Integration/Segregation Disparities in Access to Opportunities
Contributing Factor(s)	Lack of language access Lack of community revitalization strategies Lack of private investments in specific neighborhoods
Action Type	Improving place-based strategies to encourage community conservation and revitalization Mobility strategy

INTENTIONALLY LEFT BLANK