



City of Concord Affordable Housing Fact Sheet

Initiatives and programs supported by the City of Concord to address issues of affordable housing

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

Multi-family Development

The City released a NOFA Spring, 2018, for \$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 is in contact with property owners of affordable housing or de facto affordable housing complexes to help **preserve the affordability** of the property for years to come.

The Naval Weapons Station base reuse plan includes 12,000 housing units, of which **25% are to be affordable**.

The City is negotiating with the Federal Government to obtain the former 58 acre US Coast Guard Housing site located along Olivera Road for a future residential development that would include a minimum of **25% of affordable housing units**.

The City actively monitors its affordable housing complexes receiving City funds to ensure **affordability standards are maintained** by its properties.

The City maintains an **affordable housing inclusionary program** for its ownership projects, and will be updating the City's Ordinance, which may include an inclusionary housing provision for its rental units.

The City maintains a **list and an interactive map** on its Housing Assistance webpage of affordable housing complexes in Concord.



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

Multi-family Preservation

The **City Council Ad Hoc Committee on Rental Housing** has formulated recommendations to the City Council on possible policies and programs to address rental housing concerns in Concord. Staff will bring the requested documents and information before the Council for their consideration in January 2020 (tentatively scheduled for January 7, 2020). Council has made no final decisions.

The City established the **Residential Rent Review program** to address rent increases in excess of 10% in a 12 month period.

The City expanded the **Multi-Family Inspection Program** to ensure affordable housing is preserved.



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Homeowner Assistance

The City allocates funds to the **Homeowner Rehabilitation Loan and Grant program** to ensure that low-income residents, primarily seniors, are able to remain in safe, secure housing.

BMR Homeownership- The City allocates funds to approve moderate-income households for homeownership through the Below Market Rate homeownership program.

FTHB Program- The City allocates funds to approve low-income, first-time homebuyers for homeownership through the City's First-Time Homebuyer Program.

Home Match Contra Costa- The City is partnering with the non-profit, Covia, to match low-income tenants seeking housing with homeowners who are 55+ who have an extra room to rent.

Mobile Home Rent Stabilization Program- the City maintains a Rent Stabilization Program for homeowners of mobile homes in order to help moderate mobile home park space rents and promote the affordability of this de-facto affordable housing stock.

Other Services

As part of the Contra Costa Consortium, the City is working on furthering its **fair housing** initiatives, which includes an analysis of the locational needs and policies that regulate affordable housing practices.