

City of Concord's Perspective on SB35

Bay Area Planning Directors Association Meeting
May 4, 2018

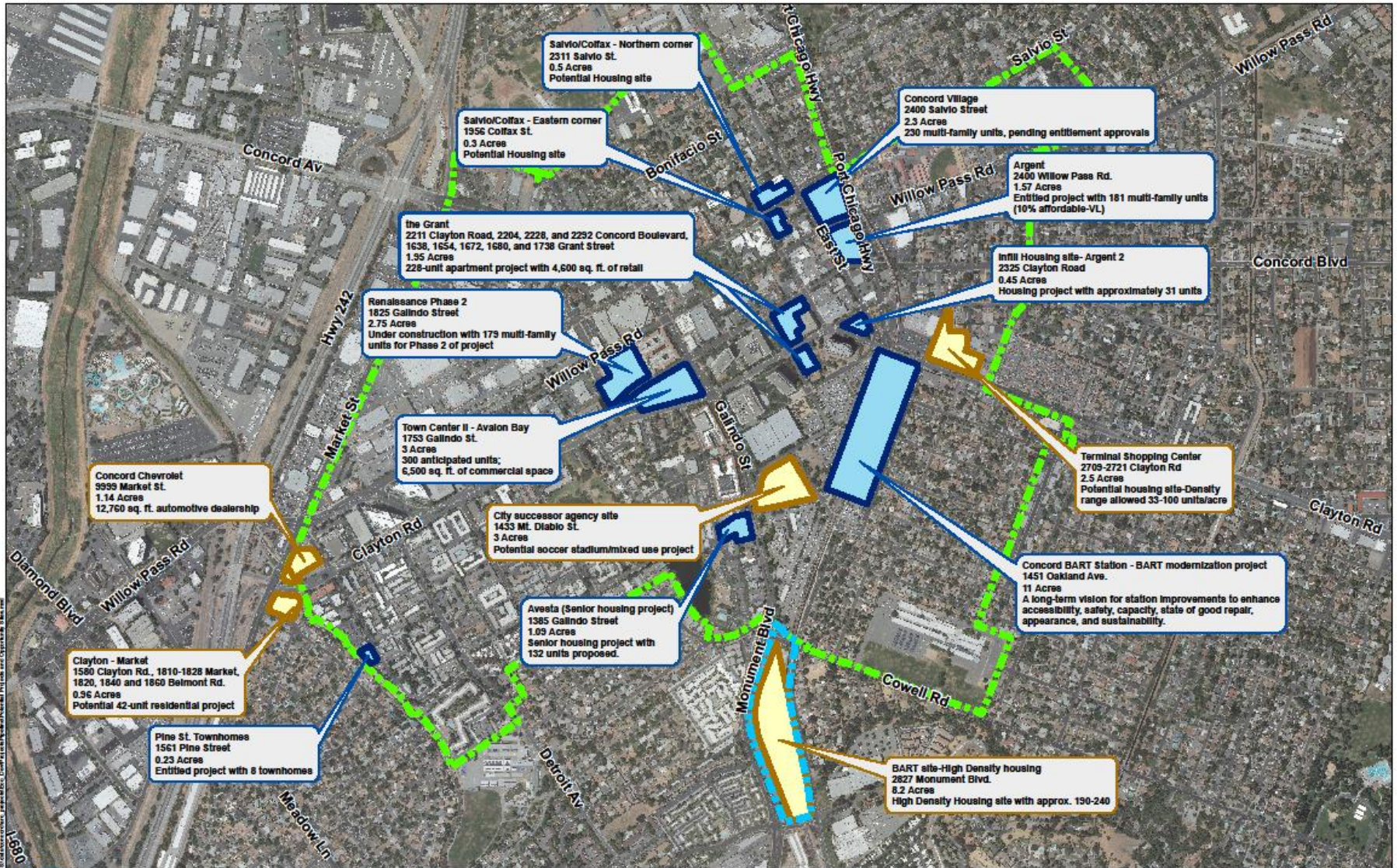
Laura Simpson, Planning Manager



CONCORD – PIPELINE

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- Pipeline projects or potential sites within 1/2 mile of Concord BART Station
 - ▣ Over 1,000 units
 - 400 entitled
 - 180 in construction
 - 500 in entitlement process



	Proposed Priority Development Area		Opportunity Site
	Priority Development Area		Potential Project Site

Potential Projects and Opportunity Sites

Map Created: 2/16/2018
By GIS Division of Information Technology

CHALLENGES

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- SB35 Challenges
 - Projects don't pencil with 10% affordable and prevailing wage
 - If parking is reduced completely, there will be concerns
 - Where we have design guidelines, what can be applied objectively

OPPORTUNITIES

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- Opportunities
 - ▣ NOFA for 100% affordable developments – site may qualify – reduce time and costs for entitlement process
 - ▣ Future public-private partnerships may also benefit

CHECKLIST AND APPLICATION

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- FAQ – explain the law
- Checklist: unit count, affordability, urban infill, zoning, objective standards, parking, location, subdivisions, prevailing wage, skilled and trained workforce if 75 or more market units
- Application: submittal contact info, project info-yes/no questions
- Certificate of compliance – self certification
- Application checklist of submittal documents