

From: Barone, Valerie <Valerie.Barone@cityofconcord.org>
Sent: Thursday, September 1, 2022 2:35 PM
To: Robert Ring <robertringteam@gmail.com>
Cc: Fockler, Joelle <Joelle.Fockler@cityofconcord.org>
Subject: RE: Measure V Committee Meetings

Robert,

Thanks for reaching out with your question. In order to explain the Measure V meeting schedule, I need to explain the Committee's charter.

The Measure V Oversight Committee's charter is to perform the following two tasks:

1. Review the City's Measure V revenue and expenditures annual audit report (which is published in December for the previous fiscal year; it is a part of the overall audit report) and determine if Measure V funds were invested/used consistent with what voters were told; and
2. Review the proposed uses of Measure V revenue in the proposed budget for consistency with the priorities shared with voters for its use. (The City works with a 2-year budget that is reviewed by Council mid-year and mid-cycle. The Council will be considering and adopting a new 2-year budget before the end of this Fiscal Year for Fiscal Years 2023-24 and 2024-25.)

Both reviews are done very close together and the Committee reports out to the Council and the public at a Council meeting on their findings as part of the budget review/adoption process.

So the Measure V Committee will be meeting next in March, April, and May of 2023—as part of reviewing the audit report that will come out at the end of December 2022 and as part of preparing the next 2-year operating budget that Council must adopt by June 2023.

If you want to review the Committee's most recent agenda and minutes, you can view them [here](#) on the City's website.

Let me know if you have any other questions.

Joelle, please share this e-mail and response with all Council candidates.

Valerie

Valerie Barone, City Manager

City of Concord | Website: www.cityofconcord.org

☎ (925) 671-3150 | ✉ valerie.barone@cityofconcord.org

1950 Parkside Drive, MS/01, Concord, CA 94519



From: Robert Ring <robertringteam@gmail.com>
Sent: Thursday, September 1, 2022 11:49 AM
To: Barone, Valerie <Valerie.Barone@cityofconcord.org>
Subject: Measure V Committee Meetings

Hi Valerie,

Where can I find the posted schedule for future measure v committee meetings?

I'd like to attend.

Thank you,

Robert Ring | NMLS #1034016
Branch Manager/Mortgage Advisor
Cross Country Mortgage

(925) 322-1597 (text friendly)

From: Barone, Valerie <Valerie.Barone@cityofconcord.org>
Sent: Monday, August 29, 2022 2:51 PM
To: D'Marco J. Anthony <DMarcoForConcord@proton.me>
Cc: Fockler, Joelle <Joelle.Fockler@cityofconcord.org>; Ortega, Jennifer <Jennifer.Ortega@cityofconcord.org>; Ezell, Justin <Justin.Ezell@cityofconcord.org>; McAuley, Wendy <Wendy.McAuley@cityofconcord.org>
Subject: RE: Concord Chamber of Commerce Debate

D'Marco,

Thanks for reaching out with your questions on the Concord Chamber of Commerce's use of the Council Chambers to host a 2022 Concord Candidates Forum.

While the primary purpose of the Chamber is to host Council meetings and meetings of other Concord public bodies, the City does make the facility available to other users for activities that support access to information that is of significant municipal interest.

The Chamber has used the Council Chambers in the past for candidates' forums, most recently in 2016. In 2018 the Chamber held the forum at the public library. In 2020 the Chamber held the forum on Zoom.

In regards to the Chamber's request for use of the Council Chambers this year for a Candidates Forum, the City Clerk made the decision to allow the Chamber to use the facility, as the use is consistent with City practice.

Other organizations may also request to use the chamber for matters of significant municipal interest. To do so, they should reach out to the Concord City Clerk.

I hope this answers your questions and again, thank you for bringing your concern forward so I could respond to it.

(Joelle, please place this informational e-mail with other candidate related e-mails so all have equal access to review it.)

Valerie

Valerie Barone, City Manager

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1950 Parkside Drive, MS/01, Concord, CA 94519



From: D'Marco J. Anthony <DMarcoForConcord@proton.me>

Sent: Saturday, August 27, 2022 6:28 PM

To: Barone, Valerie <Valerie.Barone@cityofconcord.org>

Cc: Ezell, Justin <Justin.Ezell@cityofconcord.org>

Subject: Concord Chamber of Commerce Debate

Hello. I received an invitation from the Concord Chamber of Commerce to participate in their forum. Apparently, they will be hosting the forum at City Hall in the Council Chambers..? I would like to know who authorized this, and why? Is this event sanctioned by the City of Concord? It seems inappropriate to allow an organization that has meddled in our city's politics (they made a pro-Seeno public comment), to use Concord's citadel of democracy, as a venue for their debate. The person that emailed me is affiliated with the Chamber of Commerce *and* the Pioneer (the latter being a newspaper with an obvious political slant!) Just curious, will other organizations (e.g. Save Mount Diablo) be invited and allowed to use the Council Chamber for their forum..? Will any and every organization be able to use the Chamber to host a debate? If not, this would be viewpoint discrimination! I know the Chamber of Commerce has hosted forums in the past, but just curious—how many of them have been hosted at City Hall? I would like an explanation for why this was allowed to happen, and I actually want whoever authorized this to reconsider. This is unacceptable!

Thanks,

-D'Marco J. Anthony, Candidate for Concord City Treasurer

From: Barone, Valerie <Valerie.Barone@cityofconcord.org>
Sent: Monday, August 29, 2022 1:17 PM
To: D'Marco J. Anthony <DMarcoForConcord@proton.me>
Cc: Fockler, Joelle <Joelle.Fockler@cityofconcord.org>; Reid, Karan <Karan.Reid@cityofconcord.org>; Ezell, Justin <Justin.Ezell@cityofconcord.org>
Subject: Information on the Treasurer Position

D'Marco,

Here is the document I said I'd send you about the City of Concord Treasurer Position. Let Joelle or me know if you have any questions.

Joelle, please be sure this gets posted into the candidates information document, so other candidates can see it too.

Thanks,

Valerie

Valerie Barone, City Manager

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1950 Parkside Drive, MS/01, Concord, CA 94519



City of Concord, CA
Notes for the City Treasurer Position
Created 8/25/22

Office of City Treasurer

State law requires a general law city, like Concord, to have a City Treasurer. The position has limited duties and is elected to a four year term. According to the League of California Cities, only around 35% of cities have elected City treasurers (this is a number from 2019/may be less by now). In Contra Costa County only 7 of the 19 cities (2019 number) still have elected City Treasurers.

Duties of City Treasurer

The day-to-day duties associated with the Office of City Treasurer for the City of Concord are largely conducted by the Finance Staff.

The Treasurer meets quarterly with staff and the investment advisor to:

1. Review the City's investments of idle funds (excluding bond proceeds and retirement funds). Note the Council has an adopted investment strategy that must be complied with and the City has a firm, PFM Asset Management that helps make and manage these investments, under the contractual supervision of the Finance team.
2. Provide input on banking services (when relevant).
3. Approves and presents the quarterly Treasurer's Report. Staff writes this document and at times, depending on the elected Treasurer, the Treasurer can present it or place it on the Council consent calendar.

Staff prepares and reviews all of the documents prior to Treasurer's review. The quarterly meetings with staff and investment advisor typically last about an hour and while the Council meetings can last for many hours, the Treasurer's Report is usually scheduled towards the beginning of the meeting and takes about 15 minutes. The Treasurer is free to leave after the Council receives the report. This position does not have an office and does not keep regular office hours.

Officially, the City Treasurer signs quarterly treasurer reports, because the elected treasurer holds the title.

City staff has responsibility through job assignments for this related work:

1. Invests surplus cash within the guidelines of the California Government Code and the Concord Investment Policy
2. Prepares quarterly Treasurer's Reports

3. Prepares cash flow projections to ensure the City covers its weekly anticipated expenditures
4. Stays abreast of changes in the CA State Code relating to Investments
5. Yearly, prepares the Investment Policy for adoption by Council
6. Reconciles daily revenues and expenditures to the bank
7. Trains employees in proper cash handling throughout the City.
8. Serves as a liaison between the investment firm, banks, broker/dealers and the City
9. Handles escheatment of funds in the City's accounts (unclaimed property)
10. Responsible for issuance, collection and disbursement of special assessment bonds
11. Prepares monthly investment transactions report and posts it to the City's website

Qualifications of City Treasurer

The only qualifications under state law for an elected City Treasurer are: (1) he/she must be over 18 years old; and (2) a registered voter residing in Concord

Stipend & Benefits

Stipend: of \$600 per month (pay divided into 2X a month)

CalPERS Retirement System: NOT eligible to participate in the CalPERS retirement System as an elected official elected after 2014.

Social Security: Yes. Deducted from paycheck and City makes a matching contribution of 6.2%

Health Benefits: Eligible for City health plan—we get our insurance through CalPERS Medical.

Medical Premium Rates

2022 CalPERS Basic Health Plan Rates - Region 1

Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Glenn, Humboldt, Lake, Lassen, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, San Mateo, San Francisco, San Joaquin, Sutter, Tehama, Trinity, Tuolumne, Yolo and Yuba

Health Plans	SINGLE			TWO-PARTY			FAMILY		
	Total Monthly Premium	City Pays	Employee Pays	Total Monthly Premium	City Pays	Employee Pays	Total Monthly Premium	City Pays	Employee Pays
Anthem Blue Cross Select HMO	\$1,015.81	\$754.75	\$261.06	\$2,031.62	\$1,509.52	\$522.10	\$2,641.11	\$1,962.39	\$678.72
Anthem Blue Cross Traditional HMO	\$1,304.00	\$754.75	\$549.25	\$2,608.00	\$1,509.52	\$1,098.48	\$3,390.40	\$1,962.39	\$1,428.01
Anthem EPO Del Norte	\$1,057.01	\$754.75	\$302.26	\$2,114.02	\$1,509.52	\$604.50	\$2,748.23	\$1,962.39	\$785.84
Blue Shield Access+	\$1,116.01	\$754.75	\$361.26	\$2,232.02	\$1,509.52	\$722.50	\$2,901.63	\$1,962.39	\$939.24
Blue Shield Access+ EPO	\$1,116.01	\$754.75	\$361.26	\$2,232.02	\$1,509.52	\$722.50	\$2,901.63	\$1,962.39	\$939.24
Blue Shield Trio	\$898.54	\$754.75	\$143.79	\$1,797.08	\$1,509.52	\$287.56	\$2,336.20	\$1,962.39	\$373.81
HealthNet SmartCare	\$1,153.00	\$754.75	\$398.25	\$2,306.00	\$1,509.52	\$796.48	\$2,997.80	\$1,962.39	\$1,035.41
Kaiser Permanente	\$857.06	\$754.75	\$102.31	\$1,714.12	\$1,509.52	\$204.60	\$2,228.36	\$1,962.39	\$265.97
PERS Gold PPO	\$701.23	\$754.75	-	\$1,402.46	\$1,509.52	-	\$1,823.20	\$1,962.39	-
PERS Platinum PPO	\$1,057.01	\$754.75	\$302.26	\$2,114.02	\$1,509.52	\$604.50	\$2,748.23	\$1,962.39	\$785.84
PORAC PPO <i>(Association Plan only)</i>	\$799.00	\$754.75	\$44.25	\$1,725.00	\$1,509.52	\$215.48	\$2,219.00	\$1,962.39	\$256.61
United Healthcare	\$1,020.28	\$754.75	\$265.53	\$2,040.56	\$1,509.52	\$531.04	\$2,652.73	\$1,962.39	\$690.34
Western Health Advantage	\$741.26	\$754.75	-	\$1,482.52	\$1,509.52	-	\$1,927.28	\$1,962.39	-

IMPORTANT:

All premiums paid by the employee are paid via a bi-weekly payroll deduction. The payroll deduction may be made with pre-tax dollars by enrolling in the City's Health Plan Premium Tax Conversion Program. Please refer to the 2022 CalPERS Health Benefit Summary publication to determine availability of health plans if you reside outside of Contra Costa County.

Dental Benefit: Delta Dental, eligible to participate. City pays full premium.

Vision: Eligible. Position must pay monthly premium.

- EE Only \$11.71
- Employee + 1 \$16.74
- Employee + Family \$29.52



City of Concord

Affordable Housing Fact Sheet

May 2021

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

Housing Development

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



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

Housing Preservation & Tenant Protections

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



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

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



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

Accessory Dwelling Units

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