
APPENDIX 8.
FAIR HOUSING COMPLAINTS REPORTS

APPENDIX 8. FAIR HOUSING COMPLAINTS REPORTS

LOCAL FAIR HOUSING COMPLAINTS

The following information was provided by local agencies regarding the amount and type of fair housing complaints and requests for information.

Housing Rights, Inc.

Housing Rights, Inc. (HRI) provided records of housing complaints filed in Contra Costa County from 2006 through 2009.¹ HRI received a total of 317 fair housing complaints during this time frame. Please note that HRI did not serve all jurisdictions within Contra Costa County for all three years and has never served the City of Pittsburg.

Of the 317 complaints received, the majority were based on disability (32 percent) and accommodation (18 percent), followed by race (13 percent), family status (11 percent), and national origin (10 percent).

During the 2006 to 2009 time frame, the client's decision to stop the case resulted in the majority of closed cases (21 percent). Fifteen percent were closed by HRI (15 percent) and only 3 percent were closed by DFEH (2 percent) and HUD (1 percent). The remaining cases had the following outcomes:

- Advice only (13 percent)
- Client disappeared (12 percent)
- Client refused to follow through (12 percent)
- Pending referrals (7 percent)
- Insufficient evidence (6 percent)
- Administratively closed (5 percent)
- Conciliated by other attorney/agency (4 percent)
- Conciliated by HRI attorney (1 percent)
- No discrimination referred to tenant/landlord counselor (1 percent)

Bay Area Legal Aid

Bay Area Legal Aid handled (i.e., closed) a total of 389 housing complaint cases in Contra Costa County from March 1, 2007, to November 30, 2009. Bay Area Legal Aid is currently in Quarter 12 of a three-year HUD fair housing project, and 389 cases represent the total number of cases for the first 11 quarters.

Of the 389 cases handled, 204 (52 percent) were complaints regarding disability discrimination and requests for reasonable accommodations. One hundred and twenty-

¹ Personal communication, Wanda Remmers, Executive Director, Housing Rights, Inc.

Appendix 8. Fair Housing Complaints Reports

three (32 percent) of the complaints were related to race discrimination, followed by complaints related to gender (23 complaints or 6 percent), family status (21 complaints or 5 percent), national origin (14 complaints or 4 percent), religion (3 complaints or 1 percent), and sexual orientation (1 complaint or 1 percent).

Bay Area Legal Aid does not organize their data by county as to how each case was settled; therefore the following data is provided for all of the fair housing cases from four counties to indicate the pattern for the typical handling of cases.

- Advice and/or brief services provided (40 percent)
- Referral to other local organization or legal services provider (27 percent)
- Obtained favorable resolution of fair housing complaint and settlement of issue in litigation or settlement (19 percent)
- Administratively resolved (8 percent)
- Resolved by HUD (4 percent)
- Other (2 percent)
- Resolved by private attorney (1 percent)

Fair Housing of Marin

Fair Housing of Marin did not start working with the City of Richmond until January 2009; therefore they only have complaints recorded from January 2009 to January 2010.² A total of 21 complaints were recorded over this time period.

Of the 21 complaints, 6 were on the basis on disability and accommodation, 4 were on the basis of race, and the remaining complaints were related to affordable housing, late rent, security deposit issues, rejected rental applications, and repairs. Of the cases closed, 29 percent were relevant to fair housing, of which two were closed by HUD and two were closed by DFEH.

² Personal communication, Caroline Peattie, Housing Director, Fair Housing of Marin.

APPENDIX 9.
LICENSED COMMUNITY CARE
FACILITIES

**APPENDIX 9
LICENSED CARE FACILITIES BY JURISDICTION AND TYPE**

Type of Facility	Antioch		Concord		Urban County		Pittsburg		Richmond		Walnut Creek		Total	
	Number	Capacity	Number	Capacity	Number	Capacity	Number	Capacity	Number	Capacity	Number	Capacity	Number	Capacity
Adult Day Care Facility	9	354	4	221	14	485	1	72	6	306	2	84	36	1,522
Adult Residential Facility	28	166	27	178	57	408	18	105	21	118	6	36	157	1,011
Group Home	12	74	7	56	24	180	5	30	6	36	0	0	54	376
Residential Care Facility	42	550	92	928	194	3,399	15	101	18	216	79	1,290	440	6,484
Small Family Homes	4	19	1	6	7	42	1	2	1	5	0	0	14	74
Social Rehabilitation Facility	0	0	0	0	2	32	0	0	1	16	0	0	3	48
Transitional Housing Placement	1	12	1	15	0	0	0	0	0	0	0	0	2	27
Total	96	1,175	132	1,404	298	4,546	40	310	53	697	87	1,410	706	9,542

Source: State of California Community Care Licensing Division, September 2009

APPENDIX 10.
PERMITTED HOUSING TYPES

APPENDIX 10

PERMITTED HOUSING TYPES BY JURISDICTION

Jurisdiction	Single Family	Multi Family	Residential Care Facilities (6 or fewer)	Residential Care Facilities (7 or more)	Emergency Shelters	Single Room Occupancy Units	Second Units	Transitional/Supportive Housing	Reasonable Accommodation
Urban County									
Brentwood	P	P	P	U	U	U	P	U	Y
Clayton	P	P	P	U	P	U	P	P	Y
Danville	P	P	P	U	P	P	P	P	Y
El Cerrito									Y
Hercules									
Lafayette	P	P	P	P	P	P	P	P	Y
Martinez	P	P	P	U	P		P	P	Y
Moraga	P	P	P	?	P	P	P	P	Y
Oakley	P	P	P	U	P	P	P	P	Y
Orinda									
Pinole	P	P	P	U	P	?	P	U	Y
Pleasant Hill	P	P	?	?	?	U	?	?	Y
San Pablo									
San Ramon	P	P	P	U	P	P	P	P	Y
Entitlement Jurisdictions									
Antioch	P	U	U	U	P	P	U	U	Y
Concord	P	P	P	P	P	P	P	P	Y
Pittsburg	P	P	P	U	P	U	P	P	Y
Richmond	P	P	P	U	P	U	P	P	Y
Walnut Creek	P	P	P	P	P	P	P	P	Y
Contra Costa County	P	P	P	U	P	P	P	P	Y

U: use permit required P: permitted use (note, if the use is permitted in one district, it will be noted as permitted in the table).

Please note, permitted uses and conditional uses are subject to different zones for each jurisdiction. Please see each jurisdiction's zoning code for more detail.

APPENDIX 11.
LOCALLY ADOPTED BUILDING CODES

Appendix 11. Locally Adopted Building Codes

Local Building Codes

Antioch

The City of Antioch has adopted the 2007 California Building Code. The California Building Code has established construction standards for all residential buildings, which provide minimum standards necessary to protect the health, safety, and welfare of residents. The City also requires that all new residential construction comply with the federal Americans with Disability Act (ADA), which includes accessibility requirements for certain types of buildings. Specific accessibility requirements for residential buildings are also contained in the California Building Code.

Concord

The City of Concord has adopted the California Building Code, in addition to Fire, Mechanical, Plumbing, Electrical, and Uniform Codes, as the basis for its building standards. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings. Permits are required for all electrical and plumbing work and for other major home improvements and modifications.

Contra Costa County

Contra Costa County has adopted the Uniform Building Code and the Uniform Housing Code, which establish standards and require inspections at various stages of construction to ensure code compliance. The County's building code also requires new residential construction to comply with the federal Americans with Disabilities Act.

Pittsburg

The City of Pittsburg requires all building construction standards to conform to the California Building Code (Title 24 of the California Code of Regulations). In addition, new residential construction must comply with the federal Americans with Disabilities Act (ADA). As a standard practice, the City does not impose additional local requirements to the California Building Code standards; however, the City is considering adding programs and policies into the 2009 – 2014 Housing Element to provide incentives to exceed minimum energy efficiency standards set forth in Title 24.

Appendix 11. Locally Adopted Building Codes

Richmond

The City of Richmond's Building Department currently administers codes and code enforcement under the 1997 edition of the Uniform Building Code (UBC). Amendments to the UBC have been made by the City and are based on the 2001 California Building Code.

Walnut Creek

The City of Walnut Creek has adopted the Uniform Building Code and the Uniform Housing Code. Development must comply with applicable codes. Code enforcement is usually triggered by complaints, but at times City personnel will initiate enforcement activity if a structure appears to be unsafe and not in compliance with the Uniform Housing Code. There is a very low incidence of substandard structures in the city.

APPENDIX 12.
LOCAL RESOURCES FOR AFFORDABLE
HOUSING

Appendix 12. Local Resources for Affordable Housing

AFFORDABLE HOUSING RESOURCES AND INCENTIVES

Program Name	Description	Eligible Housing Activities
Community Development Block Grant (CDBG)	Federal grants awarded to states and units of general local government on a formula basis for housing and community development activities which primarily benefit low- and moderate-income households.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer assistance • Homeless assistance • Infrastructure
Home Investment Partnerships Program (HOME)	Federal grants awarded to states and units of general local government to produce or preserve affordable housing.	<ul style="list-style-type: none"> • New construction • Acquisition • Rehabilitation • Homebuyer assistance • Rental assistance
Mortgage Credit Certificate Program	The Mortgage Credit Certificate (MCC) program assists first-time homebuyers with the purchase of existing or new homes. The MCC tax credit reduces the federal income tax of borrowers purchasing qualified homes.	<ul style="list-style-type: none"> • First-time homebuyer assistance
Section 8 Housing Choice Vouchers	Rental assistance payments to owners of private market-rate units on behalf of low-income tenants.	<ul style="list-style-type: none"> • Rental assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in affordable housing.	<ul style="list-style-type: none"> • New construction • Rehabilitation
Multi-Family Housing Program (MHP)	Deferred payment loans from the state to local governments and nonprofit and for-profit developers for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households. This program is currently suspended for lack of funding.	<ul style="list-style-type: none"> • New construction • Rehabilitation • Preservation • Conversion of nonresidential to rental
Multi-family Housing Program – Supportive Housing	Deferred payment loans from the state for rental housing with supportive services for the disabled who are homeless or at risk of homelessness. This program is currently suspended for lack of funding.	<ul style="list-style-type: none"> • New construction • Rehabilitation • Preservation • Conversion of nonresidential to rental

Appendix 12. Local Resources for Affordable Housing

Program Name	Description	Eligible Housing Activities
Building Equity and Growth in Neighborhoods (BEGIN)	Grants from the state to cities to provide down payment assistance (up to \$30,000) to low- and moderate-income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. This program is currently suspended for lack of funding.	<ul style="list-style-type: none"> • Homebuyer assistance
CalHome	Grants from the state to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects. This program is currently suspended for lack of funding.	<ul style="list-style-type: none"> • Predevelopment, site development, site acquisition • Rehabilitation • Acquisition/rehabilitation • Down payment assistance • Mortgage financing • Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations. This program is currently suspended for lack of funding.	<ul style="list-style-type: none"> • Rental housing construction. • Mortgage assistance.
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site cleanup, etc.) to facilitate infill housing development. This program is currently suspended for lack of funding.	<ul style="list-style-type: none"> • Infrastructure to support high density affordable housing.
CalHFA Affordable Housing Partnerships Program (AHPP)	Affordable senior financing from CalHFA when combined with a local homebuyer assistance program.	<ul style="list-style-type: none"> • Homebuyer assistance
CalHFA California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred-payment junior loan to qualified borrowers to be used for their down payment or closing costs.	<ul style="list-style-type: none"> • Homebuyer assistance
Redevelopment Housing Fund	State law requires that 20% of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by state law.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New construction

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Program Name	Description	Eligible Housing Activities
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers. Mortgages which fund the purchase and rehabilitation of a home. Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> • Homebuyer assistance
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> • New construction
Freddie Mac	HomeWorks – First and second mortgages that include rehabilitation loan; city provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> • Homebuyer assistance combined with rehabilitation

