



Clayton Housing Element Update Community Workshop #1 Summary

Date: October 20, 2021

INTRODUCTION

In 2021, the City of Clayton (City or Clayton) launched efforts to update its Housing Element. The Housing Element (a mandatory element of the General Plan) is a set of goals and policies adopted by jurisdictions to guide long-term decision-making around housing. At its core, a housing element is an opportunity to have a community conversation about how to address local housing challenges, develop policies and find solutions.

Clayton held an online community workshop on Wednesday, October 20, 2021, using Zoom video conferencing. Twenty-two stakeholders attended the workshop. Ellie Fiore and Laura Stetson of MIG facilitated the meeting. Workshop attendees were invited to participate in a live poll; the results of the polling questions are embedded in the images, below. Weblinks to the PowerPoint slide deck and discussion notes are provided at the end of this summary.

The meeting began with opening remarks from Dana Ayers, Community Development Director. Ellie Fiore welcomed participants to the meeting and led introductions. After introductions, Ms. Fiore began the presentation by providing an overview of the Housing Element. Participants were then invited to participate in the live poll and an interactive discussion to share input around their vision for Clayton's future, housing needs, and potential locations for new housing.

LIVE POLLING RESULTS

Participants answered four live polling questions. "n" indicates the total number of responses for each question. Not all participants responded to each question.

Question 1. What's one word that describes Clayton?

What's one word that describes Clayton?



n = 12

Question 2. How long have you lived in Clayton?

How long have you lived in Clayton?



n = 12

Question 3. Do you rent or own your home in Clayton?

Do you rent or own your home in Clayton?

CITY OF CLAYTON



n = 11

Question 4. Do you work in Clayton?

Do you work in Clayton?

CITY OF CLAYTON



n = 13



DISCUSSION KEY THEMES

Key themes summarizing the interactive discussion are provided below by question.

Question 1. What are your overall vision and goals for Clayton?

- **Affordability** – Several participants indicated they moved to Clayton because it was affordable. These participants would like to increase affordable housing for new residents.
- **Community Events** – Participants value the City’s community events held downtown.
- **Diversity and Inclusivity** – Participants would like to enhance diversity and inclusivity by developing a range of affordable housing.
- **Housing for Younger Adults** – Participants would like to develop housing affordable for younger adults.
- **Maintain Character** – Several participants would like to maintain Clayton’s character.
- **Resistance to Change** – One participant noted there is resistance to change within Clayton.

Question 2. What types of housing are needed in the community?

- **Affordable Housing** – Participants would like to see affordable housing for a range of groups and income levels, including children who grow up in Clayton, younger adults, recent college graduates, and seniors.
- **Concerns Around Apartment Complexes** – One participant noted concerns around “massive” apartment complexes and indicated that Clayton does not have the infrastructure to support these types of development.
- **Design** – Participants indicated that design is important. One participant would like new development to be consistent with existing development.
- **Housing for Children Who Grow Up in Clayton** – Several participants would like to ensure that children who grow up in Clayton can afford to live in Clayton as adults.
- **Housing for Seniors** – Several participants would like to provide affordable housing for seniors looking to downsize and/or move to Clayton.
- **Smaller Units and Multi-Family Housing** – Participants would like to see a variety of smaller housing units and multi-family housing types, including semi-detached homes, duplexes, accessory dwelling units (ADUs), and other types of multi-family housing.

Question 3. Where could new housing be located in Clayton?

- **Concerns Around Infrastructure** – Several participants were concerned that the City’s infrastructure cannot handle additional housing and congestion.
- **Vacant Properties** – One participant suggested looking at vacant properties.

Question 4. Do you have any additional comments?

- **Additional Information** – Participants asked a variety of questions seeking additional information about the process. Participants asked if the City pushed back against the Regional Housing Needs Allocation (RHNA), if the City can provide a history of RHNA legal actions, if the



City has identified surplus properties and when that information will become available, and if there will be an opportunity to address fire hazards.

- **Downtown Site** – One participant suggested developing a permanent events structure at the city-owned Downtown site. Another asked to leave the site as is.

ADJOURNMENT AND NEXT STEPS

After the interactive discussion, the City and consultant team thanked everyone for coming. Ms. Stetson invited participants to stay involved by visiting the Housing Element website (bit.ly/clayton-housing-element) and taking the online survey. She then explained the next steps for the Housing Element update, and that there would be additional workshops and opportunities for residents to continue to participate.

LINKS TO RELATED DOCUMENTS

1. **PowerPoint Slide Deck:** Online at https://claytonca.gov/fc/community-development/housing/housing-element/HEClayton_Workshop1_PPT_10202021.pdf or click [here](#)
2. **Discussion Notes / Virtual Whiteboard:** Online at https://claytonca.gov/fc/community-development/housing/housing-element/HEClayton_CmtyWorkshop1_Mural_10202021.pdf or click [here](#)