

City of Clayton Draft Housing Element 2023-2031

Planning Commission Comment Session

May 24, 2022



Meeting Objectives

- Introduce the Draft Housing Element
- Review the Sites Inventory and New Program Initiatives
- Hear Comments from the Public and Planning Commission



Housing Element Overview

Key Acronyms

ABAG: Association of Bay Area Governments

ADU: Accessory Dwelling Unit

AFFH: Affirmatively Furthering Fair Housing

HCD: California Department of Housing and
Community Development

RHNA: Regional Housing Needs Allocation

Housing Element Basics

A State-required General Plan element since 1969

Only General Plan element that requires review and “certification” by a State agency (HCD)

HCD identifies total number of units, across all income groups, for which the region must plan for the eight-year RHNA period (2023 to 2031)

ABAG collaborates with local governments and stakeholders to develop a formula to assign each community a RHNA

Each local government must update Housing Element of General Plan and zoning to show how it plans to accommodate its share of the regional need

Key Objectives

Increase housing supply and mix of housing types, tenure, and affordability in all cities and counties in an equitable manner

Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns, and achieve GHG reduction targets

Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing

Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa)

Address past and present discriminatory housing policies and practices

Why Update the Housing Element?

Maintain a legally
adequate General
Plan

Reflect changes in
the community
and new
legislation

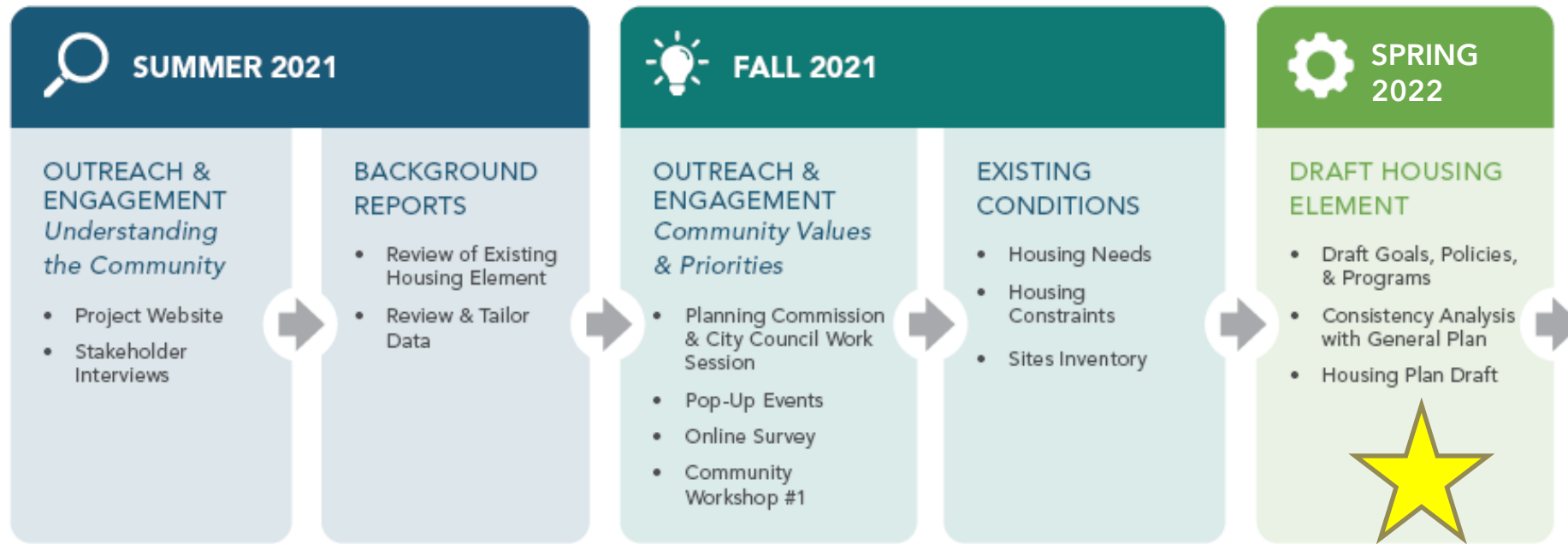
Qualify for housing
and other grants

Avoid legal
challenges and
financial penalties

Maintain 8-year
Housing Element
update cycle

Retain local land
use controls

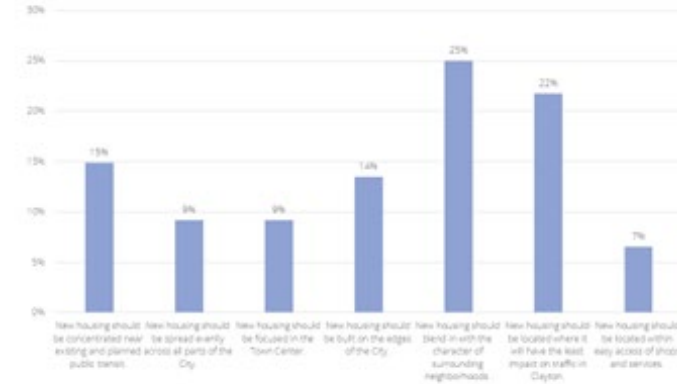
Housing Element Process and Schedule



Community Input

- Joint PC/CC study session September 28, 2021
- Community workshop October 20, 2021 via Zoom
- On-line survey November 5 through December 10, 2021
- City Council study session January 4, 2022 – goals and housing sites
- Planning Commission briefing on February 22, 2022, and EIR scoping meeting on March 8, 2022
- Balancing Act on-line allocation activity February 25 through April 3, 2022

You've been given \$100 to spend on the housing strategies listed below. Please identify your preferred strategies by spending your \$100.



Housing Plan Data Summary

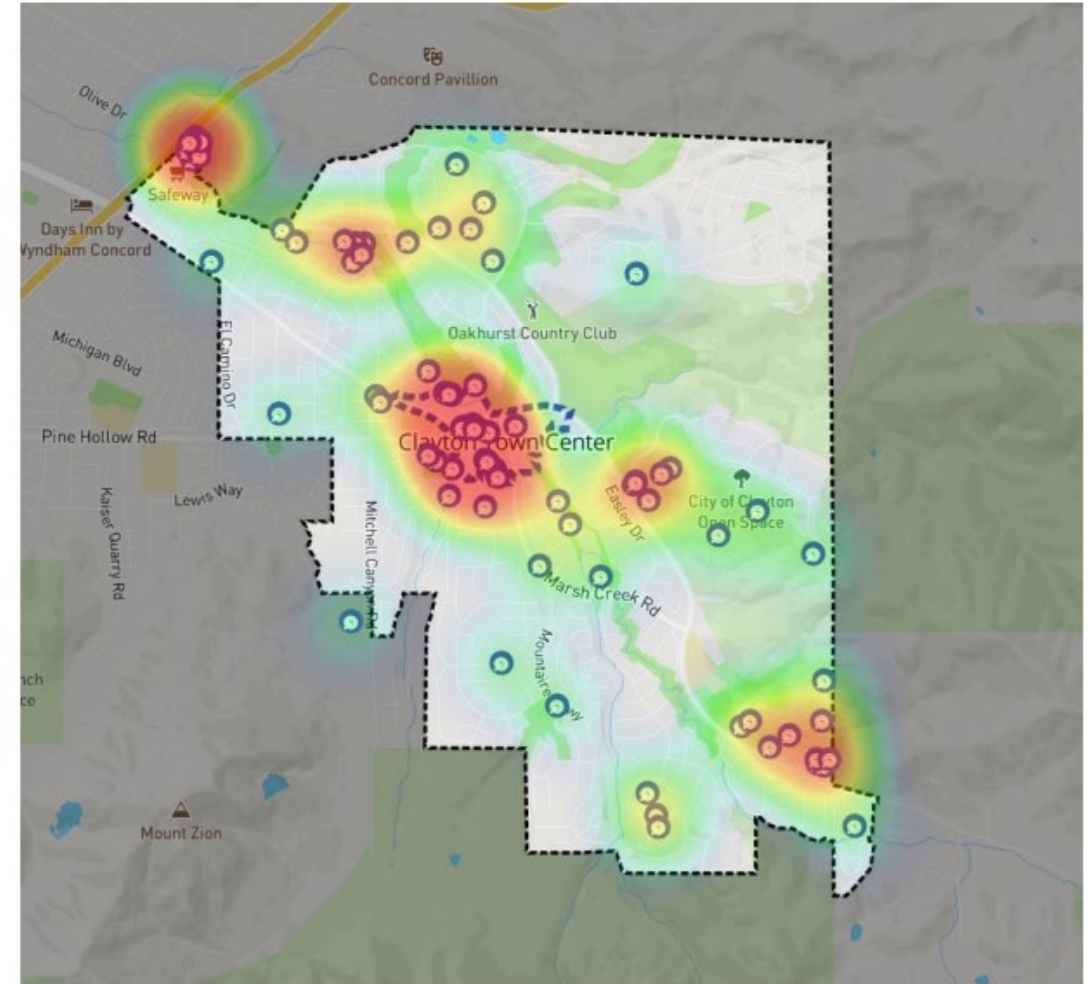
	Site N1 Clayton Valley Presbyterian	Site N2 St. Johns Parish	Site N3 Silver Oak Estates	Site N4 Lydia Lane	Site C1 Clayton and Mitchell Cyn Rds	Site C2 Douglas Road	Site C3 Easley Ranch	Site C4 Oakhurst Overflow Lot	Site TC1 City-owned Downtown	Site TC2 6055 Main Street	Site TC3 Oak and Center Sts	Site TC4 Center St Parking Lot	Site TC5 6070 Main Street	Site TC6 6470 Marsh Creek Road	Site ST Pine Lane @ Marsh Ck
Lowest	11 [3]	2 [1]	39 [3]	3 [1]	0 [0]	0 [0]	14 [1]	3 [1]	2 [1]	0 [0]	0 [0]	0 [0]	0 [0]	0 [0]	9 [1]
Highest	110 [30]	70 [30]	390 [30]	80 [29]	30 [30]	45 [30]	410 [30]	80 [30]	50 [30]	15 [30]	15 [30]	15 [30]	30 [30]	30 [30]	260 [30]
Median	77 [21]	29 [12]	104 [8]	11 [4]	9 [9]	7 [5]	109 [8]	35 [10]	7 [4]	2 [4]	2 [4]	1 [2]	6 [6]	4 [3]	95 [11]
Mean	72 [20]	36 [15]	125 [10]	20 [7]	11 [11]	11 [7]	144 [11]	34 [13]	13 [8]	4 [8]	3 [6]	3 [6]	9 [9]	8 [7]	111 [13]
Mode	110 [30]	70 [30]	39 [3]	8 [3]	3 [3]	3 [2]	41 [3]	80 [30]	5 [3]	1 [3]	1 [2]	1 [3]	3 [3]	4 [3]	87 [10]

Note: Total units are provided in regular font. Densities that correspond with those unit counts are shown in **[boldface]** type.

Survey Highlights

- 56% in favor of growth but concerned about impacts: traffic, infrastructure, and changes to community character
- Not much concern about lack of diverse housing options
- Top options for increasing housing supply: ADUs and additions to existing homes
- Limited support for strategies to address homelessness and affirmatively further fair housing
- Support for housing in Town Center (conditionally) and along corridors

Figure 4: Sites for New Housing

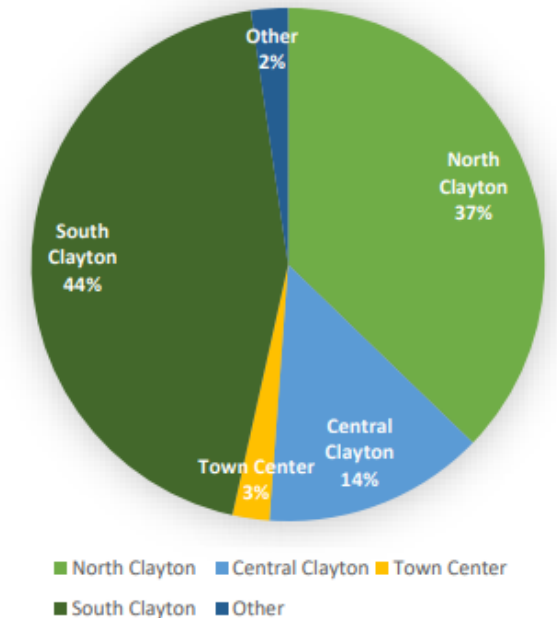


Balancing Act Highlights

- 44 housing plans submitted
- Little support for establishing a RHNA buffer (75%)
- Higher densities (up to 30 units/acre) most preferred on Clayton Valley Presbyterian, St. John's Parish, and Oakhurst overflow parking sites
- Some suggestions for 40 units/acre on church properties
- Town Center sites: preferred density range of 10-20 units/acre, although some opposition to any units here

Neighborhood of Residence	Number of Respondents
North Clayton	16
Jeffry Ranch	2
North Clayton	3*
North Valley/North Valley Park	3
Oakhurst	6
Windmill Canyon	2
Central Clayton	6
Central Clayton	1
Mitchell Canyon	1
Stranahan	1
Upper Easley Estates	2
Town Center	1
Town Center	1
South Clayton	19
Dana Hills/Dana Ridge	11
Regency (Meadows, Woods)	8
Other	1
Diablo Valley	1
TOTAL	42*

Neighborhood of Residence



Draft Housing Element Components

Components of the Clayton Housing Element

1. Introduction

- About Clayton
- Regulatory Framework
- Public Participation Overview

3. Needs Assessment

- Demographic Trends
- Housing Market Trends
- Special Needs Groups

4. Constraints to Housing Development

- Governmental
- Market
- Environmental
- Infrastructure

5. Resources and Sites Inventory

- Sites for all Income Levels
- Public / Private Partnerships
- Financial Resources

6. Previous Accomplishments

Progress toward Implementing Previous Housing Element

7. AFFH

- Five Categories of Analysis
- Existing Condition and Distribution of RHNA Sites
- Meaningful Actions

8. Community Engagement and Outreach

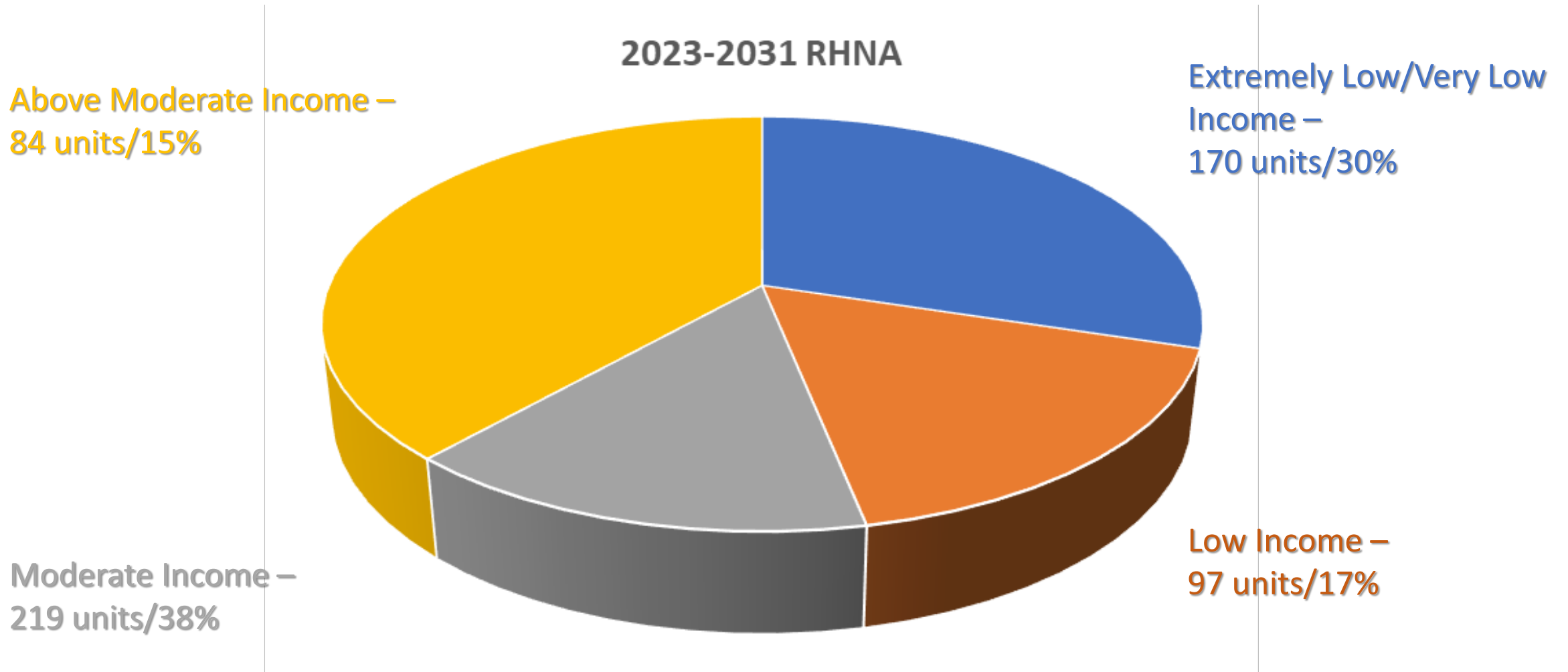
Various Methods and Results

2. Housing Plan 2023 - 2031

Components of the Clayton Housing Element

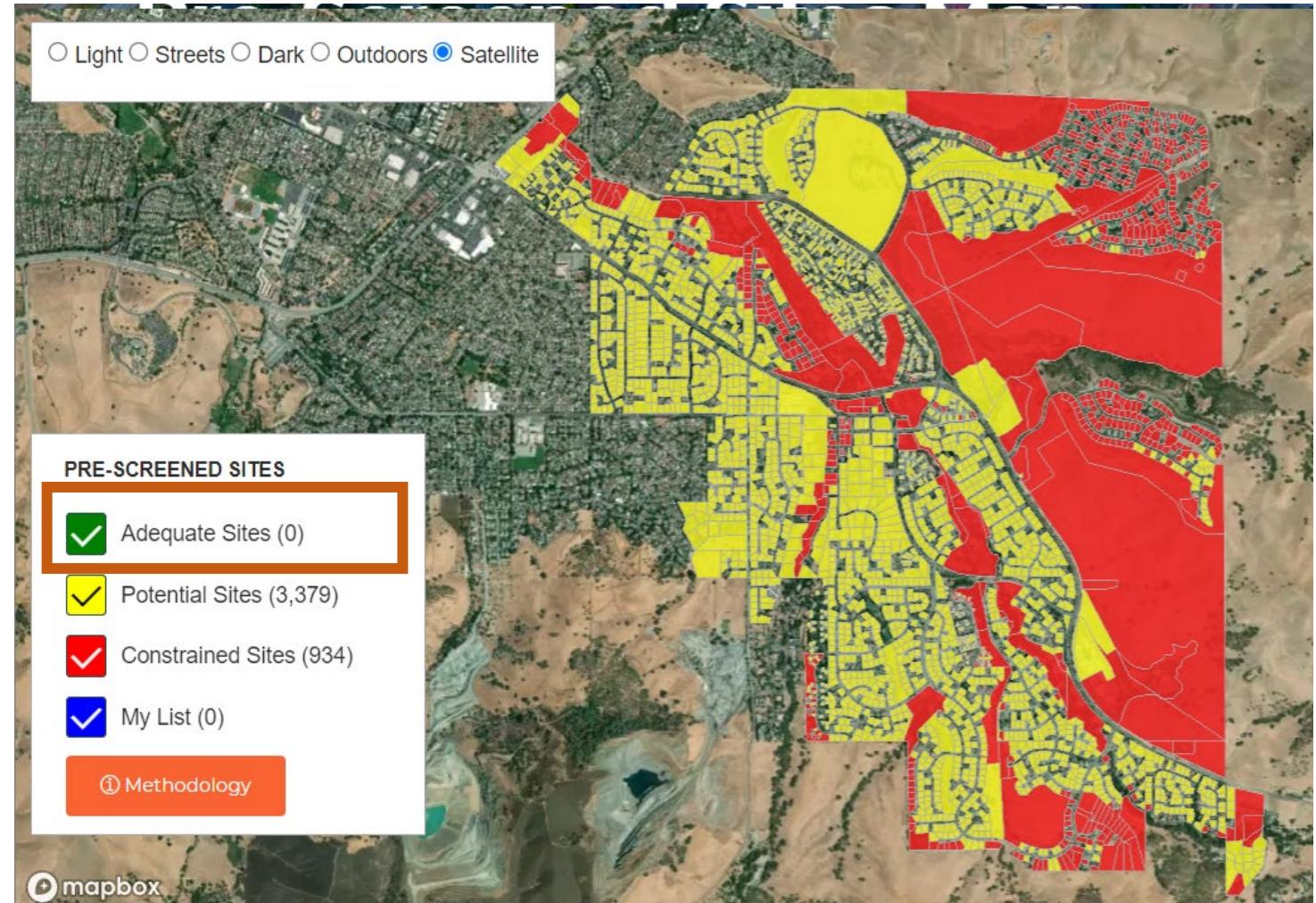


Accommodating the RHNA



Initial Site Assessment

- “Adequate sites” are available and suitable
- Not enough sites?
 - Must adopt program actions to “make sites available” with appropriate zoning and standards
 - Promising to rezone triggers additional requirements; better to rezone in parallel



Draft Sites Inventory

City of Clayton Sites Inventory

Sites (891 Units)

A 39 Units (30 du/ac)	K 4 Units (3 du/ac)
B 35 Units (5 du/ac)	L 7 Units (1 du/ac)
D 8 Units (3 du/ac)	M 241 Units (30 du/ac)
E 32 Units (30 du/ac)	N 30 Units (30 du/ac)
F 22 Units (30 du/ac)	O 81 Units (20 du/ac)
G 49 Units (30 du/ac)	P 13 Units (30 du/ac)
H 34 Units (30 du/ac)	Q 76 Units (30 du/ac)
I 132 Units (10 du/ac)	R 41 Units (30 du/ac)
J 21 Units (5 du/ac)	S 17 Units (30 du/ac)

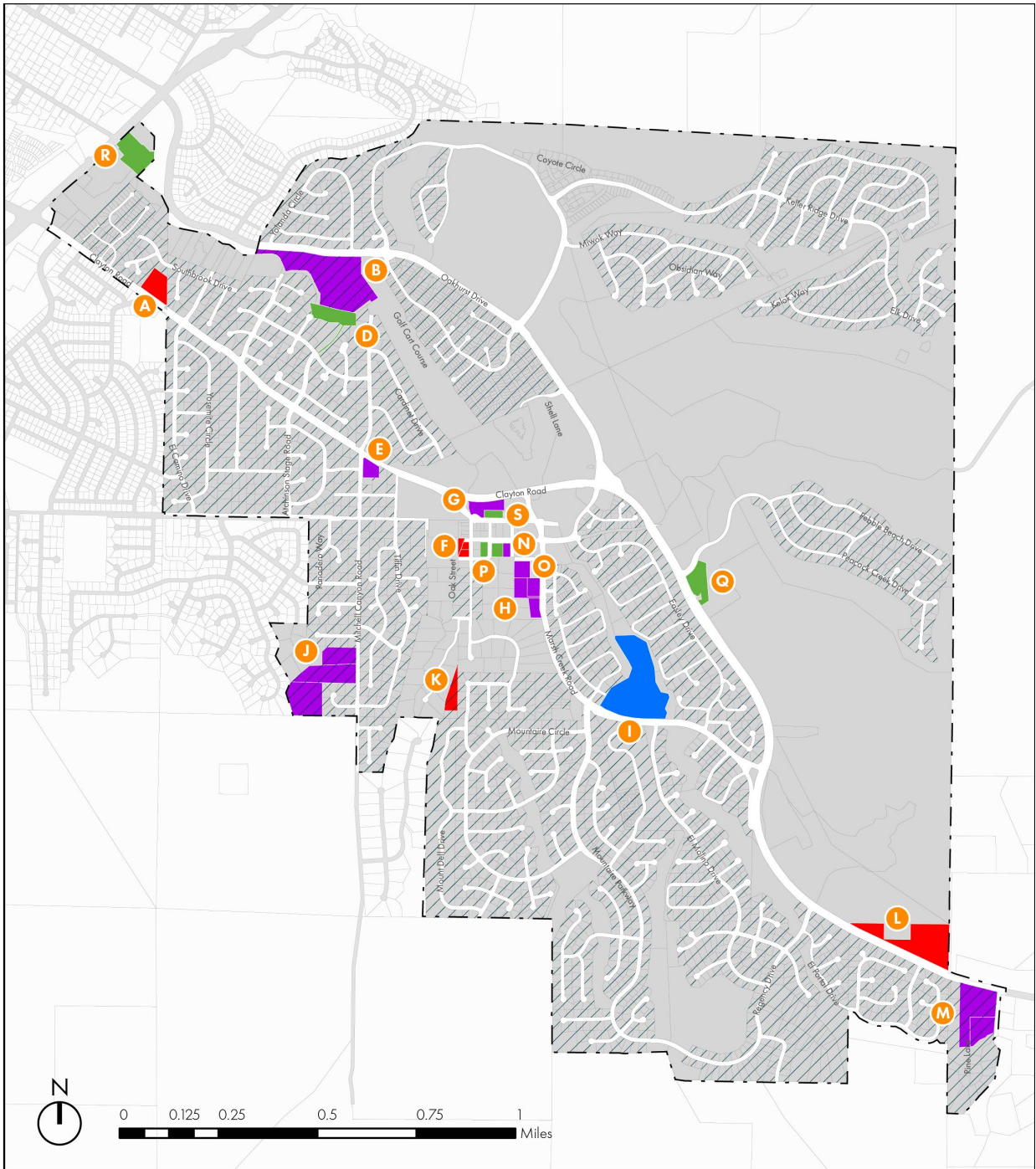
* Site C omitted from list

 Projected ADUs (9 units)

Previous/New Cycle Sites

	Previous 4th Cycle Site
	Previous 5th Cycle Site
	Previous 4th and 5th Cycle Site
	New 6th Cycle Site

May 2022



Achieving the RHNA

Table 5-9: Comparison of Credits, Sites, and RHNA

General Plan Designation	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (+120%)	Total
RHNA	170	97	84	219	570
RHNA Credits					
Approved Projects	7	4	1	97	109
Sites Inventory					
Projected ADU Construction	5	5	5	1	16
Residential Sites	100	207	0	36	343
Town Center Sites	79	0	13	31	123
Non-Residential Sites	80	0	142	82	304
<i>Subtotal Sites Inventory</i>	264	212	160	150	786
Total	271	212	160	248	891
Surplus RHNA Sites	101	115	76	29	321

Housing Plan: Required General Plan and Zoning Code Amendments (Program D)

General Plan Amendments (GPAs)

- **Multifamily Medium Density:** Change density range from 10.1-15 dwelling units per acre (du/ac) to 10.1-20 du/ac.
- **Multifamily High Density:** Change density from 20 du/ac to 20.1-30 du/ac.
- **Institutional:** Allow for residential uses at 10.1-30 du/ac, with affordable housing at minimum 20 du/ac.

Zoning Code Amendments (ZCAs)

- **M-R-M zone:** Allow a maximum density of 20 du/ac.
- **M-R-H zone:** Allow a maximum density of 30 du/ac.
- **New overlay zone:** Create a new overlay zone to allow for residential densities of up to 30 du/ac. For 100% affordable project, allow up to 40 du/ac.

Housing Plan: Additional ZCAs (Program D2)

- M-R-M and M-R-H zones: Must allow at least 16 units on a site regardless of density limit and allow residential uses by right (because lower-income sites were not rezoned pursuant to fifth cycle element)
- Allow low-barrier navigation centers by right on properties zoned for mixed use and nonresidential zones that permit multifamily housing
- Revisit residential parking requirements
- Streamline the Site Plan Review process

Housing Plan: Town Center SP Amendments (Program F-1)

1

Allow residential
uses at up to 30
du/ac

2

Prohibit ground-
floor residential
uses along Central
Street and Main
Street frontages

3

Revisit lot coverage
standards to ease
development
constraints

Housing Plan: Other Key Programs

- A1 – Preserve existing housing stock
- B1 – Standard ADU plans to facilitate ADU production
- G1 – Consider adjusting Affordable Housing Plan in-lieu fees
- J3 – More proactive AFFH efforts

Housing Plan: AFFH Concerns and Responses

Key Concerns

- Preponderance of single-family homes limits rental and home-buying opportunities for modest-income households
- Limited local resources to address instances of discrimination

Responses

- Increased multifamily residential densities
- Initiatives to encourage ADU production
- Housing on religious institution sites
- Better AFFH information to residents and landlords
- Referral of fair housing complaints to County agencies

Commission Questions

Public Comment

Commission Discussion and Direction to Project Team