Progress Report on 6th Cycle Housing Element Update and Discussion on Draft Housing Element Goals

**Clayton City Council
Study Session
January 4, 2022**

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Objectives of Tonight's Study Session

- Receive the report on recent and upcoming efforts on the 6th Cycle Housing Element Update

- Accept public comment on the Draft Housing Element goals (Agenda Report Attachment 1)

- Provide input to staff on the Draft Housing Element goals

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Review of Legislative Context for the Housing Element

Housing is a Mandatory General Plan Element

Every California city and County must have a general plan, and every general plan must address eight mandatory elements, one of which is housing. The housing element of a general plan must:

"…consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community." (Government Code Section 65583)

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Required Components of a Housing Element

a) An **assessment of existing and projected needs for housing households of all income levels, including an inventory of resources and regulatory and financial constraints** to meeting those needs; an inventory of lands suitable for residential development and the jurisdiction's regional housing needs allocation (RHNA); an evaluation of existing household characteristics and housing stock condition; identification of locations for emergency shelter; and analysis of affordable units at-risk of conversion to market-rate.

b) A statement of the community's **goals, quantified objectives, and policies** relative to the maintenance, preservation, improvement, and development of housing.

c) A program of **actions that the jurisdiction commits to implementing** during the eight-year housing cycle to achieve the goals and policies of the housing element. Such actions must include, but are not limited to, actions to rezone properties as needed to achieve densities that would accommodate the RHNA; removal of governmental and nongovernmental constraints to the maintenance, improvement, or development of housing for people of all income levels and abilities; and incentives for construction of affordable accessory dwelling units. The housing element must also commit to **affirmatively furthering fair housing by identifying and correcting disparities in access to housing for all persons,** "regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act…and any other state and federal fair housing and planning law."

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Recent and Upcoming Efforts on Clayton's 6th Cycle Housing Element Update

Recent Efforts

- Introductory meetings with stakeholders, members of the City Council and Planning Commissioners to obtain early feedback

- Review of past year's Housing Element Annual Progress Reports to the City Council and HCD to evaluate progress made on implementation of currently-adopted Housing Element policies and programs

- Kickoff study session at a joint meeting of the Planning Commission and City Council on September 28, 2021

- Interactive virtual community workshop with residents and interested parties on October 20, 2021
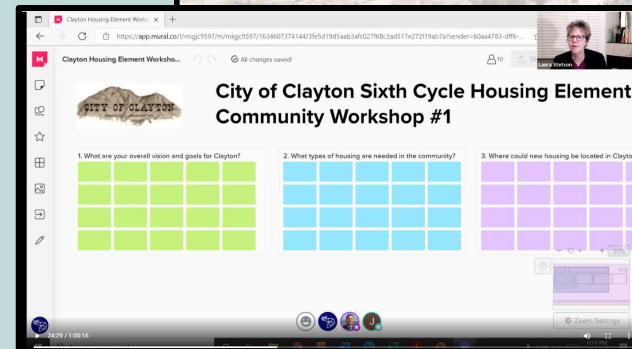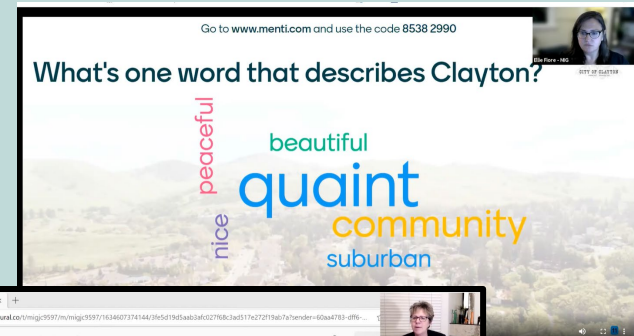
Recent Efforts

- Identified currently vacant and underutilized sites in the City as potential opportunity sites for development of housing to meet Clayton's RHNA

- Online survey to residents and interested parties to share their housing preferences, priorities and opinions about Downtown and housing in Clayton (survey was available between November 5 and December 10, 2021)

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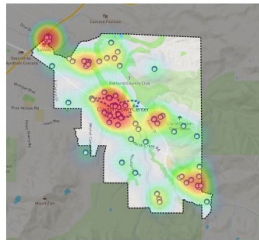
You've been given $100 to spend on the housing strategies listed below. Please identify your preferred strategies by spending your $100.

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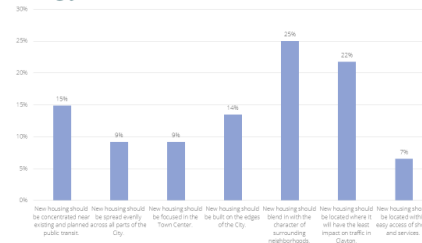
Upcoming Efforts for February 2022

- Second online opportunity for community members and interested parties to offer feedback on potential housing development sites (Agenda Report Attachment 3). Using an interactive online platform, participants in the survey will be invited to shift densities and development potential among the various opportunity sites to achieve or exceed the City's RHNA.

- Release of a Notice of Preparation of an Environmental Impact Report (EIR) to be prepared pursuant to the requirements of the California Environmental Quality Act. The Notice will start a 30-day window of opportunity for interested public agencies and parties to give input on the scope of the analysis to include in the EIR.

- Engagement of the Planning Commission at its meetings to discuss draft policies and programs that will implement the Housing Element goals for which staff and MIG are seeking community input this evening.

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Draft Housing Element Goals

Goal I. Maintain and enhance long-established housing and neighborhoods in Clayton while accommodating moderate growth.

Goal II. Encourage a variety of housing types, densities, and affordability levels to meet the diverse needs of the community, including a mix of ownership and rental units.

Goal III. Meet the housing needs of extremely low-, very low-, low-, and moderate-income households and increase opportunities for renters and first-time homebuyers.

Goal IV. Remove governmental constraints and obstacles to the production of housing for all income groups.

Goal V. Ensure equal housing opportunities for all persons in Clayton regardless of age, race, religion, sex, marital status, national origin, color, disability, or other barriers that prevent choice in housing.

Goal VI. Encourage and improve energy efficiency in new and existing housing.

Goal VII. Promote and participate in the resolution of housing, employment, and transportation issues on a regional basis in cooperation with all Contra Costa County jurisdictions.

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