

City of Clayton Sixth Cycle Housing Element

Joint City Council / Planning Commission Work Session
September 28, 2021



Tonight's Meeting Objectives

- Meet the Consultant Team
- Understand Housing Element Requirements and Process
- Understand Council and Commission Roles
- Review Community Engagement Strategy and Plan
- Provide Preliminary Direction to the Project Team
- Hear Initial Public Comments





Housing Element Overview



Glossary of Acronyms

ABAG: Association of Bay Area Governments

AB: Assembly Bill

AFFH: Affirmatively Furthering Fair Housing

CDBG: Community Development Block Grant

GHG: Greenhouse Gas

HE: Housing Element

HCD: California Department of Housing and
Community Development

RHNA: Regional Housing Need 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

Why Address Housing Needs

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

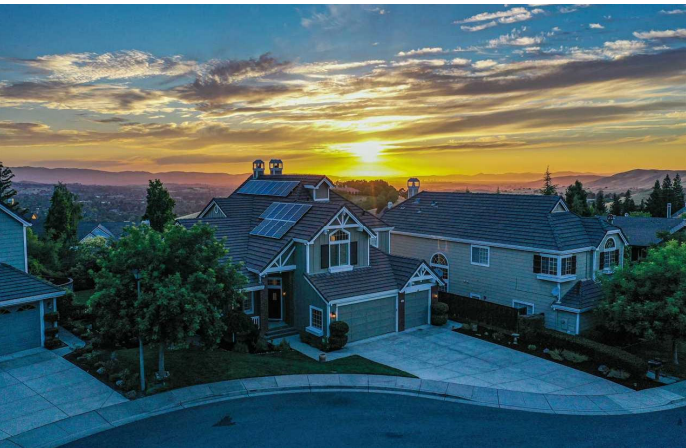
Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing

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 Address Housing Needs

- Have a community conversation about how to address local housing challenges
- Reimagine how City will address changing needs for housing
- Identify strategies to preserve beloved character and accommodate modest growth



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

Avoid penalty of
four-year Housing
Element cycle

Avoid loss of local
land use controls

What's new for this Housing Element Cycle?

Greater emphasis on social equity

Higher total regional housing need / higher RHNA

Expanded HCD oversight on methodology and allocations

More factors to consider in allocations (*overpayment, overcrowding, greenhouse gas target, jobs-housing fit*)

New state laws adding complexity

Stricter site requirements



City of Clayton Process

RHNA Appeals Schedule

May 25, 2021

ABAG notifies jurisdictions/HCD about RHNA Methodology and Draft Allocations.

July 9, 2021

Deadline for jurisdictions/HCD to submit appeals to ABAG

August 30, 2021

Deadline for jurisdictions/HCD to comment on appeals submitted

 September and/or October

ABAG conducts public hearing to consider appeals and comments received

October or November

ABAG ratifies written final determination on each appeal and issues Final RHNA

November or December

ABAG Executive Board conducts public hearing to adopt Final RHNA



Upcoming Community Engagement

- ~October 1: Online Map-based Survey Launches
- October 14: Virtual Community Workshop
- TBD: Pop up surveys at outdoor events / locations
- Promotion to include
 - City email and public notice
 - Social media including Facebook and Next Door
 - Concord Clayton Pioneer



Downtown Property Project

- The City is inviting community input on the best use of the Downtown City-owned property
- The site was an opportunity site listed in the previous HE
- Input opportunities will be combined with HE activities
- Photosourcing activity will be included in online survey





Housing Element Content

Components of Housing Element



Needs Assessment

Population and Housing Profile

- Population and employment
- Households
- Housing stock
- Special needs residents
- At-risk housing

Affirmatively Furthering Fair Housing (AFFH)

Affirmatively Furthering Fair Housing

AB 686 (2017)

- Summarize fair housing issues
- Assess fair housing enforcement and outreach capacity
- Analyze segregation patterns and disparities in access to opportunities
- Assess contributing factors
- Identify fair housing goals and actions

Example actions: enhanced mobility, development of affordable housing in opportunity areas, preserving existing affordable housing, protection from displacement

Previous Accomplishments

Summary of progress in housing production and meeting goals since most recent HE

- Annual Progress Report (APR)
- Building permit data (2015-2021)
- CAPERs (Consolidated Annual Performance Evaluation Report for CDBG/HOME funds)

HOUSING ELEMENT



7.0 REVIEW OF PREVIOUS HOUSING ELEMENT

Clayton has made significant progress toward achieving one-time and ongoing goals set in the existing Housing Element, which was adopted and certified in 2010. This section summarizes Housing Element results from 2010 through 2013. The following table provides a brief description of Clayton's effectiveness in implementing programs to achieve objectives set in the previous Housing Element.

Table 49. Review of the 2007–2014 Housing Element

Implementation Measure	Accomplishments	Continue/ Modify/ Delete
Goal I Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share housing allocation.		
<p>Implementation Measure (I.1.1) The City will promote the development of the Affordable Housing Opportunity sites identified in Table 42, Vacant Residential Land (i.e., High Street parcel (Site V-2) and Old Fire Station site (Site V-5)) by creating a General Plan Multi-family High Density designation to allow for 15.1 to 20 units per acre and create a new Zoning District Multi-Family Residential High (M-R-H) to allow up to 20 units per acre.</p> <p>Based on the Vacant and Underutilized Residential Land Tables (Table 42 and 43, 44 and 45) the City has a shortfall of land available to extremely low-, very low-, and low-income households. The City needs enough land to accommodate 50 additional units on sites that allow for 20 units per acre. To address this shortfall, the City will rezone the following site within one year of adoption of the Housing Element.</p> <ul style="list-style-type: none"> • Redesignate a portion of Site U-6 (Easley Ranch, APN 119-080-009, 13.52 acres) from SF (LD) to the newly created MF (HD) and rezone to M-R-H (allows 20 units per acre) to meet the City's 50-unit RHNA shortfall. The City will rezone 3.5 acres of this site to accommodate at least 50 units without physical or environmental constraint. Single family and multifamily units will be allowed by right and would typically require a tentative map and site plan review approval. • The City will also consider redesignating/rezoning Site P-2 (APN 119-021-013, .87 acres) and/or Site P-3 (APN 119-021-054, 1.16 acres), and/or Site P-4 (APN 119-021-055, .95 acres) (see Table 45) to add to the City's future RHNA needs. The redesignation/ rezoning of these sites is not needed to meet the City's 50-unit RHNA shortfall. 	<p>In 2012, the City added the Multi-Family High Density (15.1-20 units/acre) land use designation to the General Plan, created the Multi-Family Residential High (M-R-H) zone, and redesignated seven sites to the Multi-Family High Density designation.</p> <p>The designated sites were zoned Planned Development (PD) in order to maximize flexibility and site design potential on the sites. To further facilitate multi-family development on these sites, the City amended the PD zoning district standards to allow multi-family developments with only site plan review (rather than development plan review) if applicants choose to</p>	Modify.

Constraints to Housing Development

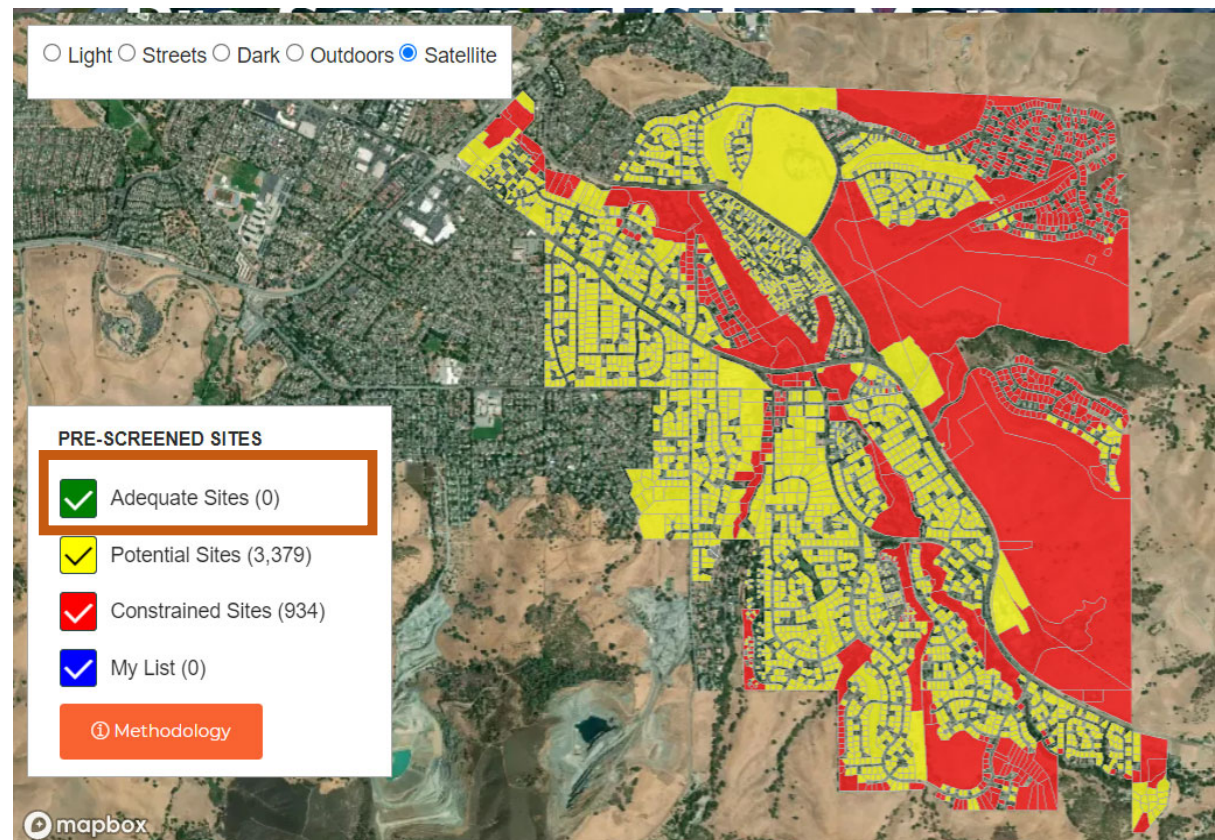
- Governmental Constraints including:
 - Land Use Controls: General Plan/Zoning
 - Codes and Enforcements
 - Fees and Exactions
 - Processing and Permitting Procedures
- Non-Governmental Constraints including:
 - Land and construction costs
 - Financing availability
- Sixth Cycle HE must include program actions to address non-governmental issues

Sites Inventory



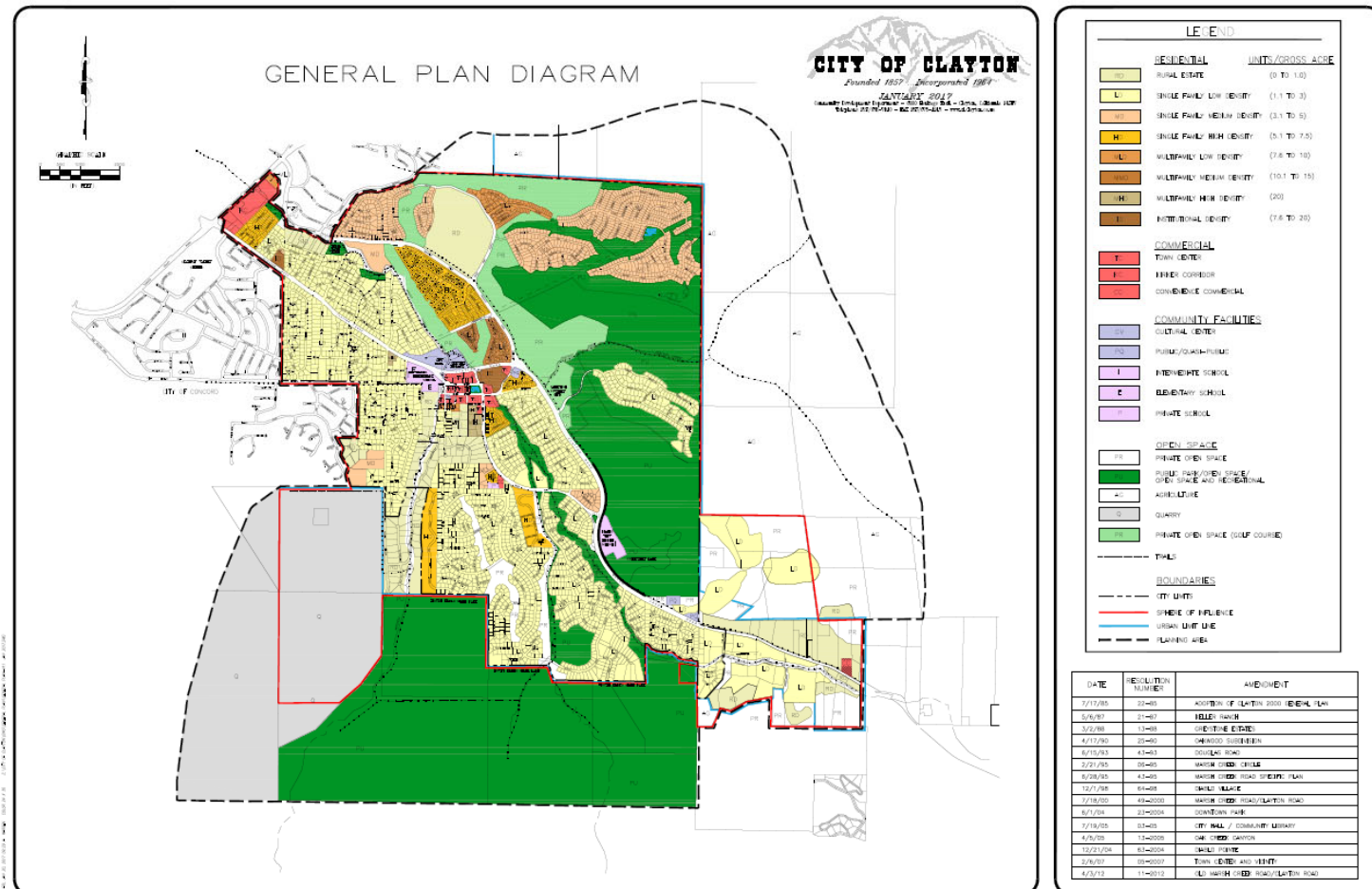
Initial Site Assessment

- “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

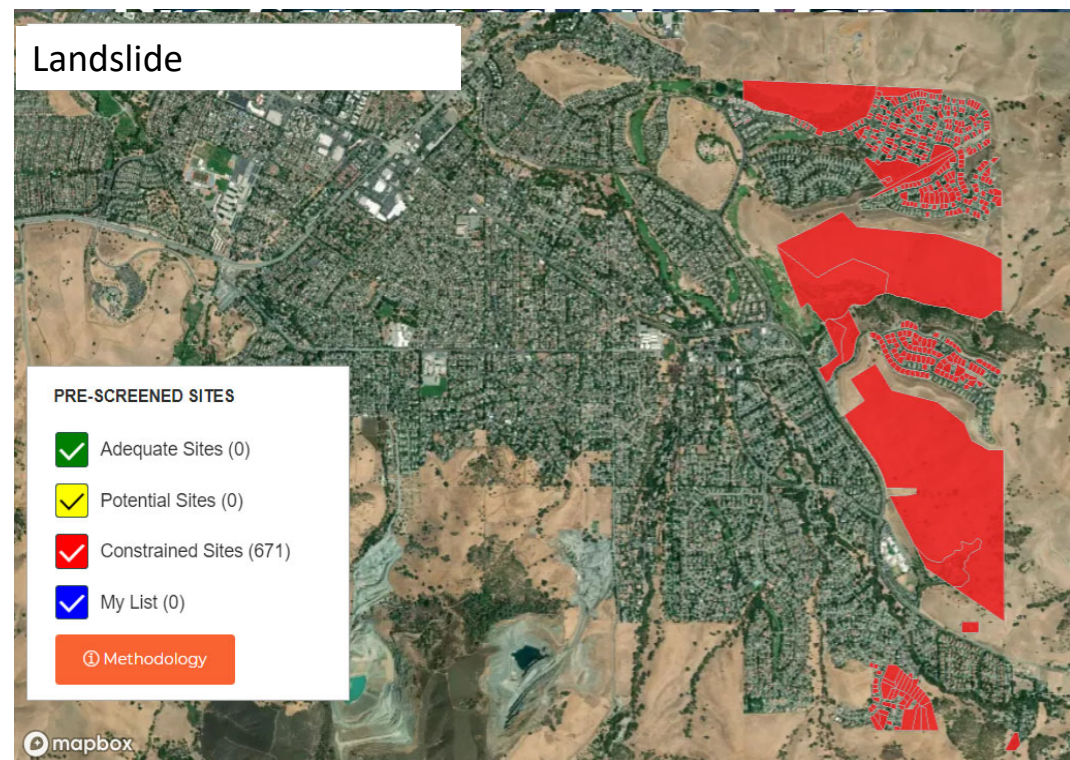
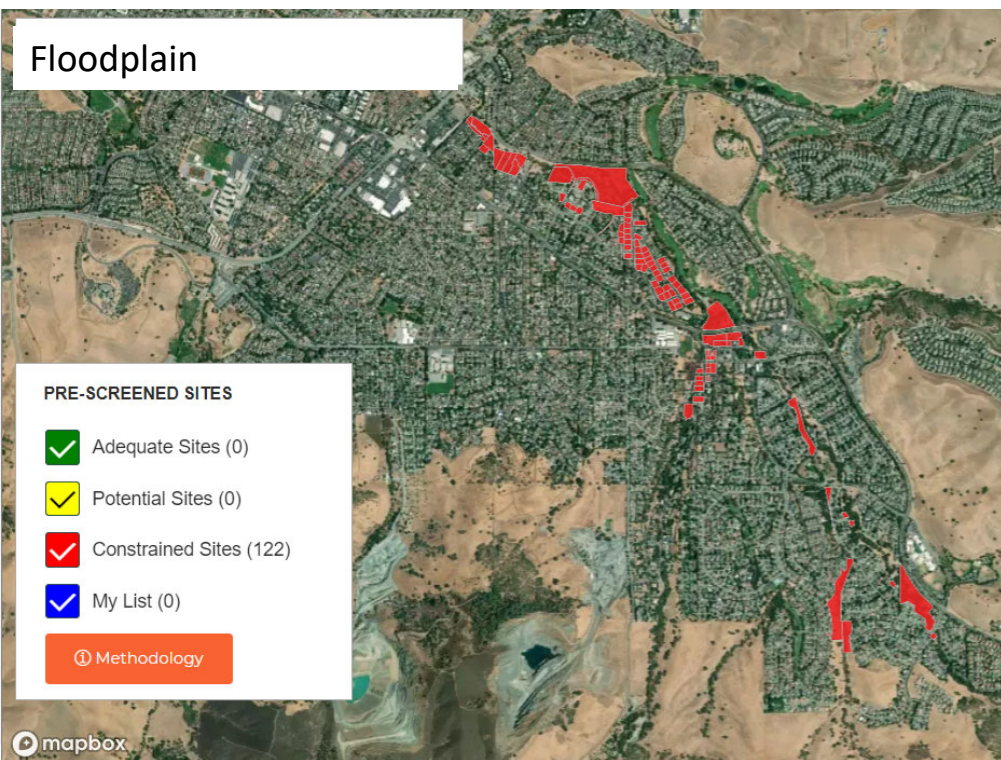


Constraints: Local Land Use

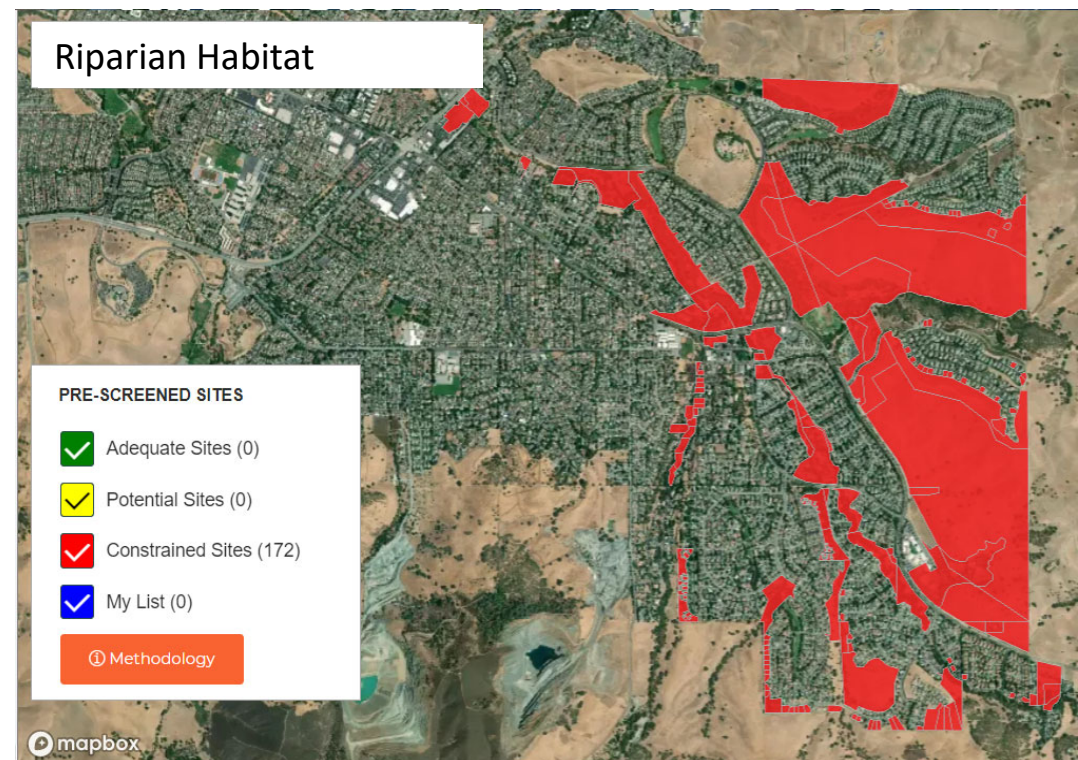
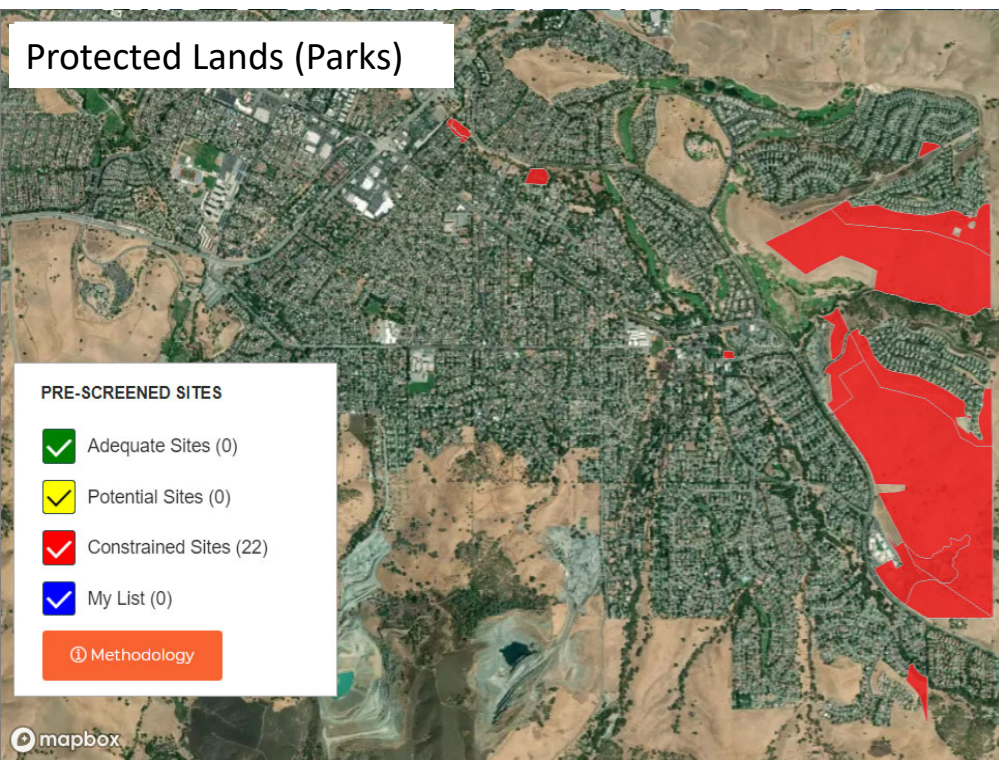
- Low-density / single-family / large lot residential zoning
- Sensitive Land Ordinance
- Existing City limits



Constraints: Environmental



Constraints: Environmental



Housing Plan

- Goals and Policies
- Implementing Programs
 - Responsible dept./agency
 - Timeframe
 - Funding source
- Quantified Objectives table

HOUSING ELEMENT

CITY OF CLAYTON

8.0 GOALS AND POLICIES

Adequate Sites and New Construction

GOAL I Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share housing allocation.

POLICY I.1 The City shall designate and zone sufficient land to accommodate Clayton's projected fair share housing allocation as determined by the Association of Bay Area Governments.

Implementation Measure I.1.1. To ensure that adequate sites are available through the planning

HOUSING ELEMENT

CITY OF CLAYTON

Quantified Objectives

Table 50 summarizes quantified objectives for the implementation measures outlined above. These measures are expected to contribute to the construction, rehabilitation, or conservation of units during the Housing Element planning period (2015-2023). Quantified objectives are listed by income category.

Table 50. Summary of Quantified Objectives

Objective Category/Program	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Construction	25	26	25	31	34	141
Rehabilitation ¹	--	8	8	--	--	16
Conservation ²	20	66	14	26	--	126

¹ Estimate based on Owner-Occupied Housing Rehabilitation Program operated through Contra Costa County.

² The City expects to preserve all existing affordable housing units for the duration of the planning period.



Council and Commission Questions



Public Comment



Council and Commission Discussion and Direction to Project Team

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