# CITY OF CLAYTON SIXTH CYCLE HOUSING ELEMENT

**Community Workshop #1**

October 20, 2021

CITY OF CLAYTON
Founded 1857    Incorporated 1964

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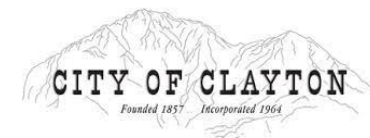
# Team Introductions

- **Dana Ayers**, Community Development Director, Clayton

- **Reina Schwartz**, City Manager, Clayton

- **Ellie Fiore**, Project Manager, MIG, Inc.

- **Laura Stetson**, Principal, MIG, Inc.

- **Jessie Hernandez**, Project Associate, MIG, Inc.

- **Phoenix Alfaro**, Project Associate, MIG, Inc.

# Workshop Agenda

- Welcome and Overview

- Live Polling

- Housing Element Overview

- Local Housing Needs

- Interactive Discussion with Real-time Recording

- Next Steps and Closing Comments

# Mentimeter

Please go to **www.menti.com** and use the code **8538 2990** to vote.

Or use your smartphone or tablet camera with the QR code.





SCAN ME

# HOUSING ELEMENT OVERVIEW

# Housing Element Legislative Intent

"The availability of housing is of **vital statewide importance**…[and] local and state governments have a responsibility to…facilitate the **improvement and development of housing** to make adequate provision for the **housing needs of all economic segments of the community**."

# Why Address Housing Needs

- Discuss how City will address **changing needs for housing**

- Have a community conversation about how to address **local housing challenges**

- Identify strategies to **balance community character** and **accommodate growth**

# About the Housing Element

- Must be updated every **8 years**

- Sets numeric **housing goals**

- Identifies **locations** for new housing

- **State review required** by California Housing and Community Development Department (HCD)

- **Adoption deadline**: January 2023

- Non-compliance has **consequences**

# Housing Element Contents

**Needs Assessment**
- Demographic Trends
- Housing Market Trends
- Special Needs Groups

**Previous Accomplish-ments**

Progress toward Implementing Previous Housing Element

**Constraints to Housing Development**
- Governmental
- Market
- Environmental
- Infrastructure

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

**Affirmatively Furthering Fair Housing**
- Five Categories of Analysis
- Existing Condition and Distribution of RHNA Sites
- Meaningful Actions

## Housing Plan 2023 - 2031

# OUR HOUSING NEEDS

# Statewide and Regional Housing Needs

- Regional Housing Needs Allocation (RHNA): **identifies the housing need** in every California jurisdiction

- Every jurisdiction is **required to plan and zone lands** for its RHNA

- The RHNA is **NOT** a construction obligation

| HCD determines RHNAs for each Council of Governments | RHNA for ABAG region: **441,176 housing units** | RHNA for Clayton: **570 housing units** |

# Clayton's 2023 – 2031 RHNA

## Allocated by income categories

- Very Low – Up to 50% of Area Median Income (AMI)

- Low – 51 to 80% of AMI

- Moderate – 81 to 120% of AMI

- Above Moderate – 120%+ of AMI

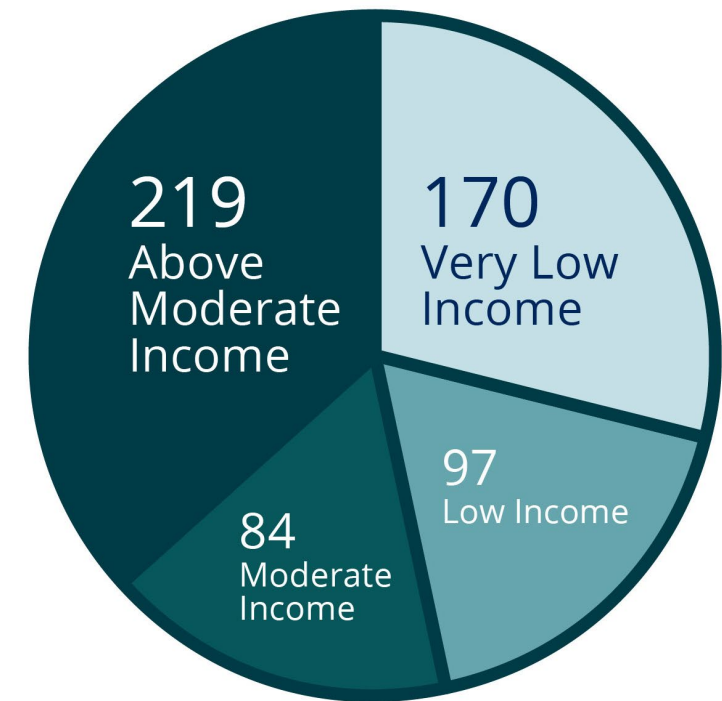AMI (Average Median Income for Contra Costa, 2020)

1-person household = $83,450          3-person household = $107,300

2-person household = $95,350          4-person household = $119,200
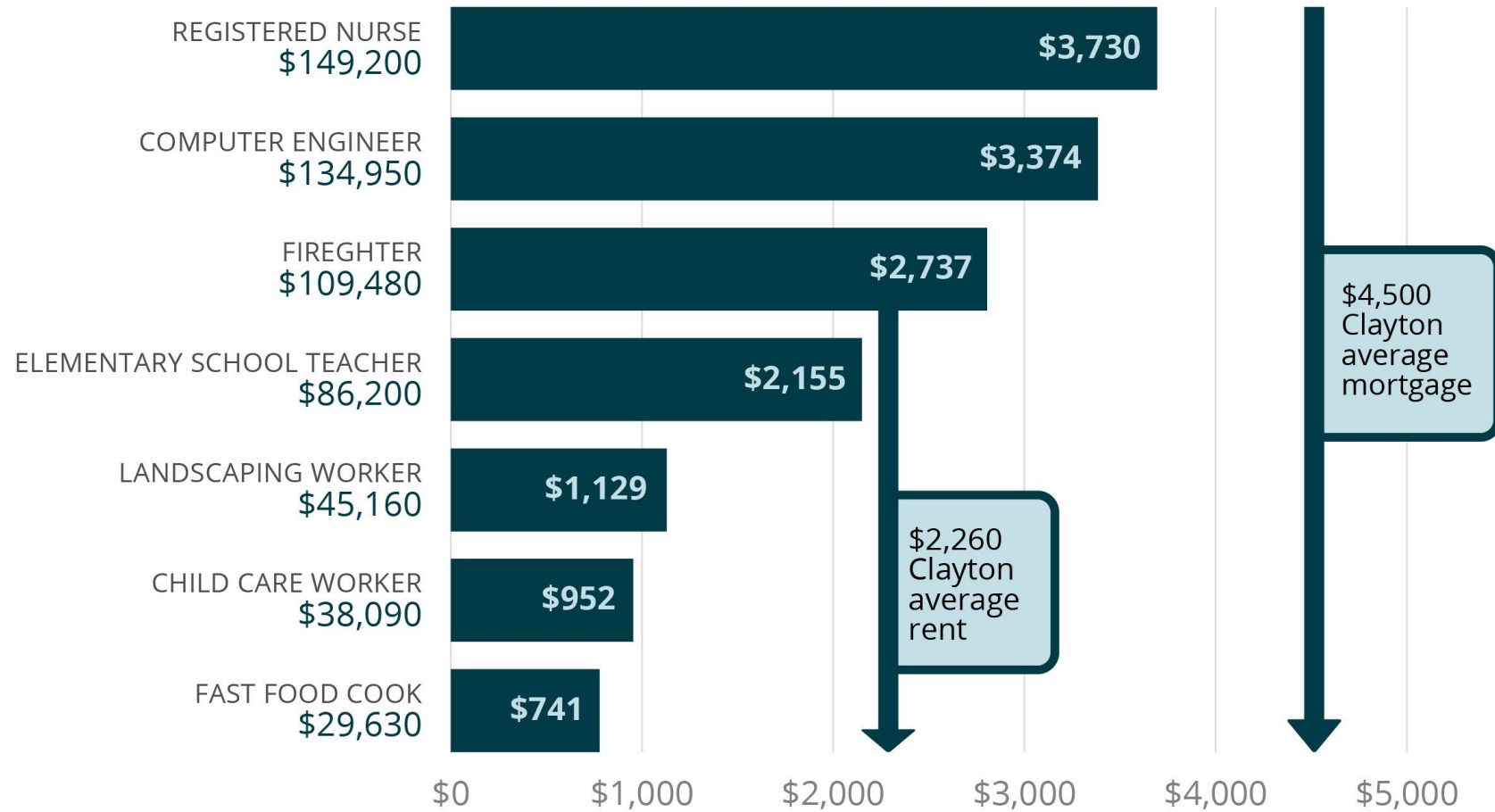
## Planning for 570 New Homes
### *Over the Next 8 Years*



219 Above Moderate Income

170 Very Low Income

97 Low Income

84 Moderate Income

# What is Affordable Housing

- **Affordable housing:** when a household pays no more than 30% of its annual income on housing

- **Cost burden:** when monthly housing costs (including utilities) exceed 30% of monthly income

- **27.9% of Clayton households** experienced housing cost burden in 2017

# Who Can Afford Housing in Clayton?

REGISTERED NURSE
$149,200
**$3,730**

COMPUTER ENGINEER
$134,950
**$3,374**

FIREGHTER
$109,480
**$2,737**

ELEMENTARY SCHOOL TEACHER
$86,200
**$2,155**

LANDSCAPING WORKER
$45,160
**$1,129**

CHILD CARE WORKER
$38,090
**$952**

FAST FOOD COOK
$29,630
**$741**

$2,260
Clayton
average
rent

$4,500
Clayton
average
mortgage

$0    $1,000    $2,000    $3,000    $4,000    $5,000

Sources: U.S Bureau of Labor Statistics. 2015 - 2019 American Community Survey
data. Mortgage estiamte based on December 2020 median home price of
$1,089,990, 20% down payment, and 30-year mortgage.

# Potential Housing Strategies

- Make it easier and more affordable to build **ADUs**

- Put **residential above retail or commercial uses** in Town Center

- Encourage **"missing middle"** housing types such as townhomes, cottage clusters, etc.

# Initial Site Assessment

Clayton is largely built out
with little vacant,
unconstrained land
available for development
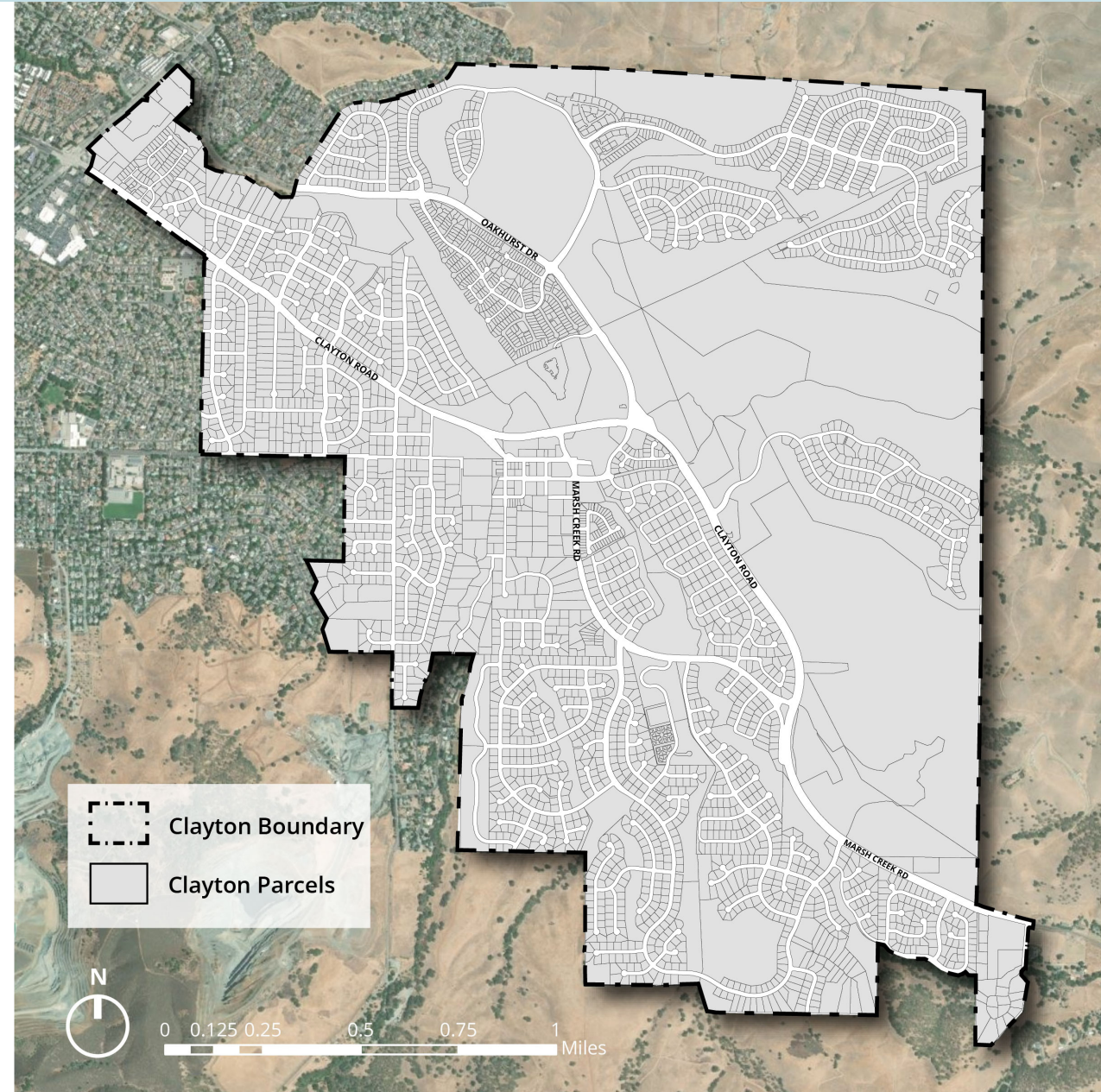
# Initial Site Assessment

- "Adequate sites" are available and suitable
- Not enough sites?
  - Environmentally constrained sites – geologic hazards, parks, etc.
  - Must adopt program actions to "make sites available" with appropriate zoning and standards
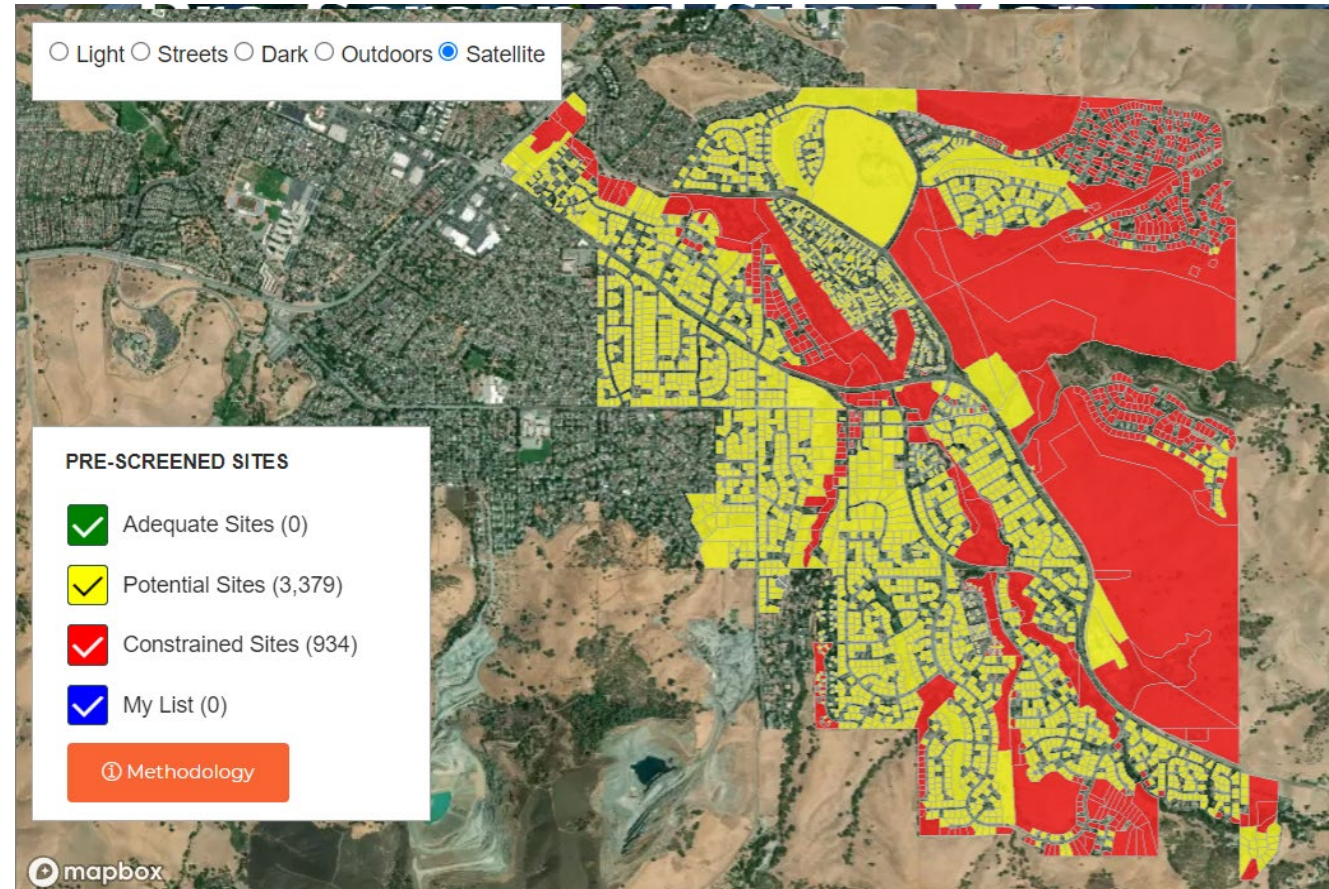
# Downtown Property Project

- 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 Housing Element

- Input opportunities will be combined with Housing Element activities

- Photo-sourcing activity will be included in online survey

# DISCUSSION

# Discussion Format

- Comments will be documented in real-time using a digital white board

- Please raise your hand or dial *9 to ask to speak

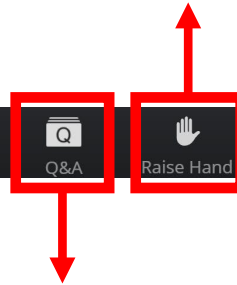- If you are unable or do not wish to speak, we can capture your questions in the Q&A
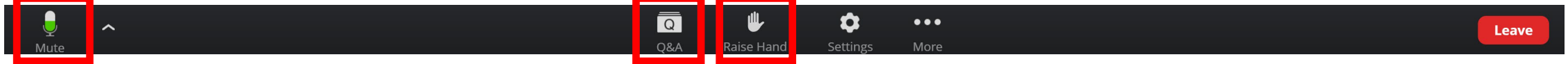
# Zoom Instructions

**2. AUDIO:**
Host will unmute
you

**1. RAISE HAND:**
Request to
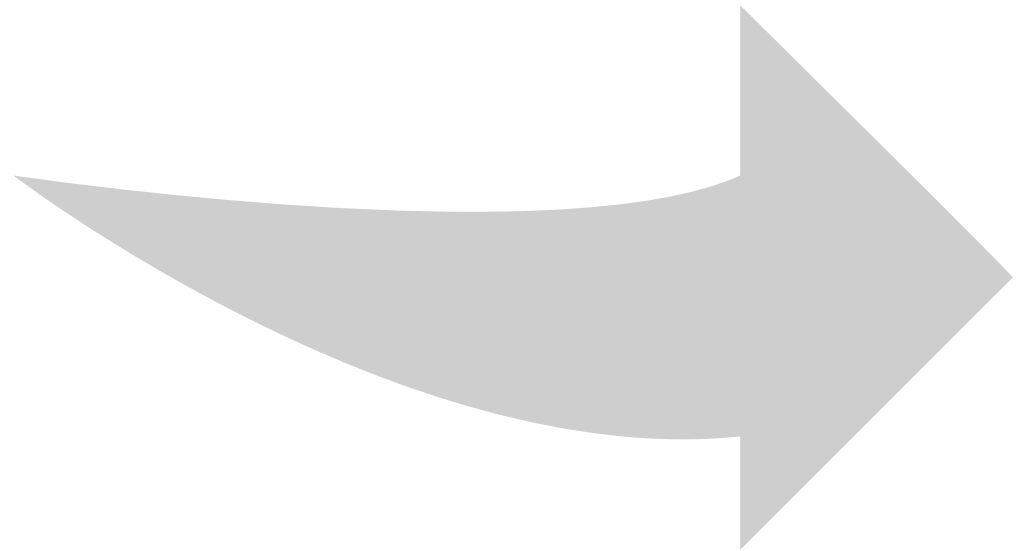speak

or Q&A:
Type in
questions

# Discussion Questions

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

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

3. Where could new housing be located in Clayton?

# Next Steps

**For more information, please visit:**
bit.ly/clayton-housing-element

**To submit your questions or comments, please email:**
housingelement@claytonca.gov