

City of Clayton

2009 Housing Element Update

Planning Commission Meeting

June 2008



Agenda

- Welcome and Introductions
- Housing Element Update Content
- Regional Housing Needs Allocation (RHNA)
- New Legislation
- Housing Needs Assessment
- Housing Element Goals
- Implementation Measures
- Schedule

Housing Element Content

- 1.0 Introduction
- 2.0 – 5.0 Housing Needs Assessment
- 6.0 Energy Conservation
- 7.0 Housing Constraints
- 8.0 Housing Programs
- 9.0 Regional Housing Needs
- 10.0 Availability of Land
- 11.0 Review of Previous Housing Element
- 12.0 Goals, Policies and Implementation Measure
- 13.0 Public Participation

Housing Element Content continued

- Appendix A Housing Element Public Comments
- Appendix B Housing Condition Survey Map
- Appendix C Vacant Residential Land Map

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New State Law Requirements

- **SB 2 (2007)** - emergency shelters, transitional and supportive housing
- **AB 2634 (2006)** - existing and projected extremely low-income need
- **AB 2348 (2004)** - detailed sites inventory to meet RHNA
- **SB 375 (2008)** - program time frame, "beneficial impact"

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Regional Housing Needs Allocation (RHNA)

- State law requires HCD to determine total regional housing needs
- ABAG distributes the regional number (214,500) among its jurisdictions
- Clayton's 2007-2014 allocation (151) is distributed among 5 standard income categories

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Housing Needs Assessment

Demographics

	Clayton	Contra Costa County
Population (2008)	10,784	1,051,674
Total Household Population (2008)	10,758	1,040,275
Household Size (2008)	2.721	2.697
Median Age (2000)	40.2	36.4
Percent Minority (2000)	24.8	24.8

Housing Characteristics

Clayton	Owner	Renter
Total Occupied Housing Units	94%	6%
Overcrowded	<1%	0%
Overpaying	25%	31%

Source: US Census, 2000 and CHAS, 2000

Housing Conditions Survey Results

Conditions	# of Unit Surveyed	% of Units
Sounds	256	87%
Minor	34	12%
Moderate	4	1%
Substantial	0	0%
Dilapidated	0	0%
Total	294	100%

Source: PMC Housing Conditions Survey May 2009

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Special Needs Housing

Clayton (2000 Census)	Number	% of Total Population
Elderly (age 65+)	974	9%
Disabled (age 16+)	1,059	13%
Single-Parent Households	173	4%
Large Family Households (5+ persons)	403	10%
Farmworkers	0	0%

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Rental Housing Affordability

2009 Median income: \$89,300 (4-person household)

Income Group	Household Income Limit (4-person household)	Affordable Monthly Rent*
Extremely Low	\$26,800	\$670
Very Low	\$44,650	\$1,116
Low	\$66,250	\$1,656
Moderate	\$107,150	\$2,679

Source: HUD State Income Limits, 2009
*Utilities not included

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Goals, Policies, Measures

City of Denver

Goals

- Adequate Sites and new Construction
- Regulatory Relief and Incentives
- Rental and Homeownership Assistance
- Equal Access
- Energy Conservation
- Regional Planning

City of Denver

Updated Implementation Measures

Implementation Measures	Timeframe
Affordable Housing Plan (Citywide Inclusionary)	As projects are implemented
Amend the Zoning Ordinance to allow manufactured houses	June 2010
Assist and encourage the development of second units	December 2012
Amend Zoning Code to permit emergency shelters	June 2010
Amend Zoning Code to permit transitional and supportive housing	June 2010
Allow for SRCs	June 2010

City of Denver

Updated Implementation Measures

Implementation Measures	Timeframe
Consider amending the ZC to allow single-family homes in the M-R District only with a CUP	December 2010
Allow Density Bonuses	May 2010
Create a First-time Homebuyer Program	May 2011
Reasonable Accommodations Procedure	October 2010
Universal Design Ordinance	May 2011

City of Seattle

Schedule

Public Workshop	April 2009
Planning Commission Meeting	June 9, 2009
City Council Meeting	June 30, 2009
Submit Draft Element to State	July 1, 2009
Receive HCD Comments	September 2009
Adopt Final Housing Element	September – October 2009

City of Seattle

Questions/Comments

City of Seattle
