

City of Clayton 2014-2022 HOUSING ELEMENT UPDATE



Planning
Commission/
City Council
Workshop

November 5, 2013



AGENDA

- Welcome and Introductions
- Housing Element Overview
- Regional Housing Needs Allocation (RHNA)
- Review of current Housing Element implementation
- Housing Needs Assessment
- Schedule
- Comments/Questions

MEETING GOALS

- Provide an overview of the purpose, schedule, and requirements for the Housing Element update
- Provide background information on the Housing Element update process
- Report initial housing needs findings
- Identify and plan for the future housing needs of the community

HOUSING ELEMENT REQUIREMENTS

- One of seven mandated General Plan elements
- Existing and projected housing needs of all economic segments of the community
- 4 or 8 year update timeframe (2014-2022)
- Review by California Department of Housing and Community Development (HCD)

IMPORTANCE OF COMPLIANCE

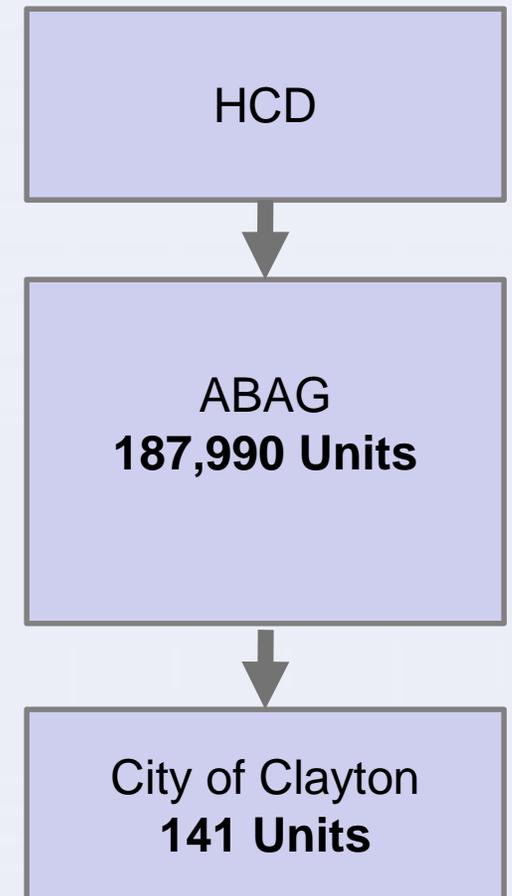
- Maintain local discretion over affordable housing projects
- Legal responsibility
 - Must be certified for adequate General Plan
- Access to State funding resources
- Fiscal obligation
 - Could have to pay legal fees, including plaintiff's fees, if challenged

STATE LAW REQUIREMENTS

- **SB 812 (2010):** Persons with developmental disabilities housing needs
- **SB 375 (2008):** Rezoning and update schedule
- **SB 2 (2007):** Emergency shelters, transitional and supportive housing
- **AB 2634 (2006):** Extremely low-income housing needs
- **AB 2511 (2006):** Anti-NIMBY and no net loss requirement

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- State law requires HCD to determine total regional housing needs
- ABAG allocates the regional number among its jurisdictions
- Allocation is distributed among 5 standard income categories



2014-2022 RHNA

Income Category	Income Range	Number of Units	Percentage of Total
Extremely Low-Income	<\$28,050	25	18%
Very Low-Income	\$28,051 - \$46,750	26	18%
Low-Income	\$46,751 - \$66,250	25	18%
Moderate-Income	\$66,251 - \$112,200	31	22%
Above Moderate	>\$112,200	34	24%
Total		141	100%

CURRENT HOUSING ELEMENT IMPLEMENTATION

KEY ACCOMPLISHMENTS

- Established the Multi-Family High Density General Plan land use designation and zone
 - Sites to meet the RHNA were rezoned to PD, revisions to the PD zone to facilitate multi-family housing to accommodate the remaining RHNA are planned for 2014
- Adopted a Universal Design Ordinance
- Established Affordable Housing Plan guidelines

KEY ACCOMPLISHMENTS *CONT'D*

- Created promotional handouts for second unit development
- Development approval and CEQA for Creekside Terrace
- Established an Emergency Shelter Overlay Zone to achieve compliance with SB 2
- Updated the Zoning Ordinance to address transitional and supportive housing in compliance with SB 2

KEY ACCOMPLISHMENTS *CONT'D*

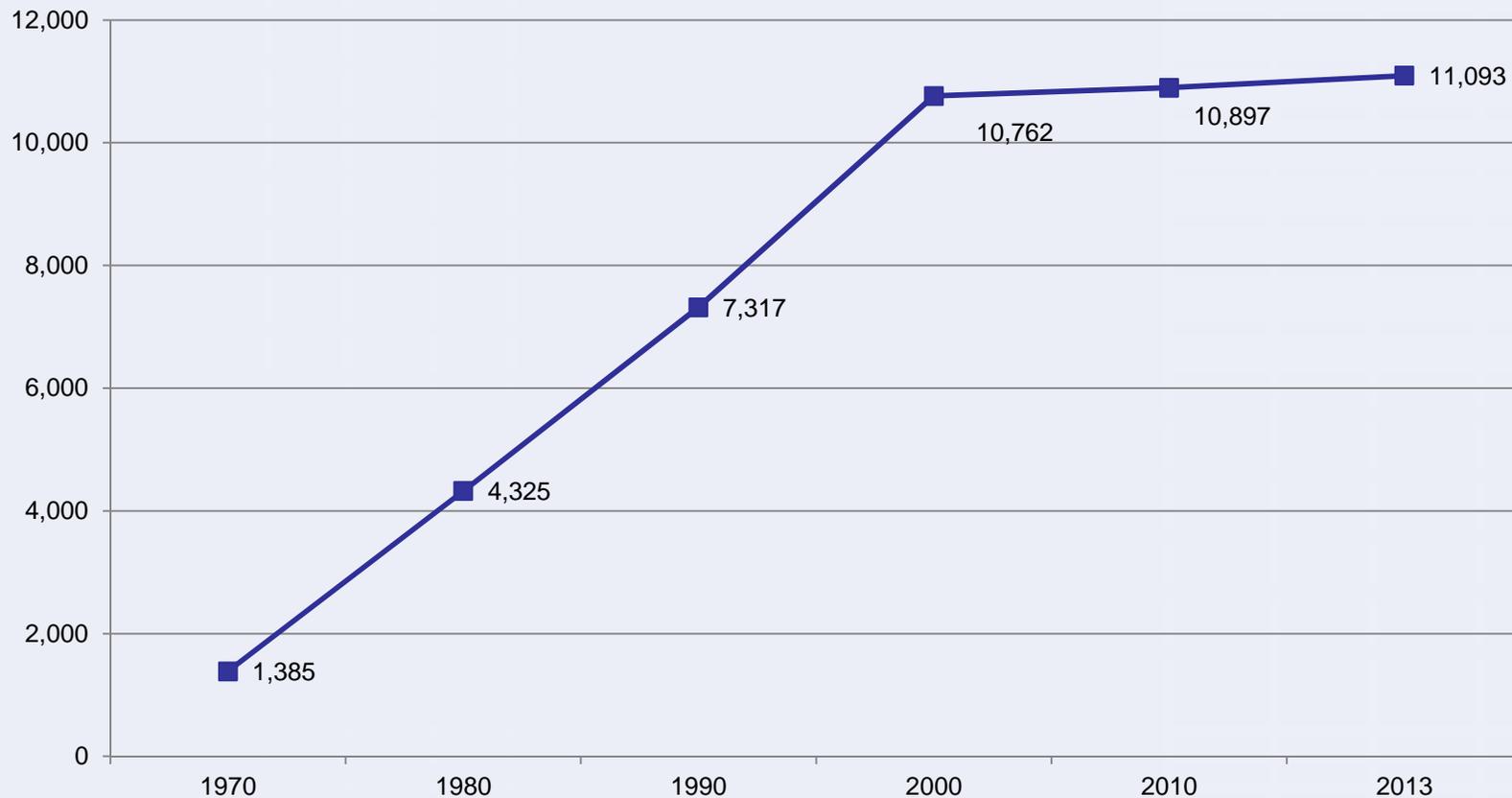
- Established zoning for single-room occupancy units (SROs)
- Modified the Zoning Ordinance to allow single-family in multi-family zones with a CUP
- Adopted a Density Bonus Ordinance
- Adopted a Green Building Ordinance

KEY ACCOMPLISHMENTS *CONT'D*

- Updated the Zoning Ordinance to expand the definition of “family”
- Adopted manufactured housing regulations
- Adopted a reasonable accommodations ordinance

HOUSING NEEDS ASSESSMENT

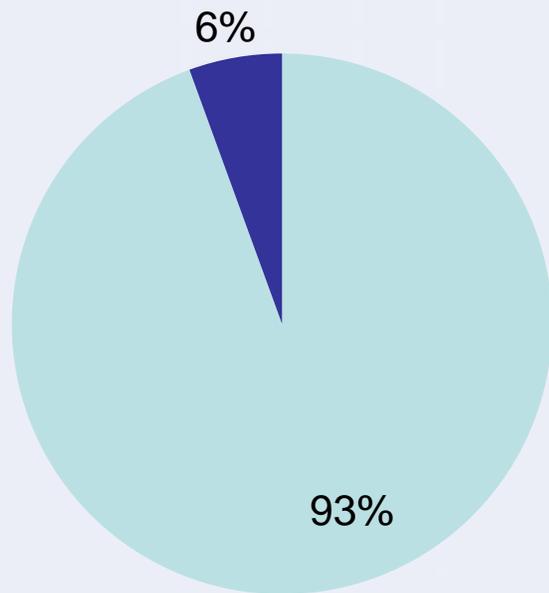
POPULATION GROWTH



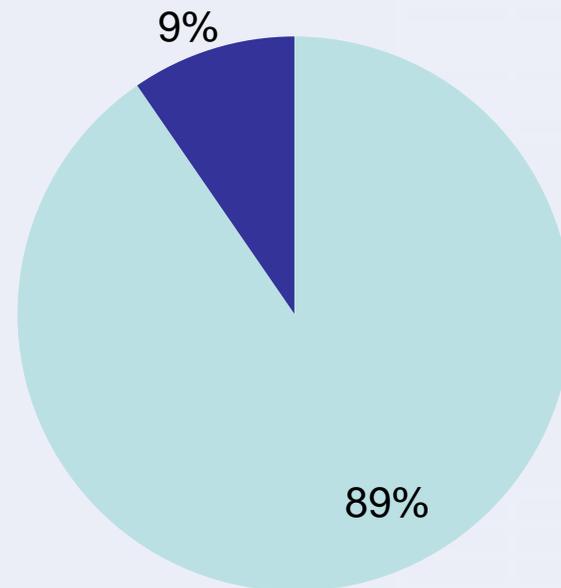
Source: U.S. Census and CA Department of Finance, Population and Housing Estimates, January 1, 2013.

HOUSING OCCUPANCY & TENURE

2000
99% Occupancy



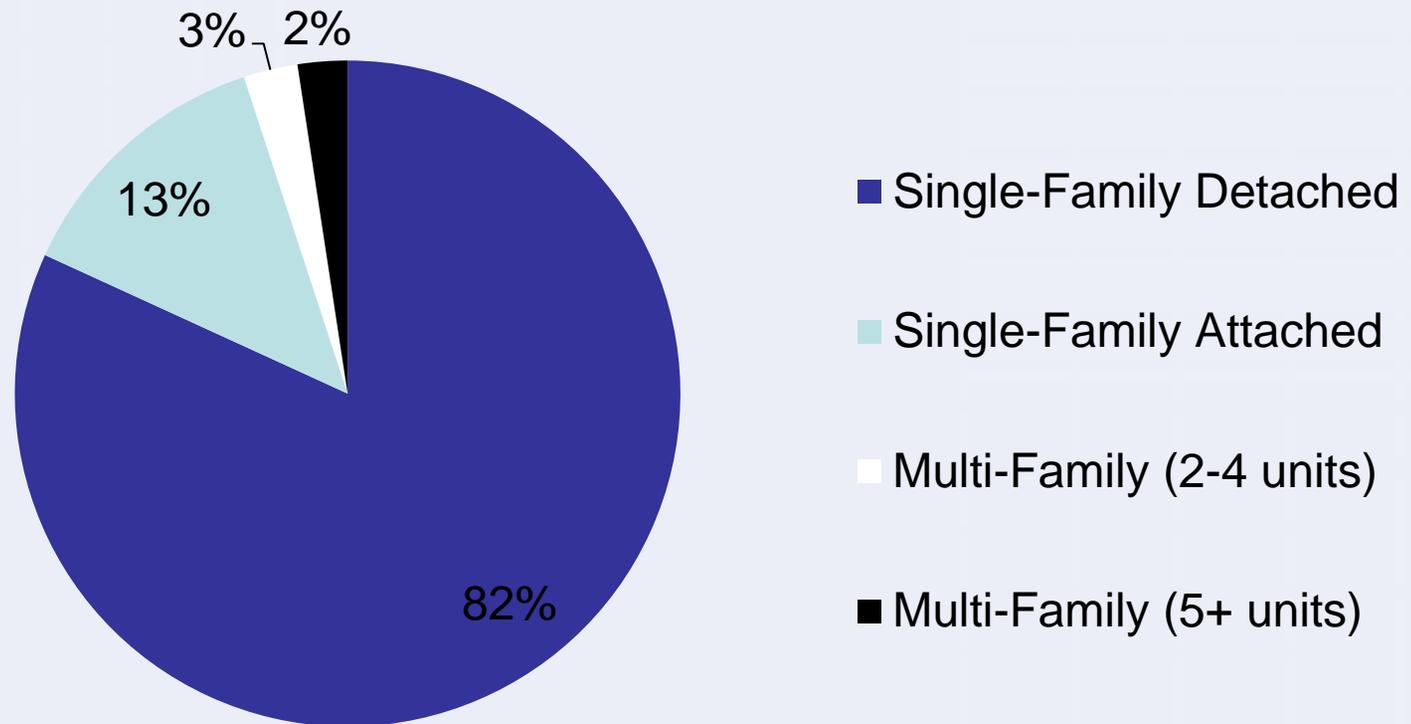
2010
98% Occupancy



- Owner-Occupied
- Renter-Occupied

Source: US Census, 2000 and 2010

HOUSING TYPES



Source: CA Department of Finance, Population and Housing Estimates, January 1, 2013

RENTAL HOUSING AFFORDABILITY

2013 Contra Costa County Median Income: \$93,500

Income Category	Household Income Limit (4-person household)	Affordable Monthly Rent*
Extremely Low-Income	\$28,050	\$701
Very Low-Income	\$46,750	\$1,169
Low-Income	\$66,250	\$1,656
Moderate-Income	\$112,200	\$2,805

Source: HCD State Income Limits, 2013

*Utilities not included

RENTAL PRICES

Unit Size	Range
1-bedrooms	\$1,245 - \$1,295
2-bedrooms	\$1,350 - \$1,550
3-bedrooms	\$1,895 - \$2,995
4+ bedrooms	\$3,950

* Data may be unreliable due to the small number of listings
Sources: Craigslist, Zillow, Apartments.com

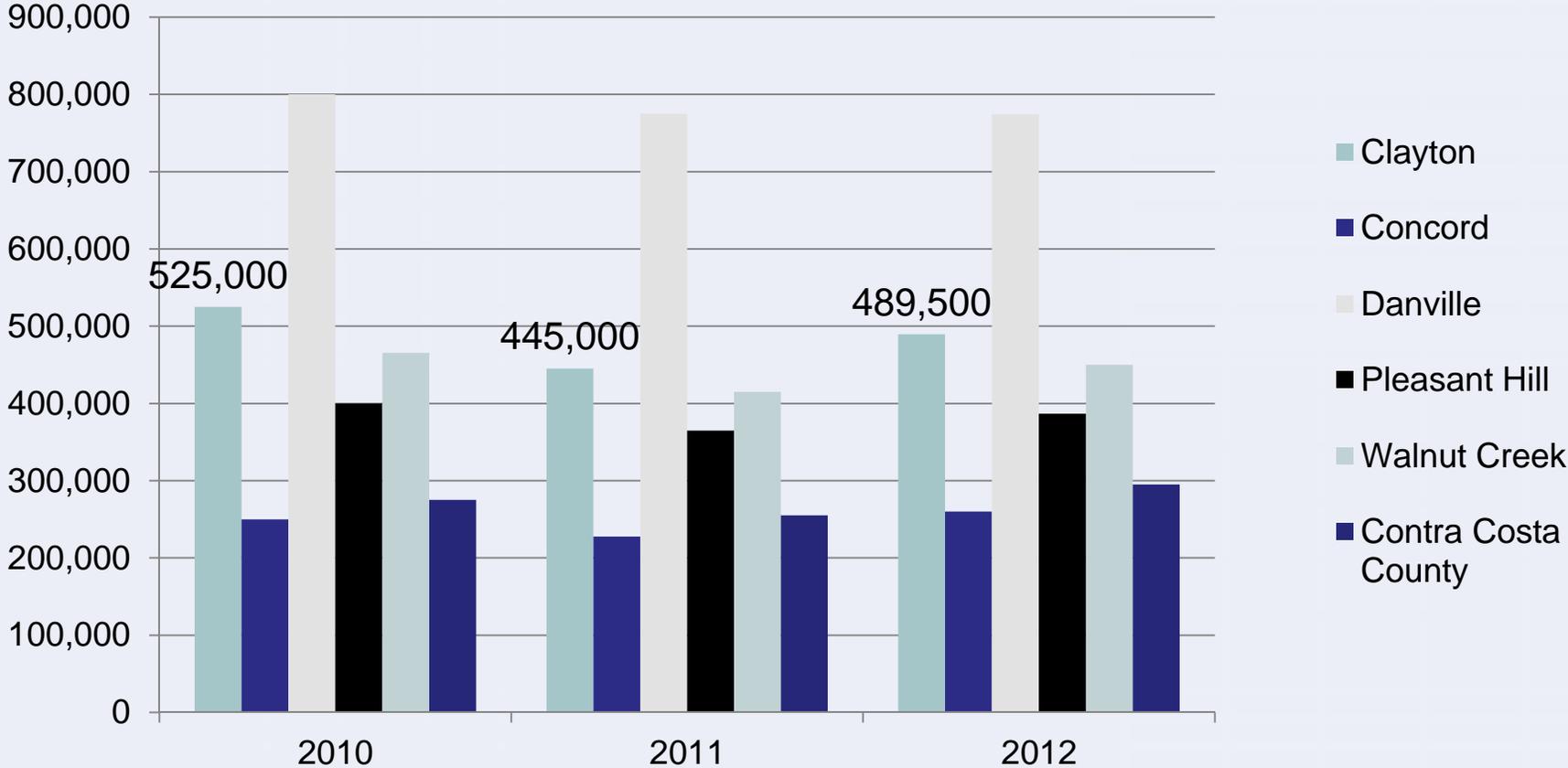
OWNERSHIP AFFORDABILITY

Income Category	Household Income Limit (4-person household)	Maximum Purchase Price
Very Low-Income	\$46,750	\$127,389
Low-Income	\$66,250	\$224,344
Moderate-Income	\$112,200	\$254,777

Source: HCD State Income Limits, 2013; realtor.com

* Assumes 5% interest, 30-year fixed mortgage, \$10,000 downpayment for very low-income, and \$20,000 for low and moderate-income

MEDIAN SALES PRICES



Source: DataQuick

HOUSING ELEMENT UPDATE SCHEDULE

September - October	Gather data, review current Housing Element
November 5	Joint Planning Commission/City Council Workshop
February	Planning Commission meeting
March	City Council meeting
March – April	HCD review
May/June	Adoption hearings
June– August	Final HCD review
August/September	Certified Housing Element

QUESTIONS/COMMENTS