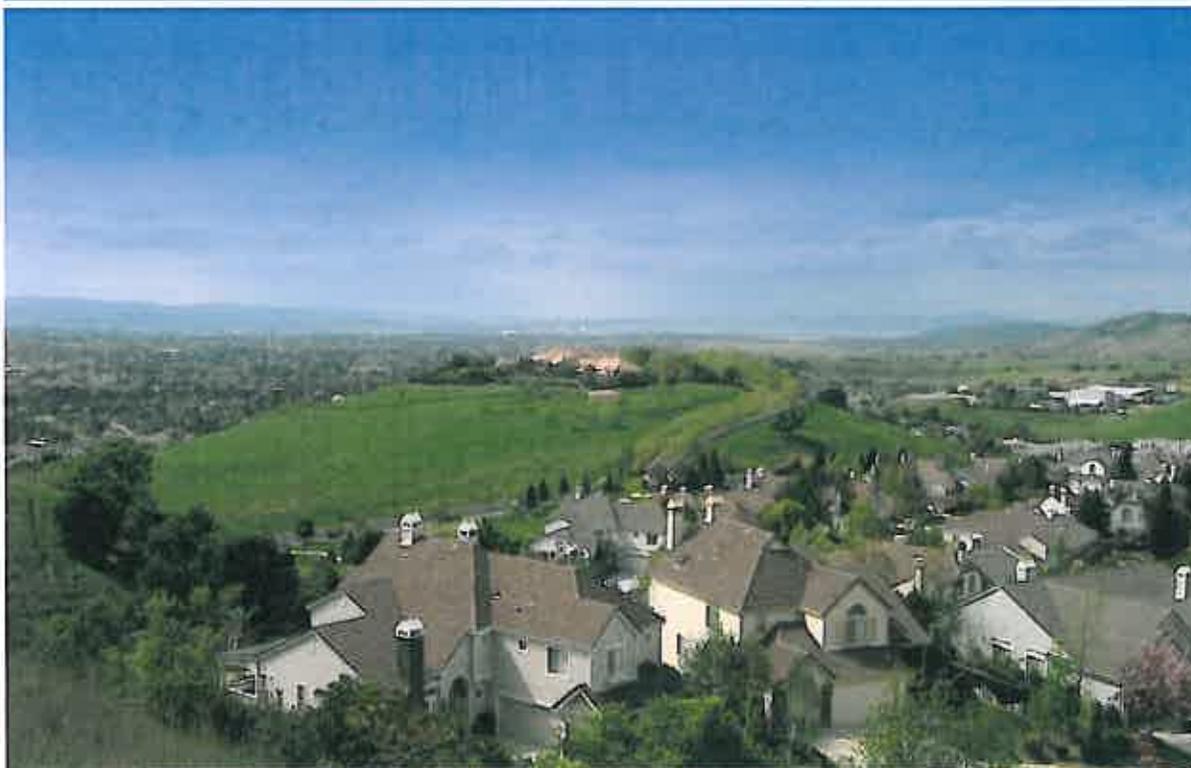


City of Clayton

2009 Housing Element Update

April 28, 2009



Agenda

- Welcome and Introductions
- Housing Element Update
 - Requirements
 - Compliance
 - Regional Housing Needs Allocation (RHNA)
 - Who Needs Housing?
 - New Legislation
- Housing Needs Assessment
 - Demographics and Housing Characteristics
 - Income Affordability Characteristics
- Schedule

Housing Element Requirements

- One of the seven mandated elements
- Existing and projected housing needs of all economic segments of the community
- 5-year timeframe
- State sets schedule for periodic update of Housing Element
- Review by California Department of Housing and Community Development (HCD)

Importance of Compliance

- 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

New State Law Requirements

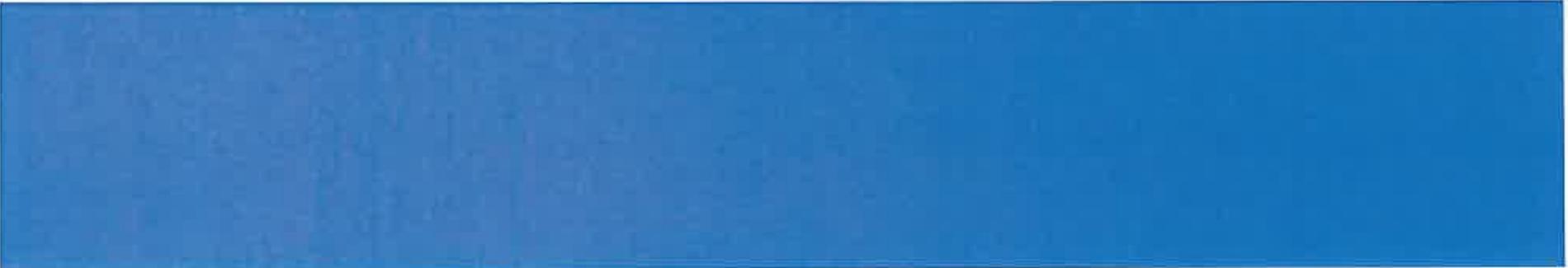
- SB 2 (2007) - emergency shelters, transitional and supportive housing
- AB 2634 (2006) - existing and projected extremely low-income need
- AB 2348 (2004) - detailed sites inventory to meet RHNA
- SB 375 (2008) – program time frame, “beneficial impact”

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

Regional Housing Needs Allocation (RHNA)

Income Category	Incomes (2009)	RHNA 2007-2014	Percent of Total
Extremely Low (0-30% AMI)	\$0-\$26,800	24	16%
Very Low (30-50% AMI)	\$26,801-\$44,650	25	16%
Low (50-80% AMI)	\$44,651-\$66,250	35	23%
Moderate (80-120% AMI)	\$66,251-\$107,150	33	22%
Above Moderate (120% + AMI)	\$107,151+	34	23%
Total	---	151	100%



Who Needs Housing?

HCD Income Limits (2009) Contra Costa County

2009 Contra Costa Median Income \$89,300

Income Category	Income Ranges	% of Population in 2000
Extremely Low (0-30%)	\$0-\$26,800	5%
Very Low (31-50%)	\$26,801-\$44,650	12%
Low (51-80%)	\$44,651-\$66,250	38%
Moderate (81-120%)	\$66,251-\$107,150	22%
Above Moderate (120%+)	\$107,151+	23%

Extremely Low-Income Households- \$0- \$26,800

Senior on Social Security
Total Annual Income: \$12,660

Max Purchase Price: \$39,282
Max Monthly Rent: \$317



Source: <http://www.move.com/home-finance/financial-calculators/home-affordability-calculator.aspx>

*Assumes 10% down; 6.5% interest ; and includes taxes and insurance.

Very Low-Income Households- \$26,801-\$44,650

Woman- part-time Veterinarian Assistant: \$12,251
Man- full-time Bank Teller \$28,621

Total Annual Income: \$40,872

Maximum Purchase Price: \$126,785
Maximum Rent: \$1,022



Source: <http://www.move.com/home-finance/financial-calculators/home-affordability-calculator.aspx>

*Assumes 10% down; 6.5% interest ; and includes taxes and insurance.

California Economic Development Department



Low-Income Households- \$44,651-\$66,250

Father - full-time Security Guard **\$26,458**
Mother - full-time Childcare Provider **\$23,483**
Three children



Total Annual Income: \$49,941

Max Purchase Price: \$154,940

Max Monthly Rent: \$1,249

Source: <http://www.move.com/home-finance/financial-calculators/home-affordability-calculator.aspx>

*Assumes 10% down; 6.5% interest ; and includes taxes and insurance.

Moderate-Income Households: \$66,251- \$107,150

**Single Mother works full-time as a Public Relations Manager
Two children**

Total Income: \$92,809

Max Purchase Price: \$175,627

Max Monthly Rent: \$1,415



Source: <http://www.move.com/home-finance/financial-calculators/home-affordability-calculator.aspx>

*Assumes 10% down; 6.5% interest ; and includes taxes and insurance.

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

- PMC will be surveying 200-300 housing units based on the following criteria:
 - Sound
 - Minor
 - Moderate
 - Substantial
 - Dilapidated

Special Needs Housing

Clayton (2000 Census)	Number	% of Total Population
Elderly (age 65+)	624	16%
Disabled (age 16+)	1,059	13%
Single-Parent Households	173	4%
Large Family Households (5+ persons)	403	10%
Farmworkers	0	0%

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: HCD State Income Limits, 2009
*utilities not included

Rental Prices-City of Clayton

58 units surveyed in and around Clayton.

Median rent for 1-2 bedrooms	\$1,045
Median rent for 3-4 bedrooms	\$1,975

Note: Limited supply of available rental housing. Most properties were found in neighboring communities.

Ownership Housing Characteristics

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

Income Group	Income Limit	Affordable Monthly Payment	Max. Affordable Price*
Extremely Low	\$26,800	\$670	\$83,169
Very Low	\$44,650	\$1,116	\$138,514
Low	\$66,250	\$1,656	\$205,427
Moderate	\$107,150	\$2,679	\$332,373

Source: 2009 HCD Income Limits

Source: <http://www.move.com/home-finance/financial-calculators/home-affordability-calculator.aspx>



Home Prices-City of Clayton

22 Homes sold in Clayton since February 2009

Average Price/sq.ft. (Jan 09-Mar 09)	\$247
Median Sales Price (Jan 09-Mar 09)	\$461,962

Note: 30 homes in the pre-foreclosure, auction, and bank-owned stages of the foreclosure process.



Goals, Policies, Measures

Goals

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

Existing Implementation Measures

- Affordable Housing Ordinance
- Affordable Housing Opportunity Sites
- Redevelopment funds
- Second Unit Design Assistance, Funding Assistance and Publicizing
- Mixed-Use in the Town Center

Existing Implementation Measures

- Emergency Shelters/Transitional Housing
- Density Bonuses
- Reduce or waive development fees for affordable housing
- Downpayment Assistance Program
- Inclusionary Housing Program

Schedule

Public Workshop

April 2009

Planning Commission Meeting

June 2009

City Council Meeting

June 2009

Submit Draft Element to State

June 2009

Receive HCD Comments

August 2009

Adopt Final Housing Element

August –
September 2009



Questions/Comments