



Already entered by Juris. [Signature] 2013

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City Council
HANK STRATFORD, MAYOR
DAVID T. SHUEY, VICE MAYOR
JIM DIAZ
HOWARD GELLER
JULIE K. PIERCE

Housing Policy Department
Received on:
APR - 1 2014

March 26, 2014

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

✓ HCD – Division of Housing and Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: Housing Element Annual Progress Report (APR) 2013 – City of Clayton

To Whom It May Concern

In accordance with Government Code Section 65400, please receive the attached City of Clayton Housing Element Annual Progress Report (APR) for the year 2013. This report was submitted to and reviewed by the City of Clayton City Council at its meeting of March 18, 2014. After review this APR, the City Council adopted Resolution No. 05-2014 accepting the report for filing to both the Governor's Office of Planning and Research and HCD-Division of Housing and Policy Development (see Attached).

Should you have any questions regarding this report, please do not hesitate to contact me at (925) 673-7343.

Sincerely,

Charlie Mullen
Community Development Director

Attachments:

- 1. Clayton City Council Resolution No. 05-2014
- 2. City of Clayton Housing Element Annual Progress Report (APR) 2013

RESOLUTION NO. 05-2014

APPROVING THE CITY OF CLAYTON
2013 HOUSING ELEMENT ANNUAL PROGRESS REPORT

THE CITY COUNCIL
City of Clayton, California

WHEREAS, Government Code Section 65400 requires that the City of Clayton City Council prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by the Department of Housing and Community Development; and

WHEREAS, the Annual Progress Report (APR) includes the information on the City of Clayton's progress in addressing the regional housing needs allocations, including the number of housing units permitted by income level, the status of programs in the housing element, and efforts to remove government constraints for the reporting period;

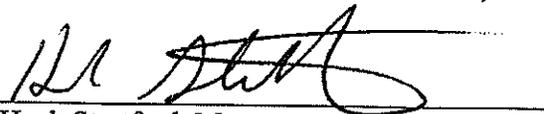
WHEREAS, this Resolution shall become effective immediately upon its passage and adoption;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Clayton, California does hereby approve its 2013 Housing Element Annual Progress Report, attached hereto and incorporated herein as if fully set forth, and authorize it to be filed with the State of California Department of Housing and Community Development.

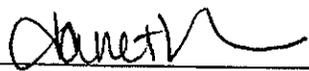
Passed, adopted, and ordered posted by the City Council of the City of Clayton at a regular public meeting thereof held on March 18, 2014 by the following vote:

AYES: Mayor Stratford, Councilmembers Diaz, Geller and Pierce
NOES: None.
ABSENT: Vice Mayor Shuey
ABSTAIN: None.

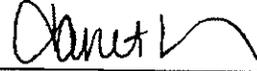
THE CITY COUNCIL OF CLAYTON, CA


Hank Stratford, Mayor

ATTEST


Janet Brown, City Clerk

I hereby certify that the foregoing resolution was duly adopted and passed by the City Council of the City of Clayton at a regular public meeting thereof held on March 18, 2014.



Janet Brown, City Clerk

Attachments:
2013 Housing Element Annual Progress Report

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Clayton

Mailing Address: 6000 Heritage Trail
Clayton, CA 94517

Contact Person: Charlie Mullen Title: Community Development Director

Phone: (925) 673-7343 FAX: _____ E-mail: cmullen@ci.clayton.ca.us

Reporting Period by Calendar Year: from 01/01/13 to 12/31/13

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2013 - 12/31/2013

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income ¹	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units			1	1	In 2013 an existing housing unit at 9 Clark Creek Circle was purchased at market rate and resold by Toll Brothers/Diablo Estates to a low income household.
(5) Total Units by Income	0	0	1		

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2013 - 12/31/2013

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Clayton

Reporting Period 1/1/2013 - 12/31/2013

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
			2007 Year 1	2008 Year 2	2009 Year 3	2010 Year 4	2011 Year 5	2012 Year 6	2013 Year 7	Year 8	Year 9			
Very Low	Deed restricted	49	0	0	0	0	0	0	0	0			1	49
	Restricted Non-deed restricted		0	0	0	0	0	0	0					
	Deed restricted		0	0	0	0	0	0	1					
Low	Deed restricted	35	0	0	0	0	0	0	0			1	34	
	Restricted Non-deed restricted		0	0	0	0	0	0	0					
	Deed restricted		0	0	0	0	0	1	0					
Moderate	Deed restricted	33	0	0	0	0	0	0	1	0		1	31	
	Restricted Non-deed restricted		1	0	0	0	0	0	0					
	Deed restricted													
Above Moderate		34	9	11	0	1	6	17	2			46	-12	
Total RHNA by COG. Enter allocation number:		151										49		
Total Units			10	11		1	6	18	3				102	

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2013 - 12/31/2013

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Implementation Measure 1.1.1	Rezone sites to meet RHNA shortfall	1-Oct-10	Seven sites redesignated to M-F (15.1-20 units/acre) in April 2012-potential unit yield increased collectively from 57-140 units
Implementation Measure 1.2.1	Implement Affordable Housing Plan requirements	On-going	Guidelines established 2010
Implementation Measure 1.2.2	Use LMI fund for affordable housing in residential zones	On-going	RDA dissolved by State and funding source eliminated
Implementation Measure 1.3.1	Allow manufactured housing in residential zones	1-Dec-09	Completed w/adoption of Ordinance 425 in December 2009
Implementation Measure 1.4.1	Provide information to promote construction of second units	On-going	Handouts available in Community Development Department (CDD)
Implementation Measure 1.4.2	Use RDA funds to incentivize construction of second units	1-Dec-12	RDA dissolved and funding source eliminated
Implementation Measure 1.5.1	Encourage mixed-use development in the Town Center	On-going	Town Center Specific Plan is available at CDD and is on the City website with supportive policies
Implementation Measure 1.5.2	Promote Town Center second story residential use standards	On-going	Town Center Specific Plan is available at CDD and is on the City website with supportive policies
Implementation Measure 11.1.1	Allow emergency shelters by right in Kirker Pass Corridor	1-Mar-11	Completed w/adoption of Ordinance 449 in September 2013. Location was change to City owned properties zoned PF.
Implementation Measure 11.1.2	Allow supportive and transitional housing in residential zones	1-Mar-11	Completed w/adoption of Ordinance 440 in April 2012
Implementation Measure 11.1.3	Allow SRO's w/CUP in L-C District and Kirker Corridor	1-Apr-12	Completed w/adoption of Ordinance 440 in April 2012 (L-C District only)
Implementation Measure 11.1.4	Offer regulatory incentives for extremely low-income households	On-going	Offered with applicable projects
Implementation Measure 11.2.1	Allow sf homes in multi-family districts only w/ a use permit	1-Dec-12	Completed w/adoption of Ordinance 440 in April 2012
Implementation Measure 11.3.1	Allow density bonuses in accordance w/State Law	1-Dec-09	Completed w/adoption of Ordinance 426 in December 2009
Implementation Measure 11.4.1	Prioritize to decrease review time for affordable projects	On-going	Made available with applicable projects
Implementation Measure 11.5.1	City to consider waiving/reducing fees for affordable projects	On-going	RDA dissolved and funding source eliminated
Implementation Measure 11.6.1	City shall provide flexible development standards	On-going	Provided through Ordinances 440 and 426

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Clayton

Reporting Period 1/1/2013 - 12/31/2013

Implementation Measure III.1.1	City refers interested parties to County affordable programs	On-going	Referrals made by Community Development Department staff
Implementation Measure III.1.2	City to develop a down payment assistance program w/RDA funds	1-Dec-11	RDA dissolved and funding source eliminated
Implementation Measure III.1.3	City to review potential funding through County HOME program	On-going	City coordinates with Contra Costa County Housing Authority
Implementation Measure III.1.4	City to provide \$200,000 annually to Diamond Terrace project	Through term of Agreement	City will continue to pay \$200,000 through term of this valid contract
Implementation Measure III.2.1	City to protect at-risk affordable units	On-going	The City's RDA protected an at-risk affordable unit in 2011 by purchasing and then reselling the unit w/ a 45-year deed restriction
Implementation Measure IV.1.1	Comply with fair housing laws	On-going	The City's actions are intended to comply with fair housing laws
Implementation Measure IV.1.2	City to not restrict unrelated persons in a family	1-Oct-10	Completed w/ adoption of Ordinance 440 in April 2012
Implementation Measure IV.2.1	City will provide info. to public on affordable housing projects	On-going	The City actively advertises the availability of affordable housing units as they become available
Implementation Measure IV.3.1	City will adopt reasonable accommodations ordinance	On-going	Completed w/ adoption of Ordinance 441 in May 2012
Implementation Measure IV.3.2	City will distribute info. regarding reasonable accommodations	On-going	Information is always available in the CDD
Implementation Measure IV.3.3	City to investigate feasibility of universal design ordinance	1-May-11	Completed w/adoption of Ordinance 445 in May 2013
Implementation Measure V.1.1	City to provide energy conversation brochures at City Hall	On-going	Completed w/adoption of Ordinance 445 in May 2013
Implementation Measure V.1.2	City to develop design concepts for energy efficiency	1-Jan-12	Completed w/adoption of Ordinance 445 in May 2013
Implementation Measure V.1.3	Improve energy efficiency requirements	1-Jan-12	Adopted the 2010 California Green Building Code in March 2011
Implementation Measure VI.1.1	City to support legislation to transfer housing closer to transit	On-going	The City supports this type of legislation through its association with ABAG and the Contra Costa Transportation Authority (CCTA)
Implementation Measure VI.1.2	City to participate in TRANSPAC and similar organizations	On-going	The City participates in TRANSPAC with Staff and Council representation
Implementation Measure VI.1.3	City to cooperate w/ regional/counytwide housing task	On-going	The City participates w/ regional/counytwide housing task force
Implementation Measure VI.1.4	City to work with ABAG regarding energy and land-use efficiency	On-going	The City participates with and has Council representation on ABAG

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2013 - 12/31/2013

General Comments: In May 2013, the City completed it's efforts to implement measures associated with the universal design ordinance and energy efficiency design concepts with adoption of Ordinance 445. In September 2013, the City completed its efforts to allow emergency shelters by right with adoption of Ordinance 449. The City chose to allow emergency shelters on City owned properties zoned Public Facilities (PF). In March 2013 an existing housing unit at 9 Clark Creek Circle was purchased at market rate and resold by Toll Brothers/Diablo Estates to a low income household. In April 2012 an existing housing unit at 813 Chert Place was purchased at market rate and resold by Toll Brothers/Diablo Estates to a moderate-income household but was not reported in the 2012 APR.



CONTRA COSTA COUNTY
 Department of Conservation and Development

Building Permits Issued
 Status Date between 01/07/2013 and 01/11/2013
 City: CLAYTON Inc/Uninc: Incorporated

NUMBER	TYPE	STATUS	ISSUED	VALUATION	DESCRIPTION	SQ.FT	PARCEL	ADDRESS	CITY
BIAL13-000140	AL	Issued	01/07/2013	\$1,000.00	BATH REMODEL, REPLACE TUB, TOILET, REMOVE TUB/SHOWER COMBO, INSTALL NEW SHOWER AND CLOSET W/LIGHT.	1	119340036	3028 WINDMILL CANYON DR	CLAYTON
BIAL13-000120	AL	Issued	01/07/2013	\$35,000.00	KITCHEN REMODEL, NEW CABINET NEW APPLIANCES.	1	119383003	195 MT WILSON WAY	CLAYTON
BIAL13-000223	AL	Issued	01/09/2013	\$8,338.00	BATHROOM REMODEL-REPLACE TUB, SINK, SHOWER VALVE & FAUCET, INSTALL CHANDELIER	1	119490052	632 MT DUNCAN DR	CLAYTON
BIEC13-000191	EC	Issued	01/09/2013	\$0.00	Installation of new electrical outlet in the back room of existing Starbucks for future use.	1	118031057	1536 KIRKER PASS RD	CLAYTON
BIM13-000209	M	Issued	01/09/2013	\$1,000.00	REPLACE HVAC AND OUTDOOR CONDENSER	1	119383003	195 MT WILSON WAY	CLAYTON
BIP13-000218	P	Issued	01/10/2013	\$31,250.00	NEW INGROUND GUNITE POOL AND SPA	1	119630012	27 SEMINARY RIDGE PL	CLAYTON
BIP13-000257	PVR	Issued	01/07/2013	\$1,200.00	PV SOLAR, ROOF MOUNT	1	119600009	23 EL TORO CT	CLAYTON
BIR12-007038	R	Issued	01/08/2013	\$475,023.21	NEW SINGLE FAMILY RESIDENCE - PLAN 4 (BELVEDERE)	3,724	119630014	9 SEMINARY RIDGE PL	CLAYTON

EXHIBIT A



Building Permits Issued

Status Date between 01/07/2013 and 01/11/2013
City: CLAYTON Inc/Uninc: Incorporated

NUMBER	TYPE	STATUS	ISSUED	VALUATION	DESCRIPTION	SQFT	PARCEL	ADDRESS	CITY
BIR12-009171	R	Issued	01/10/2013	\$86,453.08	POOL HOUSE STRUCTURE BUILT WITHOUT PERMITS. APPROVED FOR NEW 2ND UNIT--NO FIRE SPRINKLERS PER CON FIRE SEE FIRE APPROVED PLANS	742	119560003	943 DOUGLAS CT	CLAYTON
Owner DEL MONTE CHARLES TRE 943 DOUGLAS CT CLAYTON, CA 94517-1307									