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

Housing Policy Department
Received on:
MAR 27 2015

March 23, 2015

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

&

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

Re: 2014 Housing Element Annual Progress Report (APR) – City of Clayton

To Whom It May Concern

In accordance with Government Code Section 65400, please receive the attached City of Clayton 2014 Housing Element Annual Progress Report (APR). This report was submitted to and reviewed by the City of Clayton City Council at its meeting of March 17, 2015. After review of the 2014 APR, the City Council adopted Resolution No. 08-2015 accepting the report for filing to both the Department of Housing and Community Development-Division of Housing and Policy Development and Governor's Office of Planning and Research (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. 08-2014
2. City of Clayton 2014 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 01/01/14 to 12/31/14

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

RESOLUTION NO. 08-2015

**A RESOLUTION APPROVING THE CITY OF CLAYTON
2014 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

**THE CITY COUNCIL
City of Clayton, California**

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

WHEREAS, the 2014 Housing Element Annual Progress Report 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; and

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 2014 Housing Element Annual Progress Report, a copy of which is 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, APPROVED AND ADOPTED by the City Council of Clayton, California at a regular public meeting thereof held on the 17th day of March 2015 by the following vote:

AYES: Mayor Shuey, Vice Mayor Geller, Councilmembers Diaz, Haydon and Pierce.

NOES: None.

ABSENT: None.

ABSTAIN: None.

THE CITY COUNCIL OF CLAYTON, CA



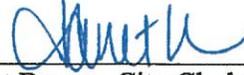
David T. Shuey, Mayor

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 17, 2015.



Janet Brown, City Clerk

Attachments:
2014 Housing Element Annual Progress Report

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CITY OF CLAYTON - 2014 HOUSING ELEMENT ANNUAL PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Clayton
Reporting Period 1/1/2014 - 12/31/2014

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 in 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				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity				0		
(2) Preservation of Units At-Risk				0		
(3) Acquisition of Units				0		
(5) Total Units by Income	0	0	0	0		

* Note: This field is voluntary

CITY OF CLAYTON - 2014 HOUSING ELEMENT ANNUAL PROGRESS REPORT
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 (CCR Title 25 §6202)

Jurisdiction City of Clayton
 Reporting Period 1/1/2014 - 12/31/2014

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

CITY OF CLAYTON - 2014 HOUSING ELEMENT ANNUAL PROGRESS REPORT
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Jurisdiction City of Clayton
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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.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	40	0	0	0	0	0	0	0	0	0		40
	Non-Deed restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	35	0	0	0	0	0	0	1	0		1	34
	Non-Deed restricted		0	0	0	0	0	0	0	0	0		
Moderate	Deed Restricted	33	0	0	0	0	0	1	0	0		1	31
	Non-Deed restricted		1	0	0	0	0	0	0	0	0		
Above Moderate		34	9	11	0	1	6	17	2	0		46	-12
Total RHNA by COG. Enter allocation number:		151											
Total Units			10	11		1	6	18	3	0		49	102
Remaining Need for RHNA Period													

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

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Jurisdiction City of Clayton
Reporting Period 1/1/2014 - 12/31/2014

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Implementation Measure I.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 I.2.1	Implement Affordable Housing Plan requirements		On-going	Guidelines established 2010
Implementation Measure I.2.2	Use LMI fund for affordable housing in residential zones		On-going	RDA dissolved by State and funding source eliminated
Implementation Measure I.3.1	Allow manufactured housing in residential zones		1-Dec-09	Completed w/adoption of Ordinance 425 in December 2009
Implementation Measure I.4.1	Provide information to promote construction of second units		On-going	Handouts available in Community Development Department (CDD)
Implementation Measure I.4.2	Use RDA funds to incentivize construction of second units		1-Dec-12	RDA dissolved and funding source eliminated
Implementation Measure I.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 I.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 II.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 II.1.2	Allow supportive and transitional housing in residential zones		1-Mar-11	Completed w/adoption of Ordinance 440 in April 2012
Implementation Measure II.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 II.1.4	Offer regulatory incentives for extremely low-income households		On-going	Offered with applicable projects
Implementation Measure II.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 II.3.1	Allow density bonuses in accordance w/State Law		1-Dec-09	Completed w/adoption of Ordinance 426 in December 2009
Implementation Measure II.4.1	Prioritize to decrease review time for affordable projects		On-going	Made available with applicable projects
Implementation Measure II.5.1	City to consider waiving/reducing fees for affordable projects		On-going	RDA dissolved and funding source eliminated
Implementation Measure II.6.1	City shall provide flexible development standards		On-going	Provided through Ordinances 440 and 426

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(CCR Title 25 §6202)

Jurisdiction		City of Clayton	
Reporting Period		1/1/2014	12/31/2014
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 2013 California Green Building Code in Feb. 2014 with Ordinance 452
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/countywide housing task	On-going	The City participates w/ regional/countywide 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

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Reporting Period	1/1/2014	-	12/31/2014

The City has continued to take significant steps in implementing the approved programs of the adopted and certified 2009-2014 Housing Element. Over the course of several years beginning in 2010, systematic progress has been made at implementing various programs. Within the reporting period for this APR, the City adopted Ordinance No. 452 to adopt the 2013 Uniform Building Codes, including the 2013 California Green Building Code. The City also adopted Ordinance No. 454, establishing and allowing multi-family housing projects to be considered by right under the Site Plan Review process for Planned Development Zoning Districts.

These final Housing Element implementation programs allowed the City to accomplish a streamlined process update of our Housing Element for the 8-year 2015-2023 cycle period. On October 14, 2014 the Planning Commission conducting a public hearing and adopted Resolution No. 04-14 recommending City Council approval of the 2015-2023 Housing Element, which was then followed up by City Council public hearing review and approval with adoption of Resolution No. 42-2014. The final approval/certification of the 2015-2023 Housing Element for the City of Clayton was provided in writing by the State Department of Housing and Community Development (HCD) on December 11, 2014.

City staff continues to promote and encourage the preservation of existing affordable housing units and the creation of new affordable housing opportunities in our discussion with housing developers.