

Housing Workshop

City Council Meeting
February 5, 2011





Workshop Purpose and Intent

- Overview of the Housing Element and its purpose
- Review proposed Policies and Action Programs
- Present community feedback from Housing Survey
- Receive public comments
- Provide policy direction to staff



What is the Housing Element?

- One of the seven State-mandated elements of the General Plan
- Provides a plan for how the City intends to meet existing and projected housing needs for all economic segments of the community



Affordable Housing Income Limits

2010-11 Median Household Income for CCC is
\$90,300

- Very low income is < 50%
- Low income is < 80%
- Moderate income is < 120%

	Income Limits	Maximum Rent*	Maximum Purchase*
Very Low	\$27,001 - \$45,150	\$1,025	\$99,000
Low	\$45,151 - \$63,200	\$1,250	\$160,000
Moderate	\$63,201 - \$99,300	\$2,379	\$340,000

*4 person family in a 3-bedroom home



Regional Housing Needs Allocation (RHNA)

	Very Low, <50%	Low, <80%	Moderate, <120%	Above Moderate	Total
Antioch	516	339	381	1,046	2,282
Brentwood	717	435	480	1,073	2,705
Clayton	49	35	33	34	151
Concord	639	426	498	1,480	3,043
Danville	196	130	146	111	583
El Cerrito	93	59	80	199	431
Hercules	143	74	73	163	453
Lafayette	113	77	80	91	361
Martinez	261	166	179	454	1,060
Moraga	73	47	52	62	234
Oakley	219	120	88	348	775
Orinda	70	48	55	45	218
Pinole	83	49	48	143	323
Pittsburg	322	223	296	931	1,772
Pleasant Hill	160	105	106	257	628
Richmond	391	339	540	1,556	2,826
San Pablo	22	38	60	178	298
San Ramon	1,174	715	740	834	3,463
Walnut Creek	456	302	374	826	1,958
Unincorporated	815	598	687	1,408	3,508
Contra Costa Total	6,512	4,325	4,996	11,239	27,072



Brentwood's progress on the RHNA?

Income Group	Total Need	Units Built 2007-2010	Units Approved and/or Under Construction	Remaining Need
Very Low	717	178	12	527
Low	435	5	35	395
Moderate	480	106	9	365
Above Moderate	1,073	692	4,154	0
TOTAL	2,705	981	4,210	1,287

Approach to Housing Element Changes to Policies and Action Programs

- Don't Reinvent the Wheel
- Keep What Works
- Make Revisions as needed





Policies and Action Programs

What is the major change and why has it been included?

- SB2 requires zoning to allow emergency shelters and transitional housing as permitted uses
- Existing Action Program has been modified to accomplish this within one year as required



Housing Survey Results

- 19,215 Surveys mailed to all households within Brentwood including Single family, apartments and mobile homes.
- 1,364 responses received – 7% return rate
 - 94.78% were in single family homes
 - 92.40% owned their home



Survey Income Categories

Out of 1,364 responses:

- 150 (11%) were Very Low Income
- 178 (13%) were Low Income
- 230 (17%) were Moderate Income

Or a total of 41% of respondents were classified as moderate income or below.

Section 8

Total Section 8 vouchers in Brentwood:

373 – 2008

398 – 2009

297 – 2010

297 represents less than 2% of Brentwood's approximately 15,100 single family homes.

Survey Results

Supported survey issues:

- Providing housing affordable to Brentwood's work force (i.e., retail clerks, office personnel, wait staff, etc).
- Code enforcement to ensure residences are maintained to Brentwood's standards.
- Establishing information programs to help at-risk homeowners keep their homes.
- Establishing programs to help maintain and secure neighborhoods that have suffered due to the economy.
- Rehabilitation of existing housing and neighborhoods.
- Providing energy conservation measures in new housing construction.

Survey Results

Survey issues not supported:

- Integrating housing throughout the community to create mixed-income neighborhoods.

Survey issues moderately supported:

- Mixed use projects
- Home ownership and first time home buyers assistance
- Ensuring that the housing market provides a variety of housing types to meet the varied needs of all residents
- Providing housing affordable for special needs groups (i.e., low income, seniors, disabled, homeless).



Redevelopment Agency's Housing Requirements

- Mandated to spend 20% of its tax increment to create and preserve affordable housing.
- Funds can be used City-wide.
- Funds must be spent commensurate with Brentwood's age and income level needs.
- Agency is in compliance with production, income and age requirements.
- \$5.5M current balance.
- Excess surplus status effective July 1, 2012



City of Brentwood's Affordable Housing Ordinance

- Adopted in 2003.
- State law does not require cities to adopt an inclusionary housing ordinance to receive certification of Housing Element.
- Ordinance provides the City:
 - Direct production of affordable units within new subdivision.
 - Fees to create and preserve affordable housing.



City of Brentwood's Affordable Housing Ordinance

- As a result of downturn in real estate market, moderate income households can now afford market-rate homes.
- Council re-acted to this new reality by amending in-lieu fees, resulting in no burden on developers to create moderate units.
- \$6.5M current balance.



Goals, Policies and Action Programs





Goal 1

GOAL 1 - HOUSING: Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of all Brentwood residents.



Policy 1.1

POLICY 1.1 - Provide adequate residential sites for the production of new for-sale and rental residential units, emergency shelters and transitional and supportive housing sites for existing and future residents.

1.1.1 - Annual Evaluation

1.1.2 – Second Unit/Accessory Units

1.1.3 – Very High Density Workforce Housing Sites

1.1.4 – Emergency Shelters and Transitional and Supportive Housing Sites



Policy 1.2

POLICY 1.2 - Ensure the supply of safe, decent and sound housing for all residents.

1.2.1 - Monitor At-Risk Projects

1.2.2 - Housing Rehabilitation Program

1.2.3 - Apartment Rehabilitation Program

1.2.4 – Health and Safety Grant Program

1.2.5 - Community Education Regarding the Availability of Rehabilitation Programs

1.2.6 Housing Condition Survey

1.2.7 Residential Design Guidelines



Policy 1.3

POLICY 1.3 - Provide incentives for **water conservation measures** in new housing.

1.3.1 - Water Conservation Program

1.3.2 – Landscaping Water Efficiency

Policy 1.4

POLICY 1.4 - Ensure that available multi-family rental units for Brentwood's population include an adequate variety of choices of tenure (product types), price, unit sizes, amenities, and location of housing in the community and maintain an adequate supply of rental housing available to low- and moderate-income persons. Minimize displacement of tenants, particularly seniors, disabled, and low- and moderate-income residents, in rental apartments and encourage ownership of lower-cost residential units by prior renters through the **regulation of condominium conversions**.

1.4.1 – Condominium Conversion Ordinance

1.4.2 – Monitoring of Rental Unit Opportunities



Goal 2

GOAL 2 - AFFORDABILITY: Provide housing that is affordable to all socio-economic segments of Brentwood's population.



Policy 2.1

POLICY 2.1 – Provide housing affordable and appropriate for a variety of Brentwood households at all economic levels throughout the City.

2.1.1 – Compliance with Affordable Housing Ordinance (10%)

2.1.2 – Affordable Units in Redevelopment Area

2.1.3 – Monitor the Effectiveness of the City’s Affordable Housing Ordinance and Agency’s production of affordable housing

2.1.4 Additional Development Incentives for Affordable Housing

2.1.5 First-Time Homebuyer Assistance Program



Policy 2.2

POLICY 2.2 - Support the use of available local, County, State, and Federal housing assistance programs.

2.2.1 - Affordable Housing Assistance



Policy 2.3

POLICY 2.3 - Assist and cooperate with non-profit, private, and public entities to maximize **opportunities to develop and preserve affordable housing.**

2.3.1 - Partnership Program

2.3.2 - Support Housing Sponsors

2.3.3 – Apartment Rehabilitation Program

2.3.4 – Health and Safety

2.3.5 – First Time Homebuyer Program

2.3.6 – Conversion of At-Risk Units and Market Rate Units

2.3.7 – Land Acquisition

Policy 2.4

POLICY 2.4 - Review and modify all **standards and application processes** to ensure that none act to constrain the production of affordable units.

2.4.1 - Streamline Application Process

2.4.2 - Density Bonus Ordinance

2.4.3 - Density Bonus

2.4.4 - Priority Building Inspections for Affordable Housing Projects

2.4.5 - Improve Certainty of Residential Development Standards

Goal 3

GOAL 3 - EQUITABLE DISTRIBUTION OF AFFORDABLE HOUSING: Achieve and maintain an equitable distribution of housing for all economic groups throughout the community.

POLICY 3.1 - Facilitate the **integration of new lower income households** into the fabric of the community, avoiding, where feasible, identifying housing developments or portions of a development as being restricted to “very low,” “low,” or “moderate” income households.

3.1.1 – Affordable Housing Design and Distribution

3.1.2 -- Community Education

3.1.3 - Development Incentives



Policy 3.2

POLICY 3.2 - Facilitate infill and new residential projects within all areas of the City as a means of making each neighborhood more attractive for all types of housing units thereby encouraging future private economic investment in the community.

3.2.1 - Marketing Materials

3.2.2 - Meet with Potential Developers

3.2.3 - Housing for Very Low and Low Income Residents

3.2.4 – Improve Participation In Existing Local Housing Assistance Programs

Policy 3.3

POLICY 3.3 – Maintain an inventory of lands that equitably distributes low, medium, high and very high density residential development throughout the community.

3.3.1 – Monitor the availability of low, medium, high, and very high density sites



Goal 4

GOAL 4 – HOUSING OPPORTUNITIES: Provide equal housing opportunities for all residents of Brentwood.

Policy 4.1

POLICY 4.1 – Encourage and support the **enforcement of laws and regulations prohibiting discrimination** in lending practices and in the sale or rental of housing.

4.1.1 - Cooperative Association with Non-Profit

4.1.2 – Disseminate Fair Housing Information

4.1.3 – Foreclosure Prevention and Loan Modification Information

Policy 4.2

POLICY 4.2 – Assure the provision of housing opportunities for those residents of the City who have **special housing needs**, including farmworkers, the elderly, disabled, large families, and the homeless.

4.2.1 – Housing Opportunities for Special Needs Groups

4.2.2 – Zoning for Homeless Shelters/Transitional Housing

4.2.3 – Coordination with agencies serving the homeless



Comments/Questions/Direction

Citizen's Comments



Council Discussion and Direction

- Council Discussion
- Direction to staff on modifications to the Goals, Policies and Action Programs



Housing Programs (using Agency and Housing funds)

Name of Existing Program	Entity	Resources	Funding	Production
First-time homebuyer assistance	C	Medium	Medium	Low
New construction – rental	C/A	High	High	High
New construction – owner	A	High	Medium	Medium
Rehabilitation – rental	A	High	Medium	Low
Rehabilitation – owner	A	Low	Medium	Low
Health & Safety Program	A	Medium	Low	Medium
Acquisition of building sites; sell to affordable housing developer	A	High	High	Low - High
Purchase covenants; conversion of at-risk/market rate units to affordable	A	Medium	High	Medium
Purchase existing SFR, rehab and flip to modest-income household		High	High	Low



Options to Amend City's Housing Ordinance

- Option 1: No change – 10% (3% VL, 4% L, 3% M)
- Option 2: Amend to reduce affordability percentage:
 - 10% - 3% VL and 7% L
 - 7% - 3% VL and 4% L
 - 5% - 3% VL and 2% L
 - Sliding Scale: the deeper affordability, the fewer units
 - Add developer-friendly terms
 - Delay collection of in-lieu fees
- Option 3: Repeal Ordinance

Next Steps

Housing Element Update Processing

- Revise document based on policy direction
- Planning Commission Public Hearing
- City Council Public Hearing
- Submit to State for 60-day review
- Revisions to draft if required by State
- Final adoption by City
- State certification



Thank you!