

PART 1- GOALS / POLICIES / MEASURES

GOALS AND POLICIES

Adequate Sites and New Construction

- Goal I** **Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share housing allocation.**
- Policy I.1. The City shall designate and zone sufficient land to accommodate Clayton's projected fair share housing allocation as determined by the Association of Bay Area Governments.
- Policy I.2. The City shall actively support and participate in the development of very-low, low, and moderate income housing to meet Clayton's fair share housing allocation and redevelopment agency housing requirements. To this end, the City shall help facilitate the provision of affordable housing through the granting of regulatory concessions and available financial assistance.
- Policy I.3. The City shall increase the development potential to facilitate construction of affordable housing on the Old Fire Station and High Street Affordable Housing Opportunity sites (see Figure 1).
- Policy I.4. The City shall require residential projects on the Affordable Housing Opportunity Sites to include on-site units affordable to very low (minimum of 10 percent), low (minimum of 10 percent), and moderate (minimum of 20 percent) income households (see Figure 1).
- Policy I.5. The City shall require new market-rate residential projects (including land divisions) of two or more units, to develop at least five percent of all project units as very low-income housing and at least five percent of all project units as low-income housing. In lieu of constructing the required number of very low- and low-income units on-or off-site, the applicant may, at the City's discretion, make an in-lieu cash contribution, dedication of land, or combination thereof.
- Policy I.6. The City shall promote wherever feasible, homeownership for low- and moderate-income households in Clayton.
- Policy I.7. The City shall encourage the development of second dwelling units on new and existing single family-zoned lots.
- Policy I.8. The City shall encourage and promote second dwelling units as affordable, permanent rental housing.
- Policy I.9. The City shall aggressively promote mixed-use or second-story residential units above commercial uses in the Town Center.