

# STATE OF THE CITY

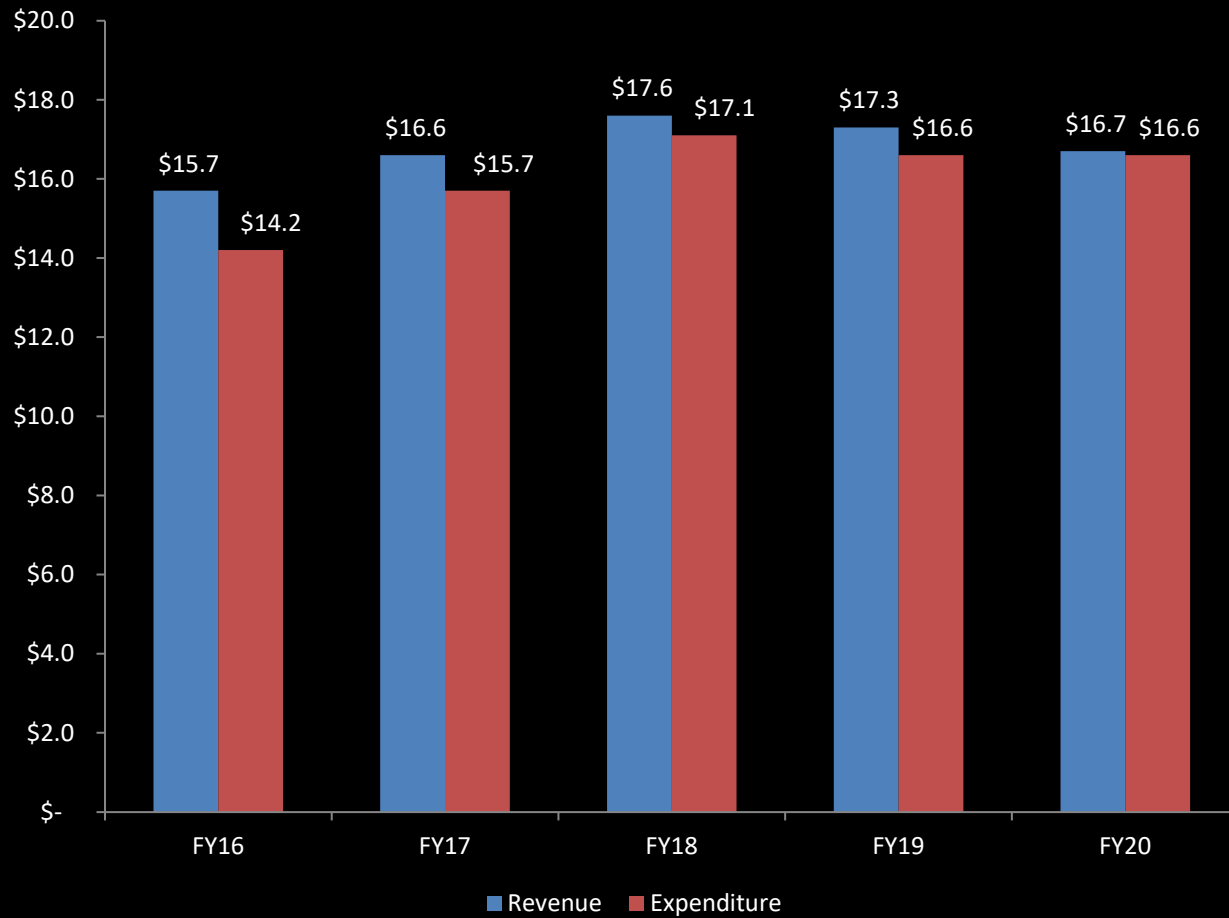


Lafayette Homeowner's Council  
February 6, 2020

# FINANCES

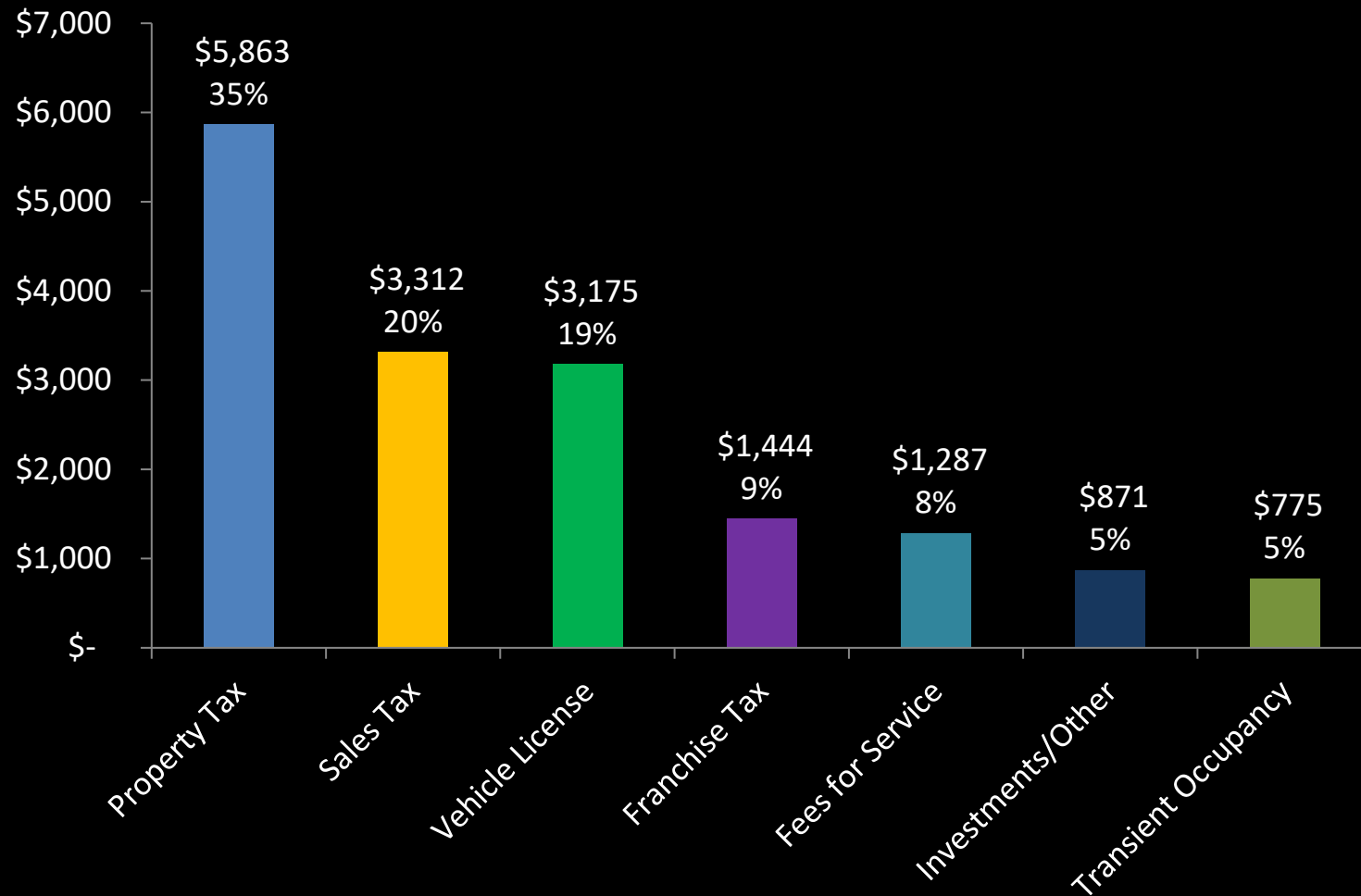


# General Fund Revenue vs. Expenses (\$ in millions)

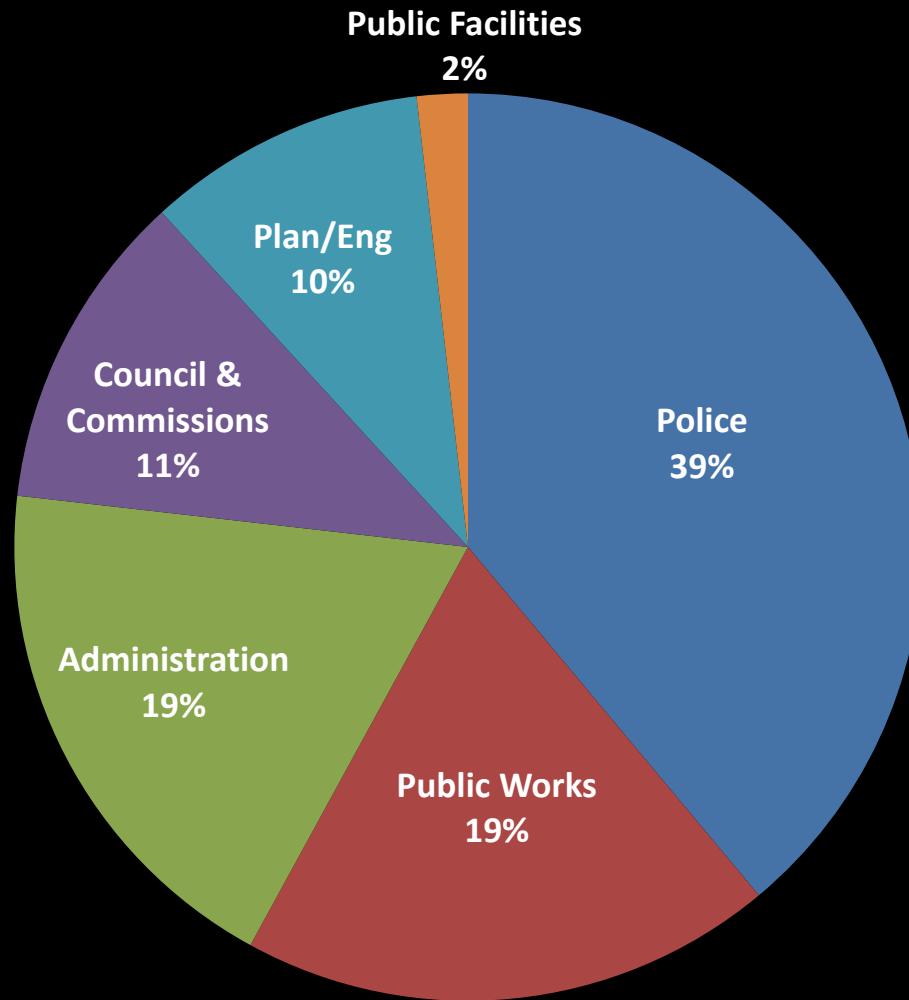


# General Fund Revenue

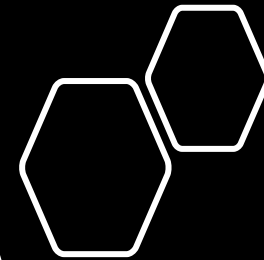
(\$ in 1,000s)



# General Fund Expenses



# Sinking Funds for Capital Purchases



- Library Maintenance
- Playground Equipment
- Vehicle Replacements
- Community Center Roof
- Ballfield Rehab

# General Fund Budget Reserves



# Street Maintenance Strategy

Target PCI = 76

Waste Management	\$1,000,000
General Fund	\$400,000
Successor Admin Fee	\$250,000
?????	\$150,000
<b>TOTAL</b>	<b>\$1,800,000</b>



# Budget Vulnerabilities



Stormwater Pollution



Police Costs



Downtown Maintenance

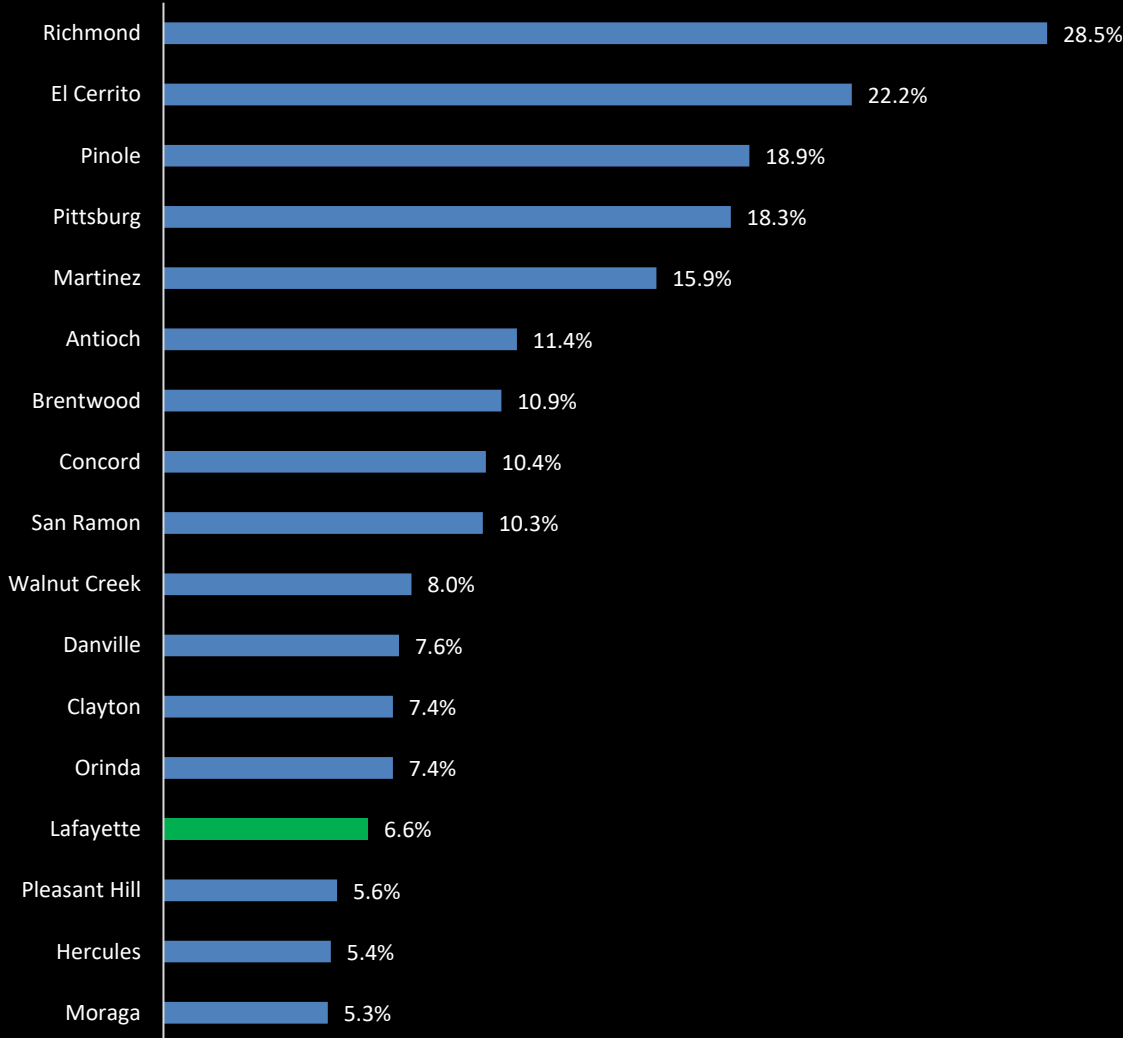


Legal Fees



Wildfire Prevention

# Property Tax - % Received by City

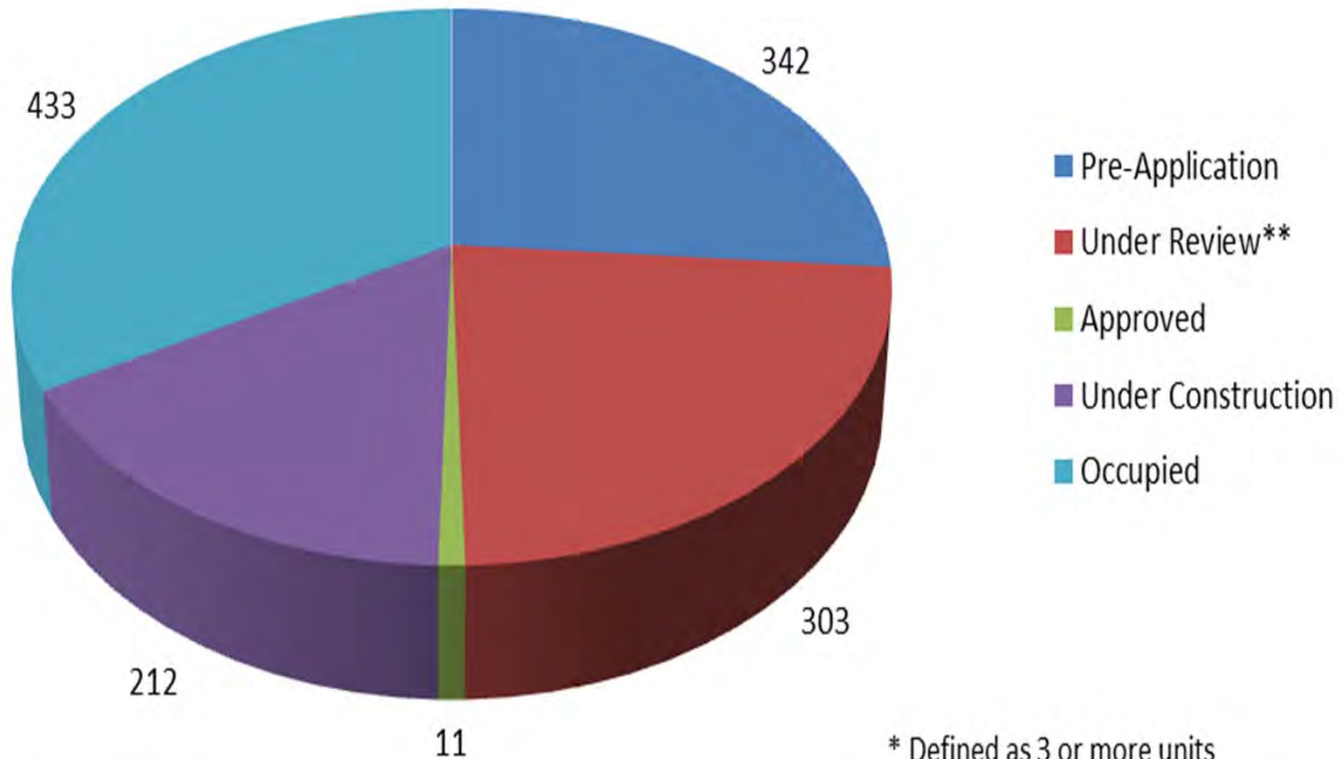


**Lafayette gets 6 cents of every dollar paid**

# HOUSING & DEVELOPMENT



# Status of Multifamily Buildings\*



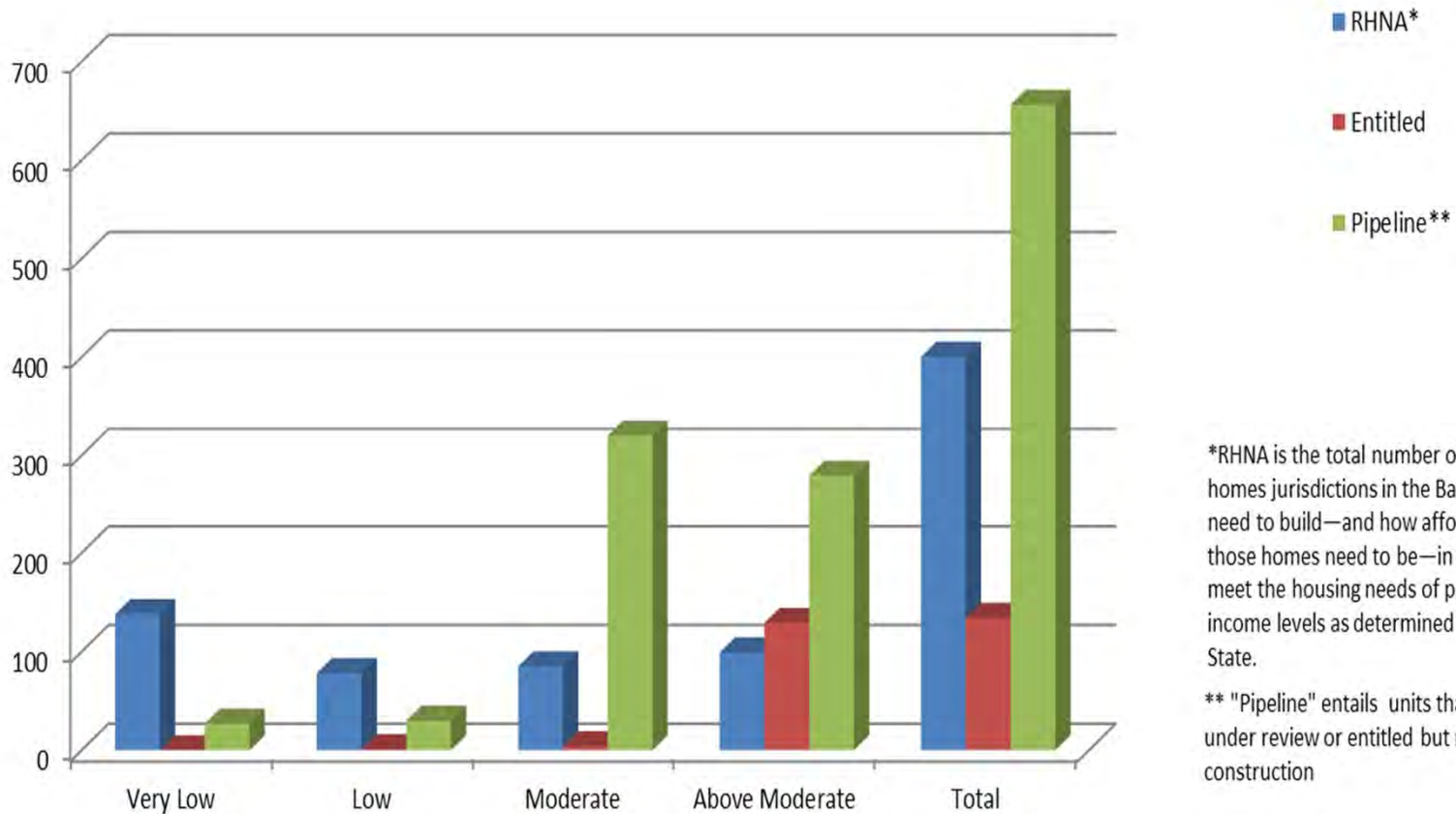
Updated January 2020

\* Defined as 3 or more units

\*\*submitted application, no final action

	Units	Percent
Pre-Application	342	26%
Under Review**	303	23%
Approved	11	1%
Under Construction	212	16%
Occupied	433	33%
Total	1,301	100%

## Number of Units Entitled & Projected vs. Number of Units Required by the Regional Housing Needs Allocation (RHNA) for 2015-2023 RHNA Cycle



\*RHNA is the total number of new homes jurisdictions in the Bay Area need to build—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels as determined by the State.

\*\* "Pipeline" entails units that are under review or entitled but not under construction

Updated January 2020

Income	RHNA	Entitled	Pipeline
Very Low	138	0	27
Low	78	1	30
Moderate	85	4	320
Above Moderate	99	129	279
Total	400	134	656

# LEGISLATIVE INITIATIVES





as of May 1, 2019

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High resolution PDF at  
[tinyurl.com/sb50zones](http://tinyurl.com/sb50zones)

**HZ**  
**Hazardous Areas**  
Very High Fire Hazard Areas, Floodplains, and Coastal Zone in small cities.



No Change to Zoning.

**CA**  
**California Standard Residential Zone**  
Fourplexes allowed in most zones statewide.



Up to 4 homes per lot. Existing height and yard requirements still apply.

Limited additions allowed on lots with existing houses.

**JR/B<sup>1/4</sup>**  
**Jobs Rich or Major Bus Stop**  
High opportunity areas and areas 1/4 mile from major bus stop.



No change to height or yard requirements, but any number of homes allowed.

Not Applicable in small counties.

**RR<sup>1/2</sup>**  
**Half Mile from Rail/Ferry**



45' Height and any number of homes allowed.

In small counties, height limit near rail/ferry is raised by 1 story / 15 feet above existing zoning in cities with population greater than 50,000.

**RR<sup>1/4</sup>**  
**Quarter Mile from Rail/Ferry**



55' Height and any number of homes allowed.

**Large counties:**  
Population over 600,000  
Alameda, Contra Costa, Fresno, Kern, Los Angeles, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Francisco, San Joaquin, San Mateo, Santa Clara, Ventura

**Small counties:** all others.

**Affordable Housing**

Projects with 11 or more units required to provide affordable housing or pay fee, and can get a density bonus increasing number of homes by up to 35%.

No parking required in large counties or cities with over 100,000 people. 0.5 cars/home elsewhere.

No demolition of existing rental housing allowed.

No parking required in large counties. 0.5 cars/home elsewhere.

**Major Bus Stop**  
Rush hour bus frequency of at least 1 bus every 10 minutes; 20-30 minutes at other times.

No demolition of existing rental housing allowed.  
Parking requirements reduced to no more than 0.5 cars per home.

Buildings constructed or vacant land may be any size allowed by existing zoning.

No demolitions allowed. Maximum 15% increase in square feet for conversions of existing houses.

Coastal zones excluded only in cities with population under 50,000.



**NR Non-Residential** No change to zoning.

**S Low Income / Sensitive Community** 5-year community process to determine zoning changes.

**H Historic** No demolition of historic buildings. No change to zoning in historic districts in small counties or to contributing parcels in districts created in 2010 or earlier.

## Job Growth Far Surpassed New Housing Between 2010 to 2016





**JOBS, HOUSING UNITS, AND JOBS/HOUSING RATIO FOR CONTRA COSTA JURISDICTIONS  
YEARS 2010 AND 2040**

JURISDICTION	JOBS		HOUSING UNITS		JOBS/HOUSING RATIO	
	2010	2040	2010	2040	2010	2040
Antioch	20,115	25,745	34,849	41,830	0.58	0.62
Brentwood	11,625	11,990	17,523	27,550	0.66	0.44
Clayton	1,995	2,095	4,086	4,205	0.49	0.50
Concord	54,275	95,455	47,125	67,145	1.15	1.42
Danville	11,840	13,120	15,934	16,300	0.74	0.80
El Cerrito	5,315	5,910	10,716	12,355	0.50	0.48
Hercules	4,955	5,420	8,553	9,835	0.58	0.55
Lafayette	8,990	9,940	9,651	10,165	0.93	0.98
Martinez	20,710	26,085	14,796	15,640	1.40	1.67
Moraga	4,570	5,725	57,554	6,020	0.08	0.95
Oakley	3,410	5,365	11,484	17,050	0.30	0.31
Orinda	4,835	5,500	6,804	6,935	0.71	0.79
Pinole	6,700	8,485	7,158	7,430	0.94	1.14
Pittsburg	11,835	15,615	21,126	27,525	0.56	0.57
Pleasant Hill	16,360	19,800	14,321	14,550	1.14	1.36
Richmond	30,685	61,815	39,328	56,310	0.78	1.10
San Pablo	7,430	9,100	9,571	10,010	0.78	0.91
San Ramon	47,950	71,775	26,222	30,920	1.83	2.32
Walnut Creek	50,855	58,090	32,681	38,650	1.56	1.50
Unincorporated County	35,790	41,085	-	69,530	-	0.59
Contra Costa County Total	360,230	498,115	-	489,955	-	1.02

Sources: ABAG Projections 2017; Bay Area Census housing unit data for 2010

**JOBS, EMPLOYED RESIDENTS, AND JOBS PER EMPLOYED RESIDENT BY JURISDICTION  
YEARS 2010 AND 2040**

JURISDICTION	JOBS		EMPLOYED RESIDENTS		JOBS PER EMPLOYED RESIDENT	
	2010	2040	2010	2040	2010	2040
Antioch	20,115	25,745	48,385	61,020	0.42	0.42
Brentwood	11,625	11,990	18,095	29,030	0.64	0.41
Clayton	1,995	2,095	6,245	6,975	0.32	0.30
Concord	54,275	95,455	61,520	93,480	0.88	1.02
Danville	11,840	13,120	21,280	26,630	0.56	0.49
El Cerrito	5,315	5,910	12,590	16,170	0.42	0.37
Hercules	4,955	5,420	12,370	15,300	0.40	0.35
Lafayette	8,990	9,940	12,185	15,030	0.74	0.66
Martinez	20,710	26,085	19,565	22,000	1.06	1.19
Moraga	4,570	5,725	7,620	9,400	0.60	0.61
Oakley	3,410	5,365	15,425	23,080	0.22	0.23
Orinda	4,835	5,500	8,275	10,435	0.58	0.53
Pinole	6,700	8,485	9,345	10,665	0.72	0.80
Pittsburg	11,835	15,615	27,185	39,380	0.44	0.40
Pleasant Hill	16,360	19,800	17,420	19,550	0.94	1.01
Richmond	30,685	61,815	44,610	70,010	0.69	0.88
San Pablo	7,430	9,100	10,970	12,840	0.68	0.71
San Ramon	47,950	71,775	36,240	46,940	1.32	1.53
Walnut Creek	50,855	58,090	32,075	42,240	1.59	1.38
Unincorporated County	35,790	41,085	76,035	95,700	0.47	0.43
Contra Costa County Total	360,230	498,115	497,445	665,875	0.72	0.75

Source: ABAG Projections 2017