



HOUSING ELEMENT UPDATE



CITY OF EMERYVILLE

Planning Commission Study Session

March 27, 2014

Overview

- ▶ Housing Element overview and update process
- ▶ Demographic trends
- ▶ Housing characteristics
- ▶ Housing market trends
- ▶ Existing resources
- ▶ Next steps



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Housing Element Requirements

- ▶ One of seven mandated general plan elements
- ▶ Existing and projected housing needs for all economic segments of the community
- ▶ Review and certification by the California Department of Housing and Community Development (HCD)



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New this Planning Period

- ▶ **SB 812** – Planning for persons with developmental disabilities
- ▶ **SB 375** – Timing of the planning cycle (bring housing elements into alignment with regional plan updates)
- ▶ **Streamlined Review** – Process for a more efficient review of housing elements

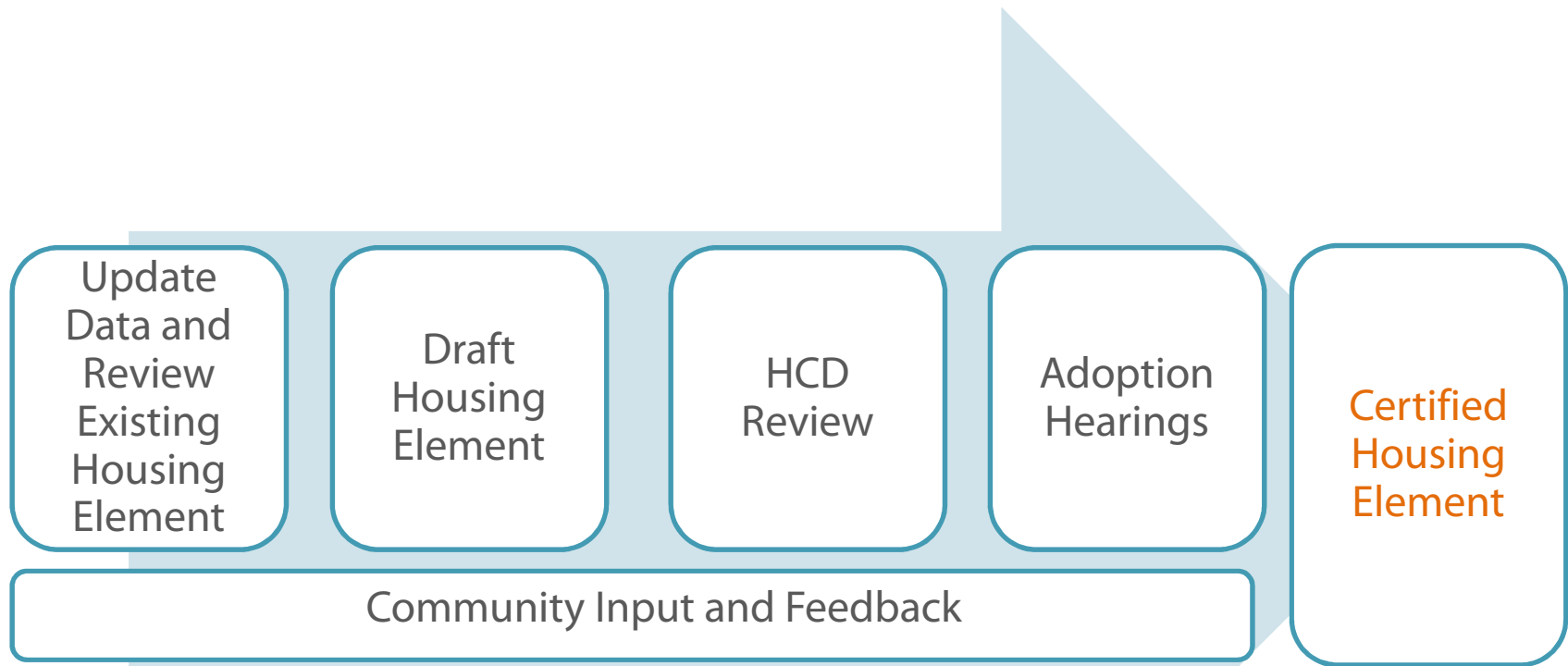


Emeryville Housing Element

- ▶ Part of the Emeryville General Plan (adopted in 2009)
- ▶ Adopted and certified in 2010
- ▶ Annual implementation reports



Update Process

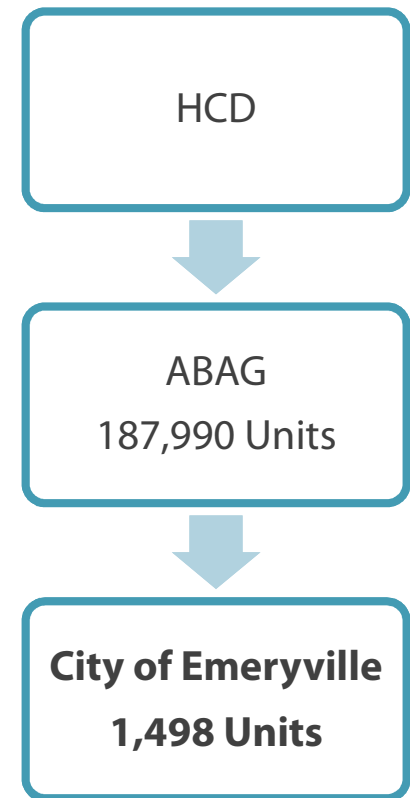


Update Schedule

Thursday, March 27	Planning Commission study session
Wednesday, April 2	Housing Committee meeting
Tuesday, April 22	City Council study session
May/June	Public review draft Housing Element
June	Housing Committee meeting Planning Commission hearing
July	City Council hearing
July – September	HCD review
October/December	Adoption hearings
December/January – February/March	Final HCD review and certification

Regional Housing Needs Allocation (RHNA)

- ▶ State law requires HCD to determine regional housing needs
- ▶ ABAG allocates the regional number among its jurisdictions
- ▶ Allocation is distributed among income categories



2014-2022 RHNA

Income Category	Annual Income Range*	Number of Units	Percentage of Total
Extremely Low	≤ \$28,050	138	9%
Very Low	\$28,051-\$46,750	138	9%
Low	\$46,751-\$67,600	211	14%
Moderate	\$67,601-\$112,200	259	17%
Above Moderate	> \$112,200	752	50%
Total		1,498	-

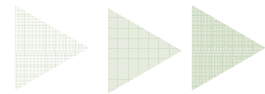
*Based on a 4-person household

Sources: ABAG Regional Housing Needs Allocation, 2013; HCD Income Limits, 2014



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Community Workshop



Input Summary



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Housing Needs

- ▶ Housing and amenities for families with children
- ▶ Homeless services and facilities
- ▶ Section 811 housing (for persons with disabilities)
- ▶ Senior housing
- ▶ Expanded public transportation
- ▶ More parks and recreation
- ▶ Neighborhood identities (sense of place)
- ▶ Quality of life features

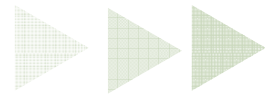
Vision

- ▶ People-friendly neighborhoods (walkable and bikeable)
- ▶ Energy efficient and environmentally sensitive
- ▶ Family friendly
- ▶ Opportunities and services for lower-income families and seniors
- ▶ Creative vertical and mixed-use housing
- ▶ More owner-occupied housing
- ▶ Neighborhood identities (sense of place)
- ▶ Quality of life features

Vision

- ▶ High quality transit
- ▶ Improved connections across freeway and rail lines
- ▶ Housing linked to parks, transit, and schools
- ▶ Greater diversity in unit types and sizes
- ▶ Improved accessibility (universal design)
- ▶ Funding source for affordable housing (in-lieu/impact fee)

Demographic Trends

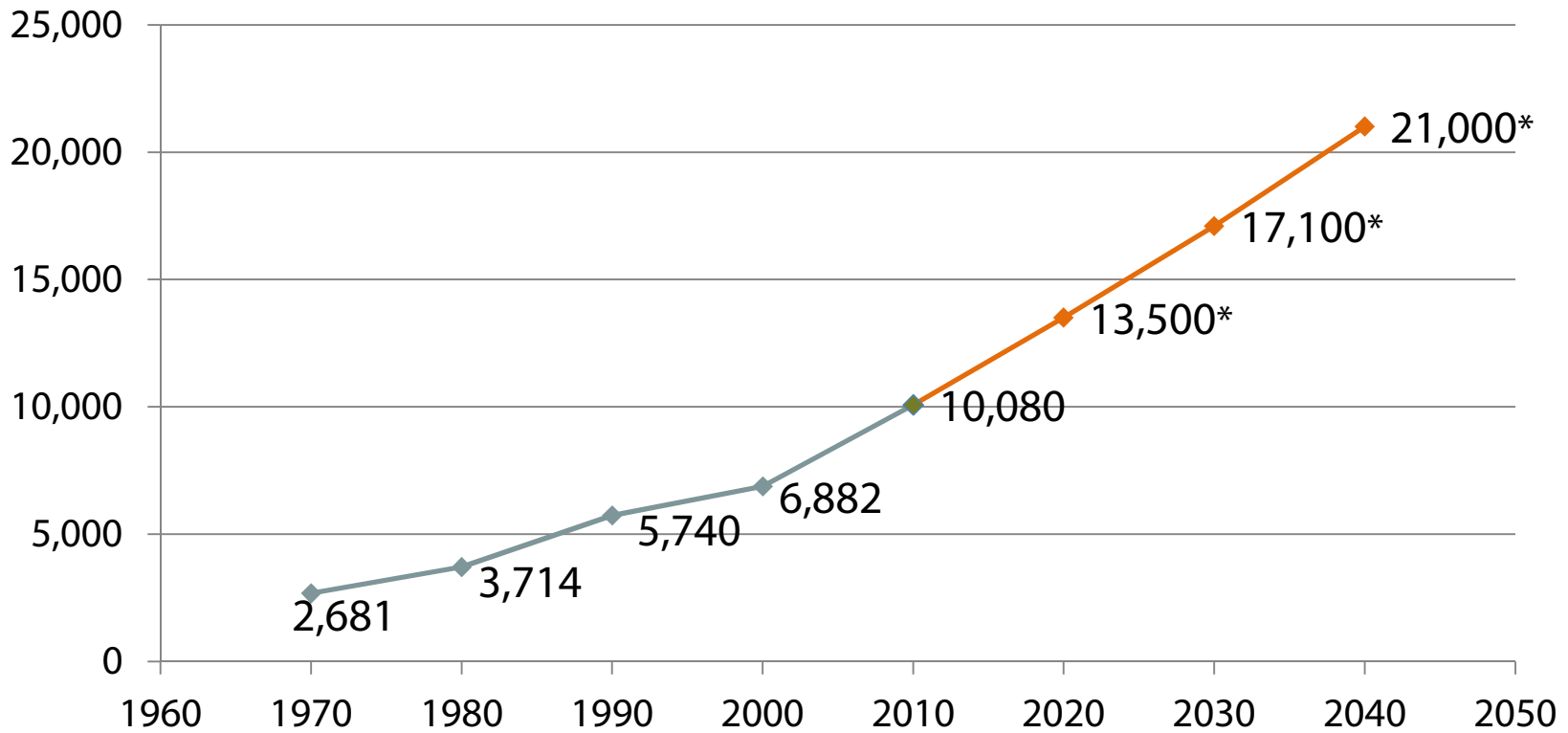


Initial Findings



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Population Growth



* ABAG projection

Sources: US Census (as compiled by ABAG for Bay Area Census and Data Profiles for Housing Elements, 2014); ABAG Projections, 2013



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Household Size

Average number of persons per household

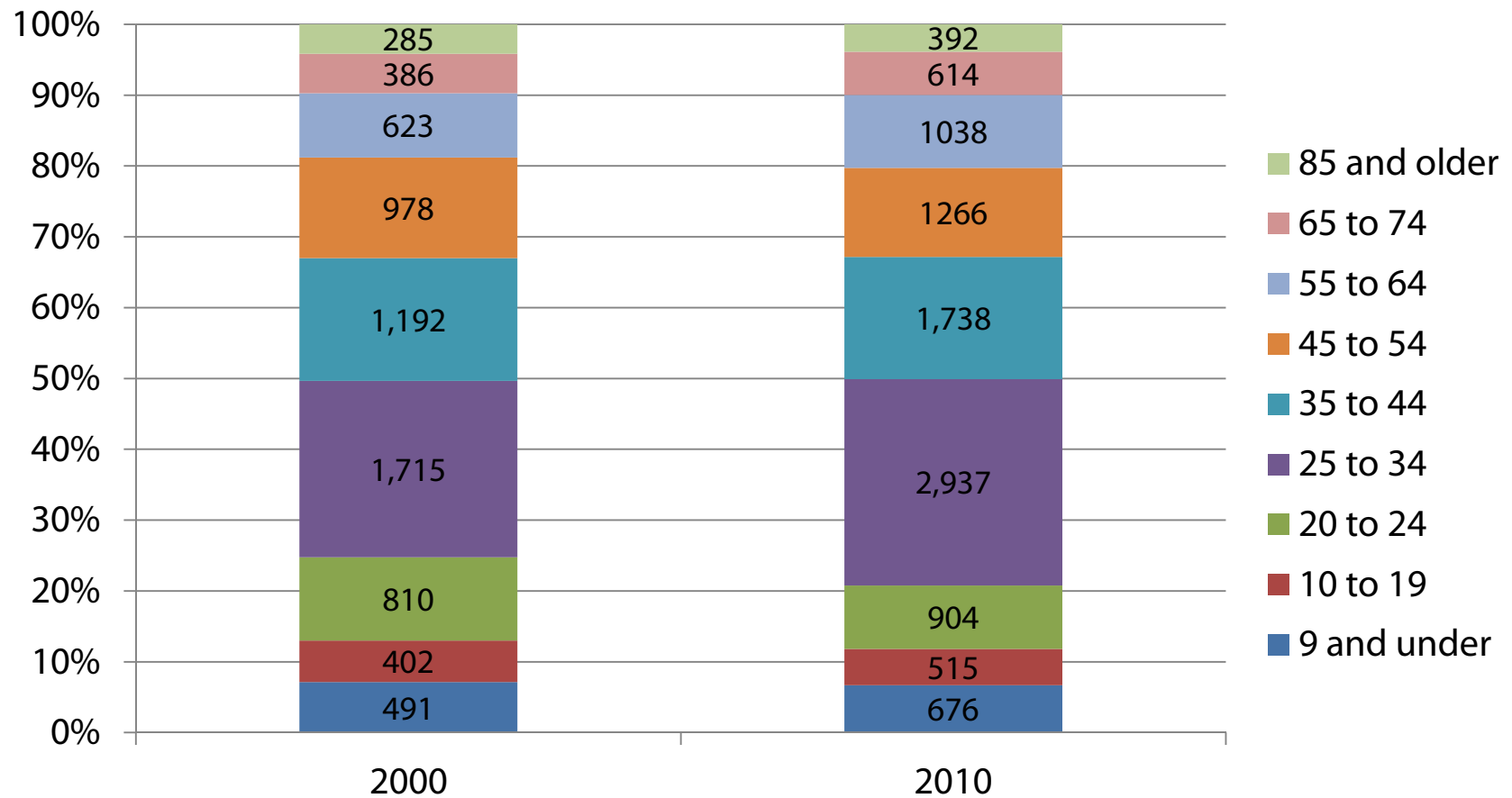
Area	2000	2010
Emeryville	1.71	1.76
Alameda County	2.71	2.70
California	2.87	2.90

Sources: 2000 and 2010 US Census



Population Age

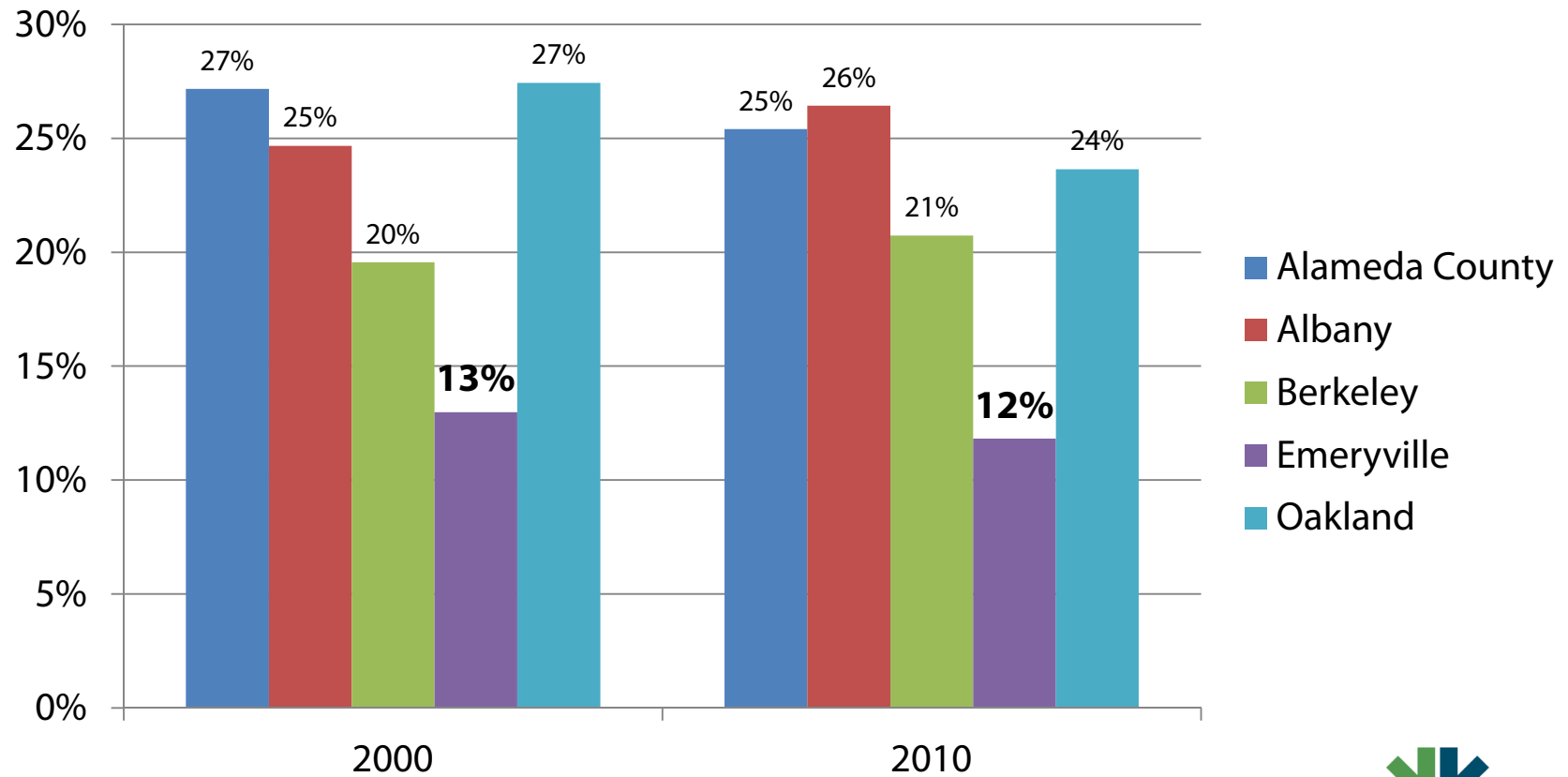
Median age: 35.2 35.0



Source: 2000 and 2010 US Census

Population Age

Children/young adults age 19 and under as a percentage of overall population



Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)



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Race/Ethnicity



Source: 2000 and 2010 US Census



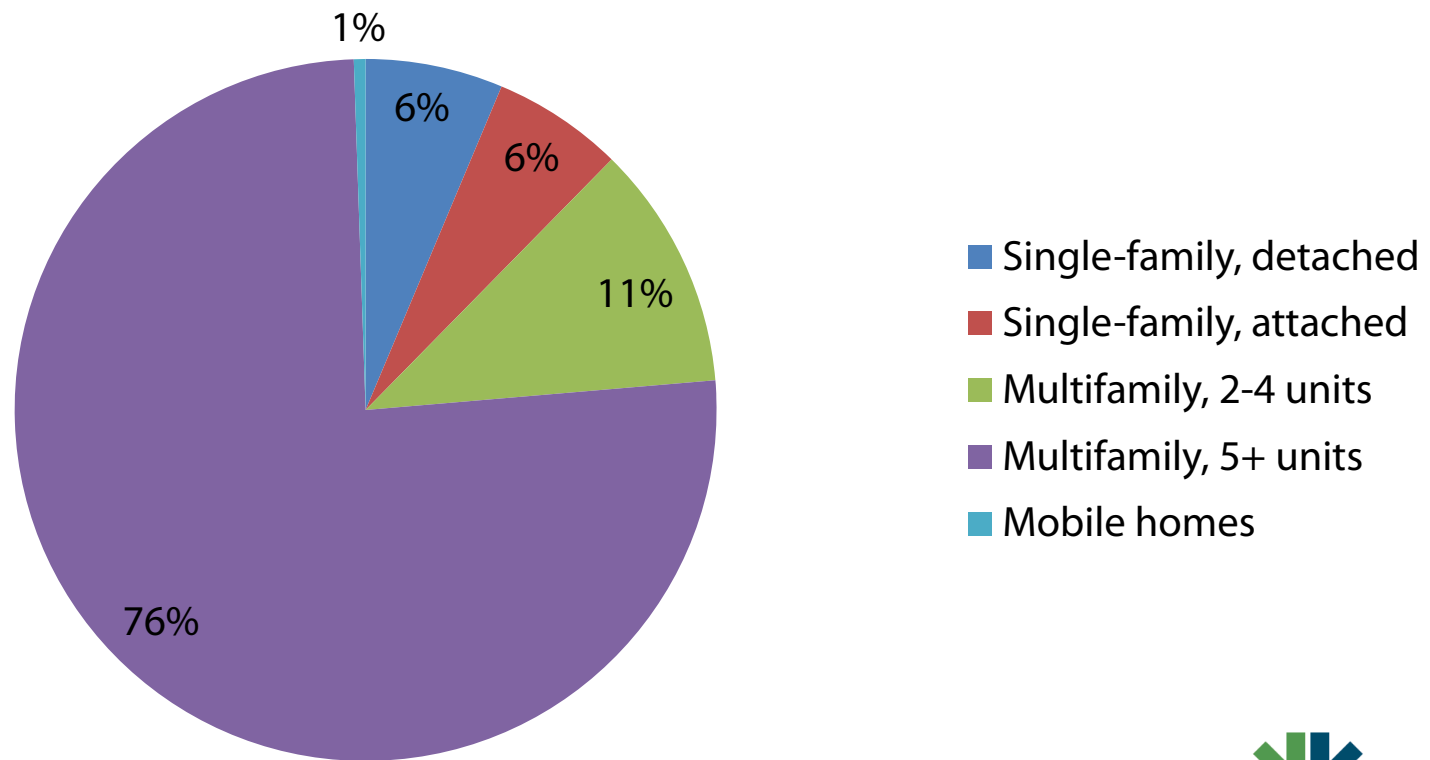
Housing Characteristics



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Housing Types

Percentage of homes by building structure



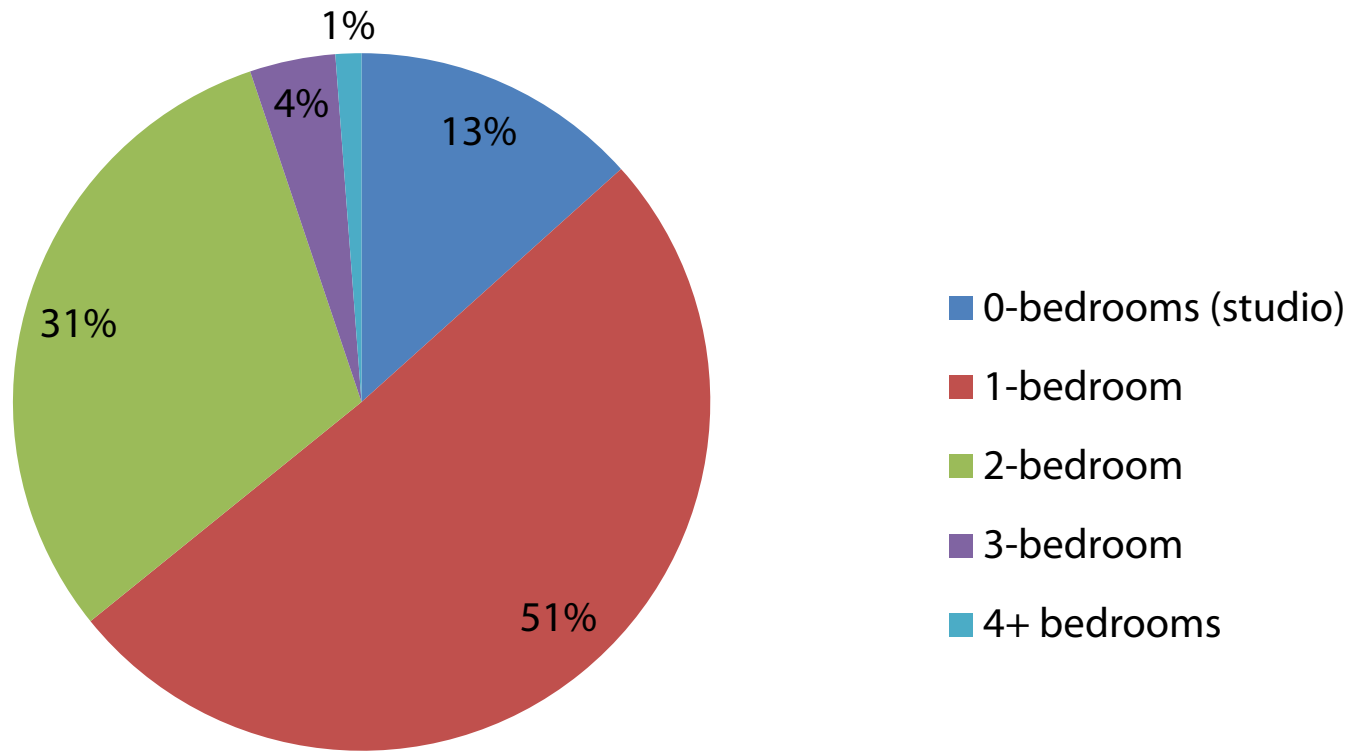
Source: California Department of Finance, 2013 (ABAG Data Profiles for Housing Elements, 2014)



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Housing Types

Percentage of homes by number of bedrooms

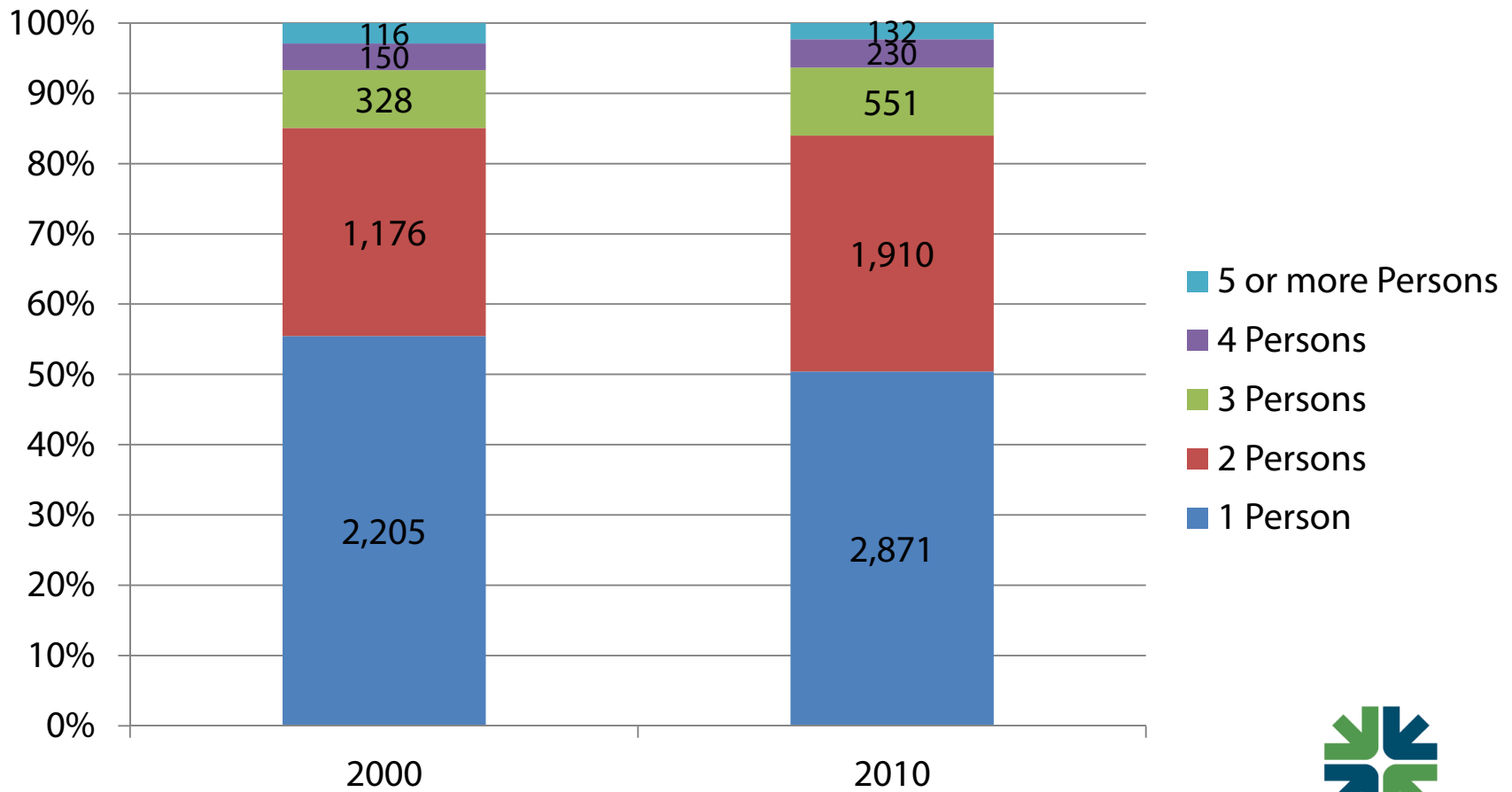


Source: American Community Survey, 2008-2012



Home Occupancy

Persons per occupied home

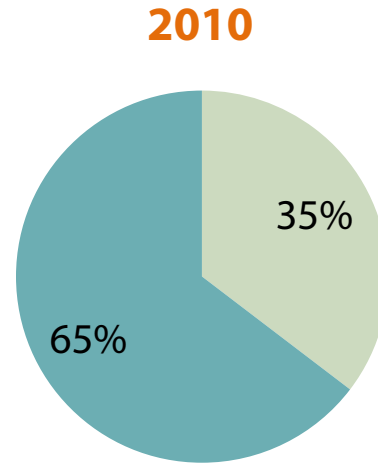
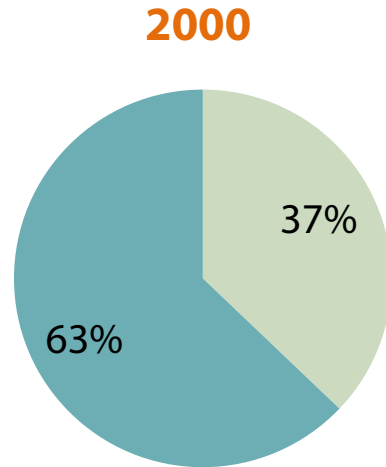


Source: 2000 and 2010 US Census



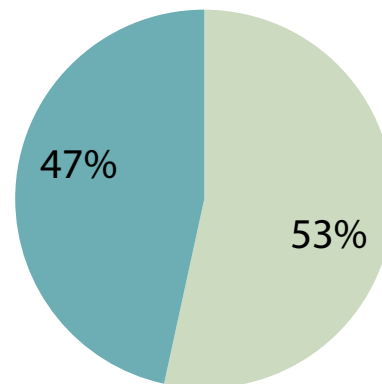
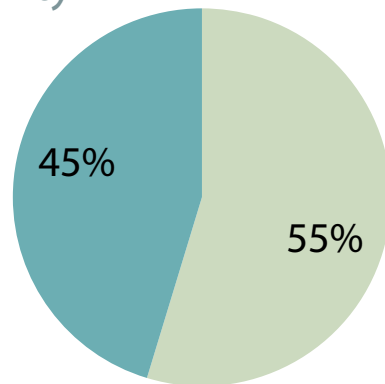
Housing Tenure

Emeryville



- Owner Occupied
- Renter Occupied

Alameda County



Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)



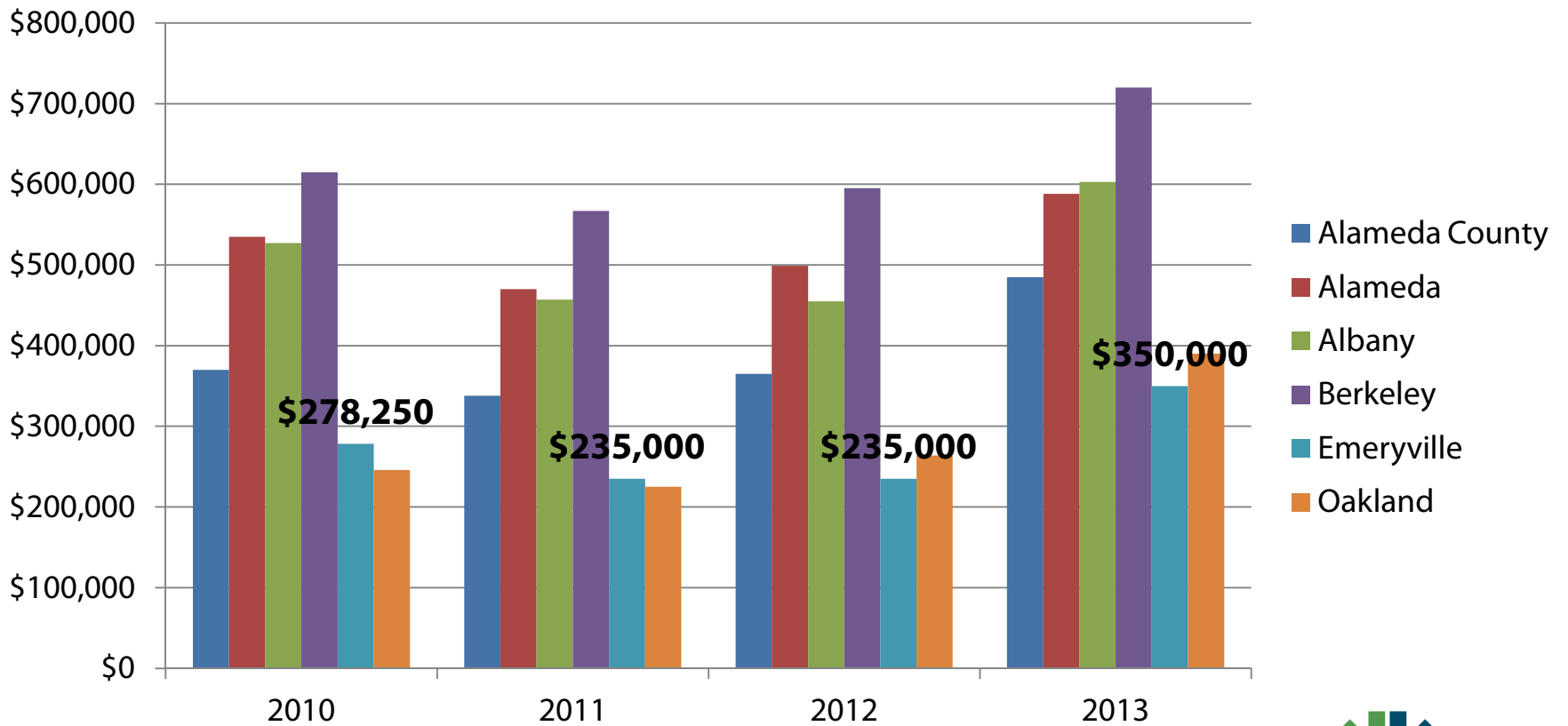
Housing Market Trends



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Home Prices

Median home prices by year



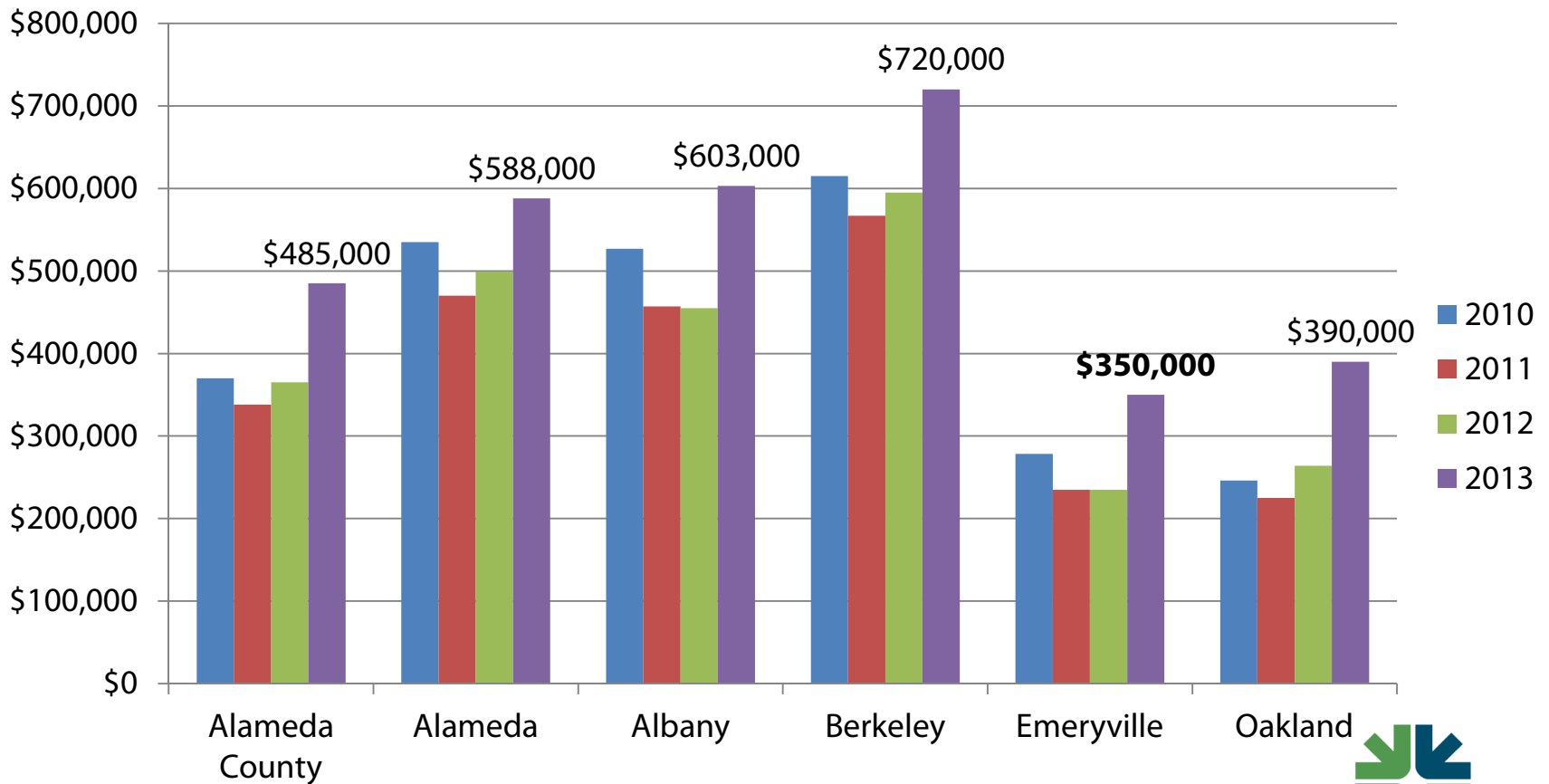
Source: DataQuick (www.DQnews.com)



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Home Prices

Median home prices by city



Source: DataQuick (www.DQnews.com)



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Rent Prices

Average monthly rent prices

Number of Bedrooms/ Bathrooms	Average Rent	Average Square Feet	Average Price Per Square Foot
Studio	\$1,804	551	\$3.27
1-bedroom/1 bath	\$2,231	818	\$2.73
2-bedroom/1 bath	\$2,824	1,049	\$2.69
2-bedroom/2 bath	\$2,914	1,194	\$2.44
3-bedroom/2 bath	\$3,427	1,492	\$2.30

Source: City of Emeryville, Economic Development and Housing Department and Planning and Building Department Survey, 2013



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Housing Resources



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Citizen Oversight

City Council

- Planning and project approval and appeals

Planning Commission

- Planning and project approval

Housing Committee

- Housing policies and programs

Community
Preservation
Committee

- Code compliance

Housing Advisory &
Appeals Board

- Housing Code violation complaints and appeals

Staff Resources

Planning and Building Department

- Plan for housing development
- Review projects and process permits
- Ensure that new developments meet requirements

Economic Development and Housing

- Affordable housing set-aside
- Below market-rate units
- Funding coordination
- First time homebuyer loan program
- Rehabilitation loan programs
- Foreclosure prevention

Financial Resources

- ▶ Low-Income Housing Tax Credits
- ▶ CalHOME and CalHFA
- ▶ Community Development Block Grants (CDBG) and HOME
- ▶ US Environmental Protection Agency Grants and other remediation funds
- ▶ Non-profit lenders and for-profit community lending divisions

Other Resources

- ▶ Housing Authority of Alameda County
 - ▶ Housing Choice Vouchers (Section 8)
 - ▶ Public Housing
- ▶ Advocacy organizations
- ▶ Fair housing services

Next Steps

Housing Committee meeting	
When:	Wednesday, April 2, 6:00 pm
Where:	Emeryville Civic Center (lower level)

City Council study session	
When:	Tuesday, April 22, 7:15 pm
Where:	City Council Chambers, Emeryville Civic Center

Web Page



Emeryville.org/HousingElement

- Aside Ordinance
- Affordable Rental Housing
- AB987 Summary Document
- Community Preservation
- Community Housing Resources
- Foreclosure Prevention
- Homebuyer Programs
- Housing Committee
- Housing Element
- Rehabilitation Programs

-  Oversight Board
-  eNewsletter
-  Notify Me
-  Activity Guide

Housing Element

The Housing Element describes housing-related needs and resources in the community, particularly the availability, affordability, and adequacy of housing; and establishes a strategy to address housing needs for community members across the economic and social spectrum.

Housing Element Update

The City has initiated work on an update to the Housing Element of the [General Plan](#) for the 2014 to 2022 planning period. Emeryville's current Housing Element was adopted and certified in 2010.

How You Can Participate

The following is a schedule of events and opportunities to share your ideas and provide input on the draft.

[Online Housing Survey- open now!](#)

Please [click here](#) to participate in a survey to share your housing preferences and ideas for the Housing Element update.

Community Workshop

Date: Thursday, March 13
Time: 6:00pm – 7:30pm
Location: City Council Chambers, Emeryville Civic Center, 133 Park Avenue, Emeryville

Planning Commission Study Session

Date: Thursday, March 27
Time: 6:30pm
Location: City Council Chambers, Emeryville Civic Center, 133 Park Avenue, Emeryville

Contact

Diana Keena
Associate Planner
[E-mail Diana](#)

1333 Park Ave.
Emeryville, CA 94608

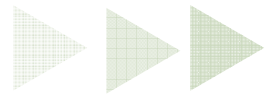
Emeryville, CA 94608

Ph: (510) 596-4335
Fax: (510) 596-xxxx

Hours

9:00 am - 5:00 pm
Monday - Friday

Online Survey



Emeryville.org/HousingElement

Emeryville Housing Survey



*1. Which statements describe you? (check all that apply)

- I am a resident of Emeryville.
- I work in Emeryville.
- I own land or a home in Emeryville.
- I own a business in Emeryville.
- I work for an organization that serves Emeryville residents.
- I am considering moving to Emeryville.
- I am a developer.

Other (please specify)

2. If you are an Emeryville resident, how long have you lived here? If you do not live in Emeryville, where do you live?

- Less than 1 year
- 1 to 5 years
- 5 to 10 years
- 10+ years

I live in (please specify):

3. How many people currently live in your household?

- 1
- 2
-



Questions/Comments

