



HOUSING ELEMENT UPDATE



CITY OF EMERYVILLE

City Council
Study Session

April 22, 2014

Overview

- ▶ Housing Element overview and update process
- ▶ Demographic trends
- ▶ Housing characteristics and market trends
- ▶ 2007-2014 Housing Element accomplishments
- ▶ Goal and program considerations
- ▶ 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

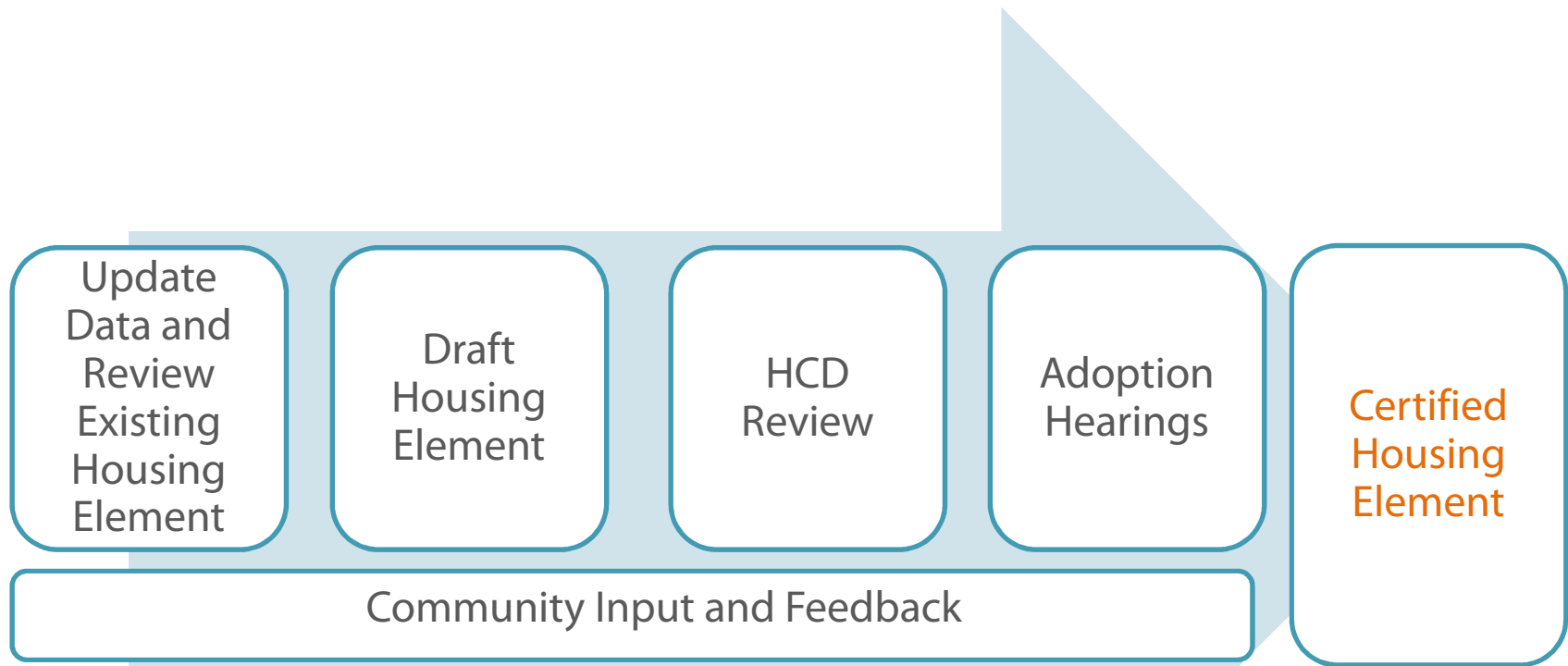


Emeryville Housing Element

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



Update Process



Update Schedule

Thursday, April 10	Housing and service provider round table
Tuesday, April 22	City Council study session
Wednesday, May 21	Public review draft Housing Element
Wednesday, June 4	Housing Committee meeting
Thursday, June 26	Planning Commission hearing
Tuesday, July 15	City Council hearing
July – September	HCD review
October/December	Adoption hearings
December/January – February/March	Final HCD review and certification

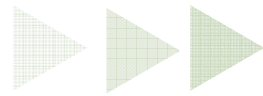
Community Input



Outreach efforts completed or in progress

- ▶ Web Page
- ▶ Community Workshop
- ▶ Online Survey (**still open!**)
- ▶ Housing and Service Provider Round Table
- ▶ Housing Committee Meetings
- ▶ Planning Commission Study Sessions

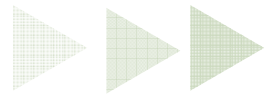
Web Page



Emeryville.org/HousingElement

<ul style="list-style-type: none">Aside OrdinanceAffordable Rental HousingAB987 Summary DocumentCommunity PreservationCommunity Housing ResourcesForeclosure PreventionHomebuyer ProgramsHousing CommitteeHousing ElementRehabilitation Programs	<h2>Housing Element</h2>	<p>Contact Diana Keena Associate Planner E-mail Diana</p> <p>1333 Park Ave. Emeryville, CA 94608</p> <p>Emeryville, CA 94608</p> <p>Ph: (510) 596-4335 Fax: (510) 596-xxxx</p> <p>Hours 9:00 am - 5:00 pm Monday - Friday</p>
	<p>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.</p> <h3>Housing Element Update</h3> <p>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.</p> <h3>How You Can Participate</h3> <p>The following is a schedule of events and opportunities to share your ideas and provide input on the draft.</p> <p>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.</p>	
 Oversight Board	<h3>Community Workshop</h3> <p>Date: Thursday, March 13 Time: 6:00pm – 7:30pm Location: City Council Chambers, Emeryville Civic Center, 133 Park Avenue, Emeryville</p>	
 eNewsletter		
 Notify Me	<h3>Planning Commission Study Session</h3> <p>Date: Thursday, March 27 Time: 6:30pm Location: City Council Chambers, Emeryville Civic Center, 133 Park Avenue, Emeryville</p>	
 Activity Guide		

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

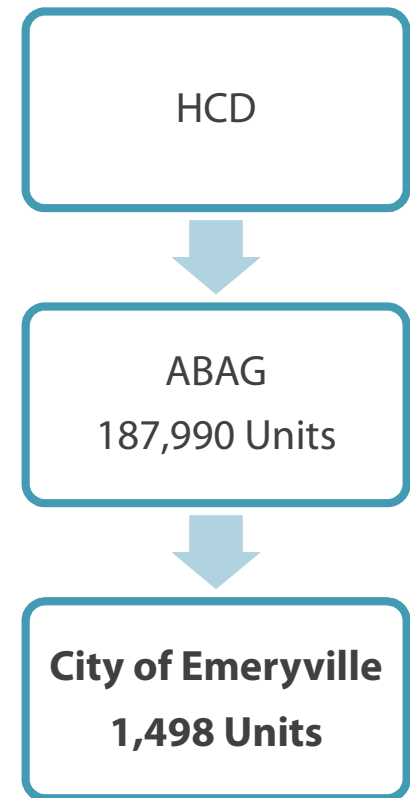
I live in (please specify):

3. How many people currently live in your household?

- 1
- 2
-

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	-

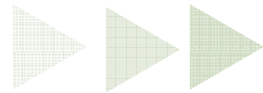
*Based on a 4-person household

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



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Demographic Trends

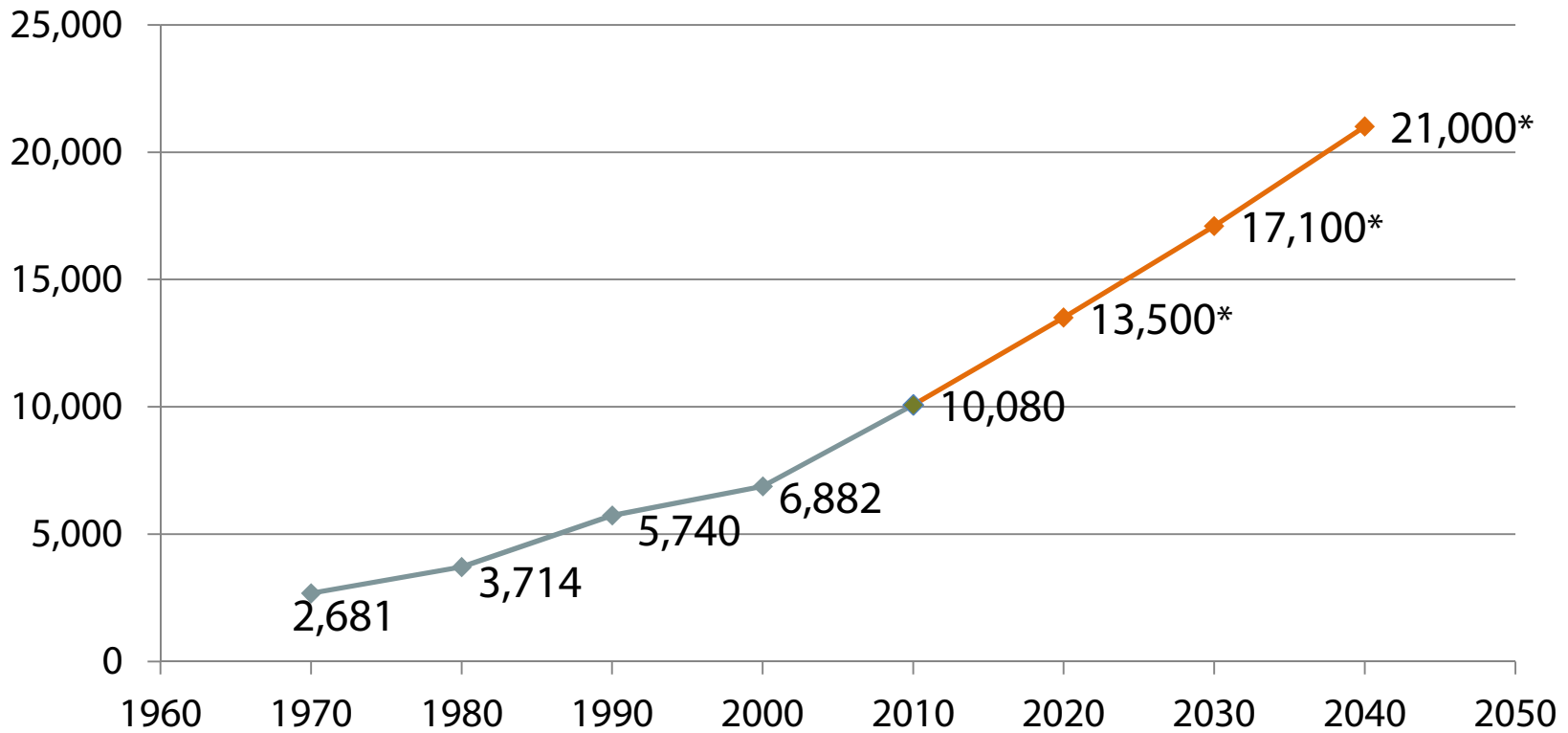


Initial Findings



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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

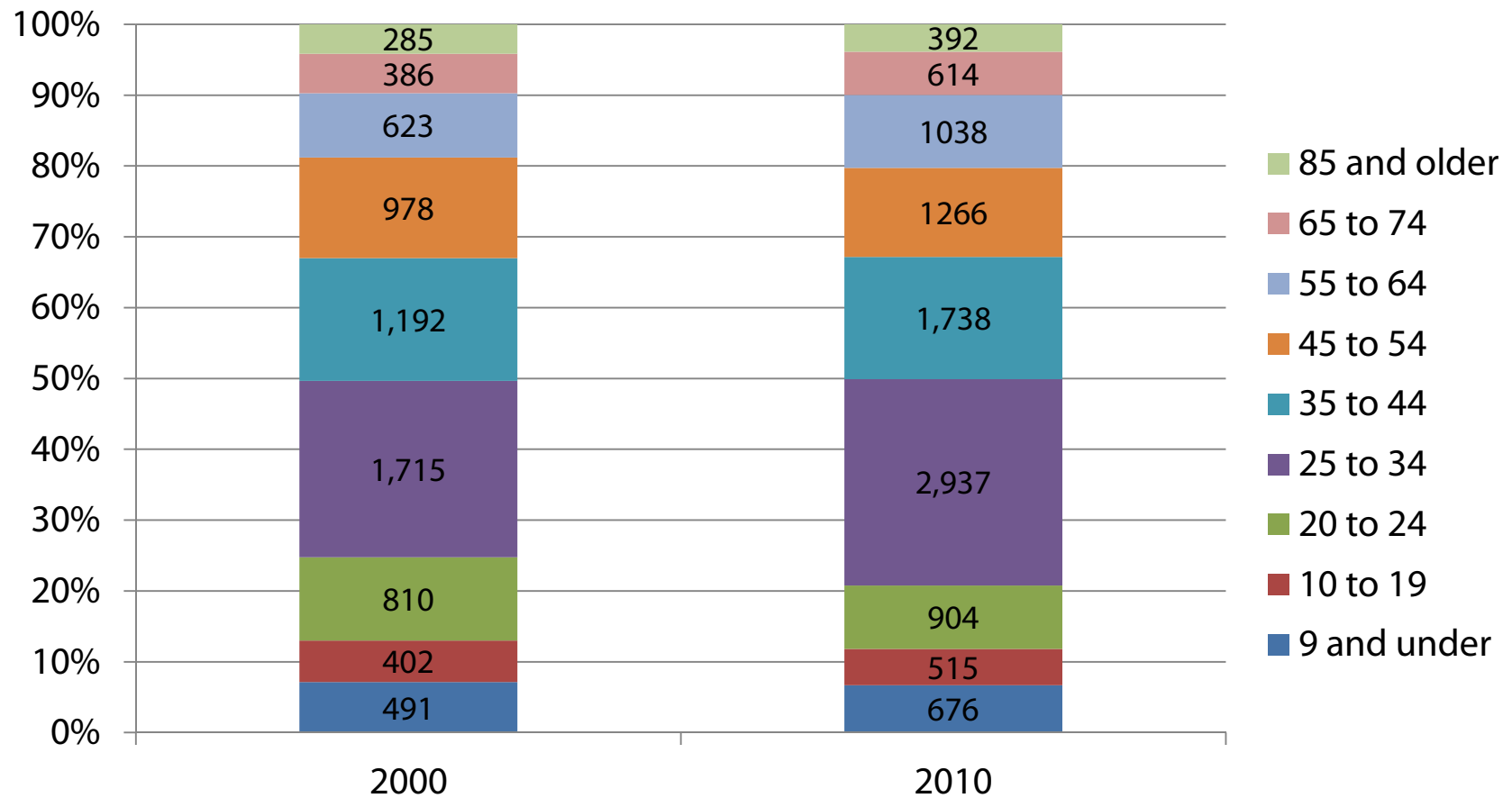


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Population Age

Median age: 35.2

35.0



Source: 2000 and 2010 US Census

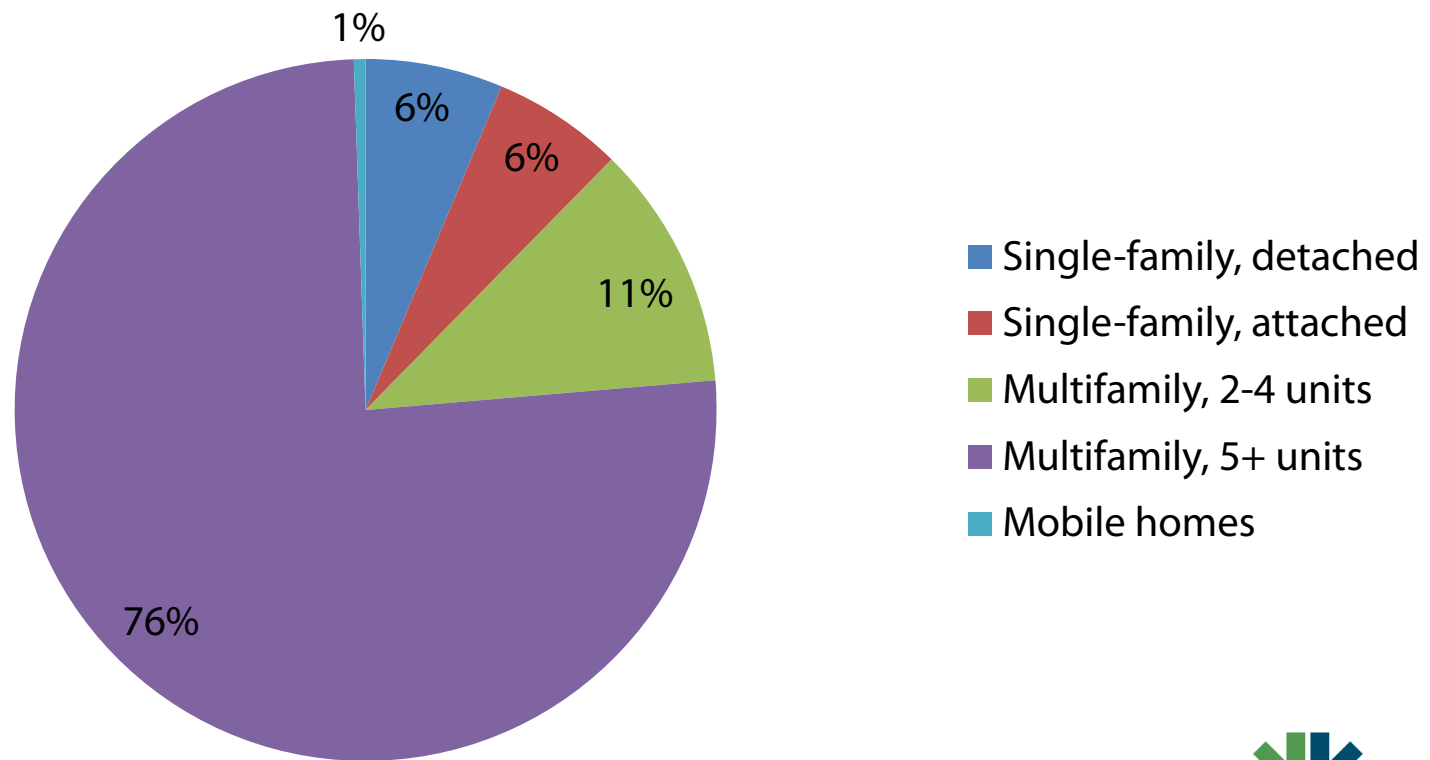
Housing Characteristics and Market Trends



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Housing Types

Percentage of homes by building structure



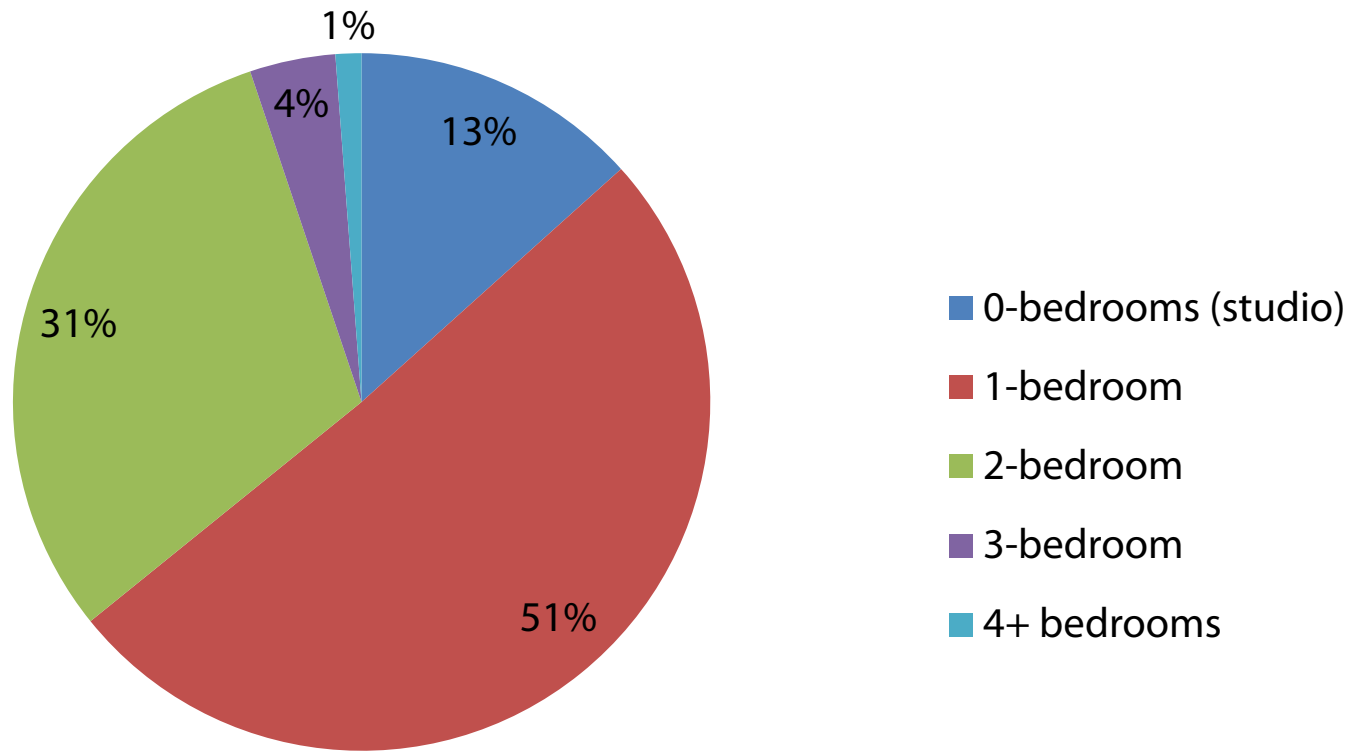
Source: California Department of Finance, 2013 (ABAG Data Profiles for Housing Elements, 2014)



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Housing Types

Percentage of homes by number of bedrooms



Source: American Community Survey, 2008-2012



Housing Types

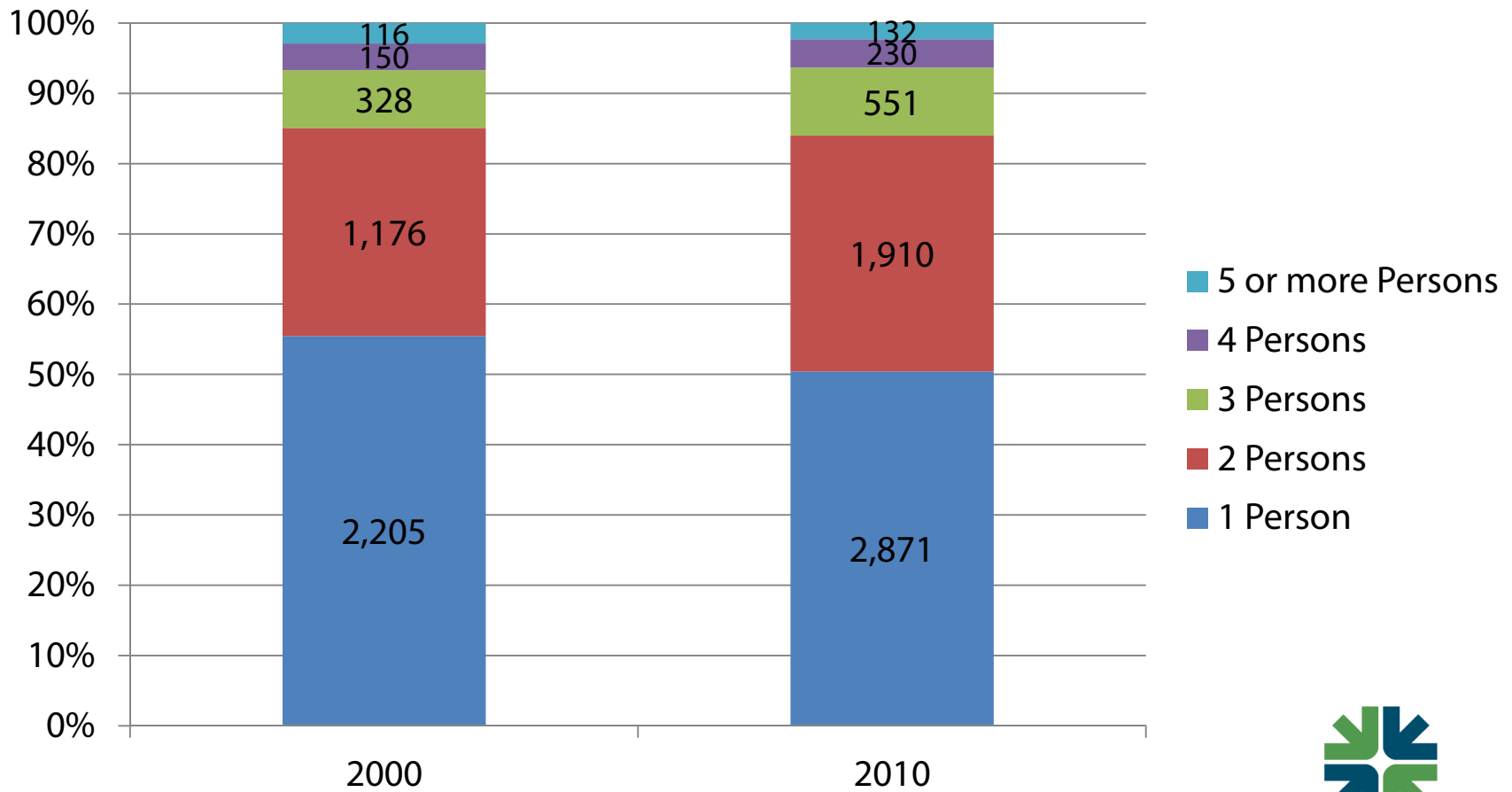
Unit size in recent development projects

Development Name	Studio	1-bed	2-bed	3-bed	Live/Work	Total
Ambassador Family Housing	4	17	23	25	0	69
Bakery Lofts IV	0	5	10	3	0	18
64 th and Christie (under construction)	52	86	47	5	0	190
Parkside (under construction)	15	107	34	10	6	172
Total	71 (16%)	215 (48%)	114 (25%)	43 (10%)	6 (1%)	449



Home Occupancy

Persons per occupied home



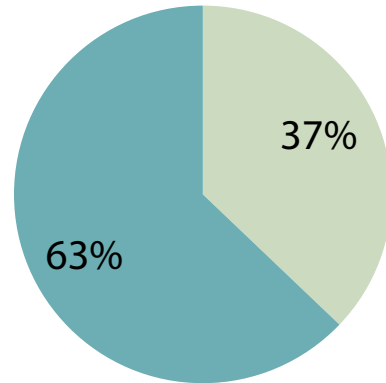
Source: 2000 and 2010 US Census



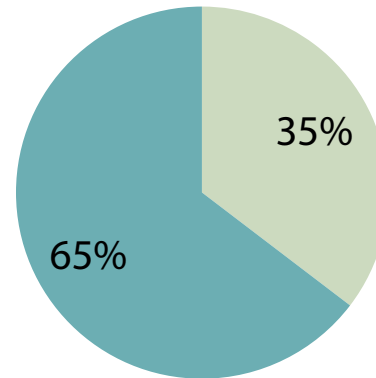
Housing Tenure

Emeryville

2000

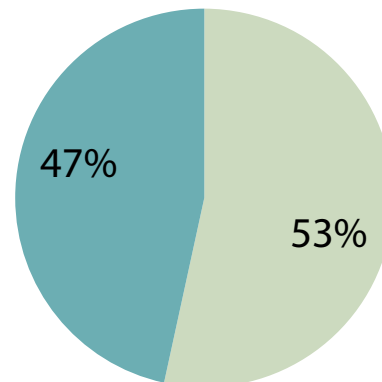
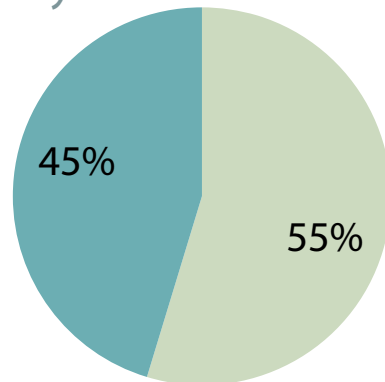


2010



- Owner Occupied
- Renter Occupied

Alameda County

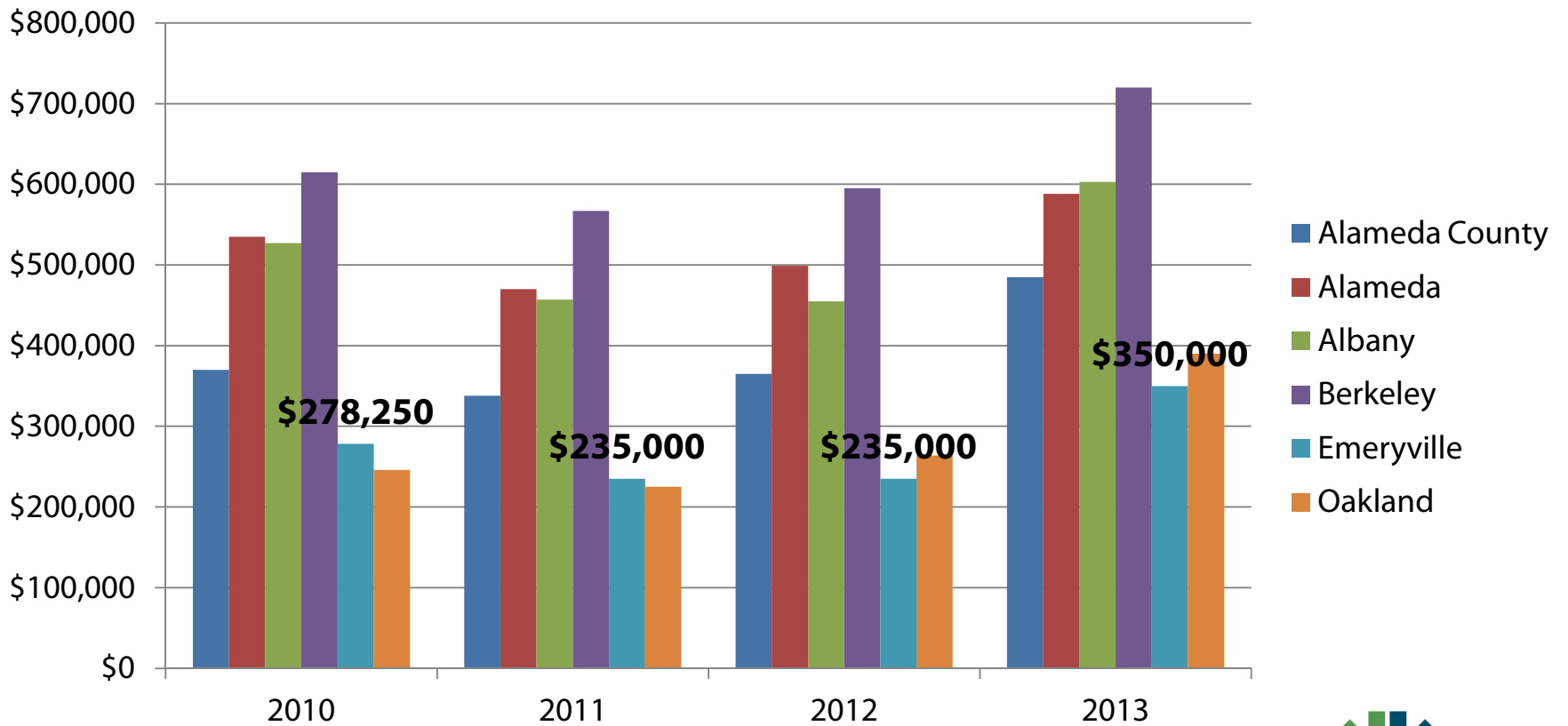


Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)



Home Prices

Median home prices by year



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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2007-2014 Housing Element Implementation



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Key Accomplishments

- ▶ Funding for 19 rehabilitation projects
 - ▶ 8 accessibility grants
 - ▶ 2 weatherization grants under the Housing Rehabilitation Program
- ▶ 44 first-time homebuyer loans (\$1,546,555)

Key Accomplishments

- ▶ 2 BMR units sold to EUSD teachers
- ▶ 8 live/work units at Parkside
- ▶ 5 extremely low-income units at Magnolia Terrace
- ▶ Ambassador housing project (69 units)
- ▶ EAH to develop 3706 San Pablo Avenue
- ▶ ASHA units in 64th and Christie and Parkside

Key Accomplishments

- ▶ Zoning for emergency shelters, transitional housing, and supportive housing
- ▶ Affordable family housing research report and guidelines (in progress)
- ▶ \$5 million brownfield grant for 64th and Christie
- ▶ \$200,000 clean-up grant for 3706 San Pablo Avenue

2015-2023 Housing Plan Considerations



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2015-2023 Housing Plan

New Goal:

- ▶ Improve the balance in housing tenure, unit types, and unit sizes

Potential Program Topics:

- ▶ Family friendly design guidelines
- ▶ Housing impact fees (Housing Trust Fund)
- ▶ Universal design elements
- ▶ Special needs housing

2015-2023 Housing Plan

Potential Program Topics:

- ▶ Regulatory incentives for affordable housing
- ▶ Mortgage Credit Certificate program
- ▶ HOA education and assistance
- ▶ State and regional affordable housing sources
- ▶ Priority Development Area

Next Steps

Housing Committee meeting	
When:	Wednesday, June 4, 6:00 pm
Where:	Emeryville Civic Center (lower level)

Planning Commission hearing	
When:	Thursday, June 26, 6:30 pm
Where:	City Council Chambers, Emeryville Civic Center



Questions/Comments

