Overview

- Housing Element overview and update process
- Demographic trends
- Housing characteristics
- Housing market trends
- Existing resources
- Next steps
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)
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 Data and Review Existing Housing Element

Draft Housing Element

HCD Review

Adoption Hearings

Certified Housing Element

Community Input and Feedback
## Update Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday, March 27</td>
<td>Planning Commission study session</td>
</tr>
<tr>
<td>Wednesday, April 2</td>
<td>Housing Committee meeting</td>
</tr>
<tr>
<td>Tuesday, April 22</td>
<td>City Council study session</td>
</tr>
<tr>
<td>May/June</td>
<td>Public review draft Housing Element</td>
</tr>
<tr>
<td>June</td>
<td>Housing Committee meeting Planning Commission hearing</td>
</tr>
<tr>
<td>July</td>
<td>City Council hearing</td>
</tr>
<tr>
<td>July – September</td>
<td>HCD review</td>
</tr>
<tr>
<td>October/December</td>
<td>Adoption hearings</td>
</tr>
<tr>
<td>December/January – February/March</td>
<td>Final HCD review and certification</td>
</tr>
</tbody>
</table>
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

HCD

ABAG
187,990 Units

City of Emeryville
1,498 Units
## 2014-2022 RHNA

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Annual Income Range*</th>
<th>Number of Units</th>
<th>Percentage of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>≤ $28,050</td>
<td>138</td>
<td>9%</td>
</tr>
<tr>
<td>Very Low</td>
<td>$28,051-$46,750</td>
<td>138</td>
<td>9%</td>
</tr>
<tr>
<td>Low</td>
<td>$46,751-$67,600</td>
<td>211</td>
<td>14%</td>
</tr>
<tr>
<td>Moderate</td>
<td>$67,601-$112,200</td>
<td>259</td>
<td>17%</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>&gt; $112,200</td>
<td>752</td>
<td>50%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>1,498</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Based on a 4-person household

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

Input Summary
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
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
### Household Size

Average number of persons per household

<table>
<thead>
<tr>
<th>Area</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emeryville</td>
<td>1.71</td>
<td>1.76</td>
</tr>
<tr>
<td>Alameda County</td>
<td>2.71</td>
<td>2.70</td>
</tr>
<tr>
<td>California</td>
<td>2.87</td>
<td>2.90</td>
</tr>
</tbody>
</table>

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

Race/Ethnicity

Source: 2000 and 2010 US Census
Housing Characteristics
Housing Types
Percentage of homes by building structure

- Single-family, detached: 76%
- Single-family, attached: 6%
- Multifamily, 2-4 units: 11%
- Multifamily, 5+ units: 6%
- Mobile homes: 6%

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

Percentage of homes by number of bedrooms

- 0-bedrooms (studio): 4%
- 1-bedroom: 51%
- 2-bedroom: 31%
- 3-bedroom: 13%
- 4+ bedrooms: 1%

Source: American Community Survey, 2008-2012
Home Occupancy

Persons per occupied home

Source: 2000 and 2010 US Census
Housing Tenure

Emeryville

2000

Owner Occupied: 37%
Renter Occupied: 63%

2010

Owner Occupied: 35%
Renter Occupied: 65%

Alameda County

2000

Owner Occupied: 45%
Renter Occupied: 55%

2010

Owner Occupied: 47%
Renter Occupied: 53%

Housing Market Trends
Home Prices

Median home prices by year

Source: DataQuick (www.DQnews.com)
Home Prices

Median home prices by city

Source: DataQuick (www.DQnews.com)
### Rent Prices

Average monthly rent prices

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

Source: City of Emeryville, Economic Development and Housing Department and Planning and Building Department Survey, 2013
Housing Resources
## Citizen Oversight

<table>
<thead>
<tr>
<th>Panel</th>
<th>Responsibilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Council</td>
<td>• Planning and project approval and appeals</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>• Planning and project approval</td>
</tr>
<tr>
<td>Housing Committee</td>
<td>• Housing policies and programs</td>
</tr>
<tr>
<td>Community Preservation Committee</td>
<td>• Code compliance</td>
</tr>
<tr>
<td>Housing Advisory &amp; Appeals Board</td>
<td>• Housing Code violation complaints and appeals</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>When:</th>
<th>Wednesday, April 2, 6:00 pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where:</td>
<td>Emeryville Civic Center (lower level)</td>
</tr>
</tbody>
</table>

**City Council study session**

<table>
<thead>
<tr>
<th>When:</th>
<th>Tuesday, April 22, 7:15 pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Where:</td>
<td>City Council Chambers, Emeryville Civic Center</td>
</tr>
</tbody>
</table>
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
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