HOUSING ELEMENT UPDATE

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
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
- Community Input and Feedback

Certified Housing Element
## Update Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thursday, April 10</td>
<td>Housing and service provider round table</td>
</tr>
<tr>
<td>Tuesday, April 22</td>
<td>City Council study session</td>
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<tr>
<td>Wednesday, May 21</td>
<td>Public review draft Housing Element</td>
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<tr>
<td>Wednesday, June 4</td>
<td>Housing Committee meeting</td>
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<tr>
<td>Thursday, June 26</td>
<td>Planning Commission hearing</td>
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<tr>
<td>Tuesday, July 15</td>
<td>City Council hearing</td>
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<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>
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
# 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

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Associate Planner  
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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
- 3
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
<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
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
Population Age

Median age: 35.2 35.0

Source: 2000 and 2010 US Census
Housing Characteristics and Market Trends
Housing Types

Percentage of homes by building structure

- Single-family, detached: 76%
- Single-family, attached: 6%
- Multifamily, 2-4 units: 6%
- Multifamily, 5+ units: 11%
- Mobile homes: 1%

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

Source: American Community Survey, 2008-2012
## Housing Types

Unit size in recent development projects

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

Source: City of Emeryville, 2014
Home Occupancy

Persons per occupied home

Source: 2000 and 2010 US Census
Housing Tenure

Emeryville

2000
- Owner Occupied: 63%
- Renter Occupied: 37%

2010
- Owner Occupied: 65%
- Renter Occupied: 35%

Alameda County

2000
- Owner Occupied: 45%
- Renter Occupied: 55%

2010
- Owner Occupied: 47%
- Renter Occupied: 53%

Home Prices

Median home prices by year

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
2007-2014 Housing Element Implementation
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
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
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

<table>
<thead>
<tr>
<th>Housing Committee meeting</th>
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<tbody>
<tr>
<td><strong>When:</strong></td>
</tr>
<tr>
<td><strong>Where:</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Planning Commission hearing</th>
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Questions/Comments