HOUSING ELEMENT UPDATE

City Council

July 15, 2014
Overview

- Housing Element update process
- Regional Housing Needs Allocation analysis
- Key program changes
- Next steps
Housing Element Update Process
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</th>
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</thead>
<tbody>
<tr>
<td>Friday, May 23</td>
<td>Public review draft Housing Element</td>
</tr>
<tr>
<td>Wednesday, June 4</td>
<td>Housing Committee meeting</td>
</tr>
<tr>
<td>Thursday, June 26</td>
<td>Planning Commission hearing</td>
</tr>
<tr>
<td>Tuesday, July 15</td>
<td>City Council hearing</td>
</tr>
<tr>
<td>July – September</td>
<td>HCD review (up to 60 days)</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 (up to 90 days)</td>
</tr>
</tbody>
</table>
Community Input

- Web page
- Community workshop
- Online survey
- Housing and service provider round table
- Housing Committee meetings (3)
- Planning Commission study session
- City Council study session
Regional Housing Needs Allocation
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><strong>1,498</strong></td>
<td></td>
<td></td>
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</tbody>
</table>

*Based on a 4-person household
Sources: ABAG Regional Housing Needs Allocation, 2013; HCD Income Limits, 2014
## Capacity to Accommodate the RHNA

<table>
<thead>
<tr>
<th>Income Category</th>
<th>2014-2022 RHNA</th>
<th>Planned/Approved Projects</th>
<th>Vacant/Underutilized Sites</th>
<th>Remaining RHNA (surplus)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low</td>
<td>138</td>
<td>9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very Low</td>
<td>138</td>
<td>93</td>
<td>3,438</td>
<td>(3,078)</td>
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<tr>
<td>Low</td>
<td>211</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moderate</td>
<td>259</td>
<td>20</td>
<td>30</td>
<td>(729)</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>752</td>
<td>1,690</td>
<td></td>
<td>(3,807)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,498</strong></td>
<td><strong>1,837</strong></td>
<td><strong>3,468</strong></td>
<td><strong>(3,807)</strong></td>
</tr>
</tbody>
</table>

Sources: ABAG Regional Housing Needs Allocation, 2013; City of Emeryville Planning & Building, 2014
Key Program Changes
Programs Deleted

- Amendments to Planning Regulations (completed)
- Density Bonus Ordinance (Policy II-A-2)
- Regulations for secondary units (Policy II-A-3)
- Live/work in light industrial and mixed-use zones (Policy IV-A-2)
- Senate Bill 2 compliance (emergency shelters, transitional housing, and supportive housing) (Policy IV-A-4)
- Group homes and residential care facilities (Policy IV-A-5)
Programs Deleted

- Amendments to Planning Regulations (completed)
- Design review exemptions (Policy IV-A-6)
- Interim zoning classifications (Policy IV-A-7)
- Bonuses for green building (Policy VII-B-4)
- Open space requirements for multi-family housing (Policy VII-C-1)
Programs Deleted

- Annual reviews of the Housing Rehabilitation Program (Program I-A-2)
- Section 8 link to homeownership opportunities (Policy II-B-2)
- Development that fills gaps in unit types (Policy IV-A-43)
- Use of Redevelopment Agency funds for extremely low-income housing (Program V-A-5)
- Rehabilitation assistance for weatherization and energy efficiency (Program VII-D-2)
Programs Added

- Monitor and work to retain at-risk units (H-1-3-1)
- Density bonus and incentives for affordable units (H-2-1-1)
- Housing impact fee and trust fund (H-2-2-1)
- Support state and regional efforts to establish funding sources for affordable housing (H-2-2-6)
- Use of RDA “boomerang” funds for affordable housing (H-2-2-7)
- Potential universal design requirement (H-3-1-3)
**Programs Added**

- Housing for disabled and/or developmentally disabled on City sites (H-3-1-4)
- Maintain and monitor housing sites inventory (H-4-1-1)
- Advertise BMR units to EUSD, City, and Child Development Center employees (H-4-2-3)
- Architectural diversity in new housing (H-4-2-6)
- Family-friendly design guidelines (H-6-1-1)
- Family-friendly housing on City sites (H-6-1-2)
Programs Added

- Promote Mortgage Credit Certificates (H-6-2-1)
- Education and technical assistance to HOAs (H-6-2-2)
- Design features to prevent stormwater intrusion (H-7-2-5)
- Priority Development Area infill and funding (H-7-3-1)
- EBOTS strategy implementation (H-7-3-2)
- Community-building features in multi-family housing (H-7-3-3)
Planning Commission Recommendations
PC Recommendations

Program H-4-2-6. Promote quality and diversity in the architectural style of new housing developments. Consider amending the City’s Design Guidelines to encourage multifamily housing that features eaves, recessed windows, and gabled roofs.

Program H-7-2-5. Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion, such as gabled or sloped roofs, eaves, stoops, awnings, recessed windows, lintels over doors or windows, or protruding window frames.
PC Recommendations

Program H-7-3-3. Review Adopt and implement an amendment to the City’s Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as that requirement for of a community multipurpose room in larger residential development projects, and mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.
Questions/Comments