ACKNOWLEDGEMENTS

**Housing Committee**
Ed Treuting, Chairperson
Frank Jorden, Vice-Chairperson
Ruth Atkin, City Council Liaison
Lawrence Cardoza
Sarah Harper
Kris Owens
Vickie Jo Sowell
C. Tito Young

**City Council**
Jac Asher, Mayor
Ruth Atkin, Vice Mayor
Kurt Brinkman
Nora Davis
Jennifer West

**Planning Commission**
Lawrence C. “Buzz” Cardoza, Chair
Sean Moss, Vice Chair
Gail Donaldson
Brad Gunkel
Steven Keller
Vanessa Kuemmerle
Kairee Tann

**City Staff**
Charles Bryant, Community Development Director
Helen Bean*, Economic Development & Housing Director
Diana Keena, Associate Planner, Planning & Building
Miroo Desai, Senior Planner, Planning & Building
Catharine Firpo, Housing Coordinator, Economic Development & Housing
Michelle De Guzman, Interim Manager, Economic Development & Housing
Sara Billing, Assistant Planner, Planning & Building
Maria Bakali, Intern, Planning & Building
Brandon Harrell, Intern, Planning & Building
Alene Pearson*, Intern, Planning & Building
Meghan Hade*, Intern, Planning & Building
Tony Vi*, Intern, Planning & Building
Jeff Ballantine*, Intern, Planning & Building

* Former intern or staff

**Consultant**
PMC
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXECUTIVE SUMMARY</td>
<td>vii</td>
</tr>
<tr>
<td>1. INTRODUCTION</td>
<td>1-1</td>
</tr>
<tr>
<td>1.1 COMMUNITY CONTEXT</td>
<td>1-2</td>
</tr>
<tr>
<td>1.2 LEGAL CONTEXT</td>
<td>1-2</td>
</tr>
<tr>
<td>1.3 GENERAL PLAN CONSISTENCY</td>
<td>1-2</td>
</tr>
<tr>
<td>1.4 PUBLIC OUTREACH</td>
<td>1-2</td>
</tr>
<tr>
<td>Community Workshop</td>
<td>1-3</td>
</tr>
<tr>
<td>Housing and Housing Related Services Roundtable</td>
<td>1-4</td>
</tr>
<tr>
<td>Online Survey</td>
<td>1-5</td>
</tr>
<tr>
<td>Housing Committee Study Sessions</td>
<td>1-5</td>
</tr>
<tr>
<td>Planning Commission Meetings</td>
<td>1-6</td>
</tr>
<tr>
<td>City Council Meetings</td>
<td>1-6</td>
</tr>
<tr>
<td>1.5 HOUSING ELEMENT ORGANIZATION</td>
<td>1-6</td>
</tr>
<tr>
<td>2. HOUSING NEEDS ASSESSMENT</td>
<td>2-1</td>
</tr>
<tr>
<td>2.1 DEMOGRAPHIC &amp; HOUSING CHARACTERISTICS</td>
<td>2-2</td>
</tr>
<tr>
<td>Population Trends and Projections</td>
<td>2-2</td>
</tr>
<tr>
<td>Household Size and Composition</td>
<td>2-3</td>
</tr>
<tr>
<td>Age Characteristics</td>
<td>2-4</td>
</tr>
<tr>
<td>Racial and Ethnic Characteristics</td>
<td>2-5</td>
</tr>
<tr>
<td>Housing Characteristics</td>
<td>2-6</td>
</tr>
<tr>
<td>Affordable Units at Risk of Conversation to Market Rate</td>
<td>2-11</td>
</tr>
<tr>
<td>2.2 ECONOMIC &amp; INCOME INDICATORS</td>
<td>2-12</td>
</tr>
<tr>
<td>Employment</td>
<td>2-12</td>
</tr>
<tr>
<td>Unemployment</td>
<td>2-12</td>
</tr>
<tr>
<td>Jobs/Housing Balance</td>
<td>2-13</td>
</tr>
<tr>
<td>Education and Income Characteristics</td>
<td>2-13</td>
</tr>
<tr>
<td>Extremely Low Income Households</td>
<td>2-14</td>
</tr>
</tbody>
</table>
## TABLE OF CONTENTS

### 2.3 HOUSING COSTS AND AFFORDABILITY
- Rental Market Costs ................................................................. 2-16
- Home Sales Prices ............................................................... 2-17
- Overpayment ........................................................................ 2-18

### 2.4 SPECIAL HOUSING NEEDS
- Large Households .............................................................. 2-19
- Female-Headed Households ................................................... 2-19
- Senior Households .............................................................. 2-20
- Persons with Disabilities ....................................................... 2-21
- Persons with Developmental Disabilities .............................. 2-22
- Persons with HIV/AIDS ....................................................... 2-24
- Homeless Persons ............................................................. 2-25
- Local opportunity Groups .................................................... 2-27

### 2.5 REGIONAL HOUSING NEEDS ALLOCATION ........................................ 2-29

### 3. POTENTIAL CONSTRAINTS

#### 3.1 GOVERNMENTAL CONSTRAINTS .......................................................... 3-1
- General Plan ....................................................................... 3-2
- Area Plans .......................................................................... 3-2
- Planning Regulations (Zoning) ............................................. 3-3
- Special Housing Types ......................................................... 3-3
- Residential Development Standards and Parking Requirements .................................................. 3-7
- Permits and Procedures ....................................................... 3-10
- Fees and Exactions ............................................................. 3-11
- Site Improvement Requirements ......................................... 3-12
- Inclusionary Housing Ordinance ........................................ 3-12

#### 3.2 ENVIRONMENTAL CONSIDERATIONS .................................................. 3-14

#### 3.3 MARKET CONSTRAINTS ........................................................................... 3-14
# TABLE OF CONTENTS

4. HOUSING RESOURCES ................................................................................................................................. 4-1

4.1 SITES INVENTORY .......................................................................................................................................... 4-2
   Planned and Approved Residential Projects ................................................................................................. 4-2
   Vacant and Underutilized Sites ...................................................................................................................... 4-6
   Facilities and Infrastructure ............................................................................................................................ 4-8

4.2 FINANCIAL & ADMINISTRATIVE RESOURCES ....................................................................................... 4-11
   Local Programs and Financing...................................................................................................................... 4-11
   State and Federal Financing Sources ............................................................................................................ 4-12
   Non-Governrnental Resources ....................................................................................................................... 4-12
   Advocacy Organizations ............................................................................................................................... 4-13

4.3 OPPORTUNITIES FOR ENERGY CONSERVATION .................................................................................. 4-13

5. REVIEW OF THE 2009-2014 HOUSING ELEMENT .................................................................................. 5-1

5.1 PROGRESS IN MEETING THE 2007-2014 RHNA .................................................................................. 5-2

5.2 KEY ACCOMPLISHMENTS ....................................................................................................................... 5-2

5.3 REVIEW OF 2009-2014 HOUSING ELEMENT ....................................................................................... 5-4

6. GOALS, POLICIES & PROGRAMS .................................................................................................................. 6-1

APPENDICES

A. APPENDIX A: LIST OF HOUSING DEVELOPERS, ADVOCACY ORGANIZATIONS, HOUSING RESOURCES .......... A-1

B. APPENDIX B: CITY OF EMERYVILLE MASTER FEE SCHEDULE - PLANNING DIVISION .......................... B-1
NOVEMBER 2014

TABLE OF CONTENTS

LIST OF TABLES

TABLE 2-1: Population Trends and Projections, 1950 to 2040 .......................................................................................... 2-2
TABLE 2-2: Population Growth Comparison, 2000 to 2010 ......................................................................................... 2-2
TABLE 2-4: Household and Family Size, 2010 .................................................................................................................... 2-3
TABLE 2-5: Population Age Distribution, 2000 and 2010 ............................................................................................... 2-4
TABLE 2-6: Comparison of 19 and Under Population, 2010 ............................................................................................ 2-4
TABLE 2-7: Race and Ethnicity, 2000 and 2010 .................................................................................................................. 2-5
TABLE 2-8: Housing Units by Structure Type, 2000 and 2010 ......................................................................................... 2-6
TABLE 2-9: Housing Tenure, 2000 and 2010 ...................................................................................................................... 2-7
TABLE 2-10: Bedrooms per Unit, 2012 ............................................................................................................................. 2-7
TABLE 2-11: Persons per Occupied Housing Unit, 2000 and 2010 .................................................................................. 2-8
TABLE 2-12: Overcrowded Housing Units, 2010 ............................................................................................................... 2-8
TABLE 2-13: Densities of Select Residential Projects and Neighborhoods .................................................................. 2-9
TABLE 2-14: Conditions Survey of Early Twentieth-Century Neighborhoods ............................................................... 2-10
TABLE 2-15: Housing Problem Survey by Units ............................................................................................................... 2-10
TABLE 2-16: Units with Door/Window Bars and Chain-Link Fences ............................................................................. 2-11
TABLE 2-17: Employed Residents by Industry, 2000 and 2011 ......................................................................................... 2-12
TABLE 2-18: Educational Attainment for Residents Age 25 Years and Older, 2012 .......................................................... 2-13
TABLE 2-19: School Enrollment, 2012 ............................................................................................................................. 2-14
TABLE 2-20: Household Incomes, 2000 and 2011 ............................................................................................................... 2-15
TABLE 2-21: Households by Income Category and Tenure, 2010 .................................................................................... 2-16
TABLE 2-22: Average Monthly Rental Price by Unit Size, 2010 to 2013 .................................................................... 2-17
TABLE 2-23: Average Monthly Rental Price by Unit Size, Emeryville and East Bay, 2013 ............................................. 2-17
TABLE 2-24: Housing Cost Burden, 2010 ........................................................................................................................ 2-19
TABLE 2-25: Households Size by Tenure, 2010 ................................................................................................................ 2-19
TABLE 2-26: Senior Households by Tenure and Age, 2010 .............................................................................................. 2-20
TABLE 2-27: Senior Households by Income, 2011 ........................................................................................................... 2-21
TABLE 2-28: Permanent Housing for People with Physical Disabilities ....................................................................... 2-21
TABLE 2-29: Permanent Housing for People with Mental Illness ................................................................................... 2-22
TABLE OF CONTENTS

TABLE 2-30: Developmentally Disabled Residents by Age, 2014 ................................................................. 2-23
TABLE 2-31: Permanent Housing for People Living with HIV/AIDS in Alameda County ........................................ 2-24
TABLE 2-32: Alameda County Homeless Count, 2003-2013 ........................................................................ 2-25
TABLE 2-33: Homeless Households With and Without Children, 2013 .......................................................... 2-25
TABLE 2-34: Sheltered and Unsheltered Homeless Population, 2011 and 2013 ................................................ 2-26
TABLE 2-35: Homeless with Special Needs ..................................................................................................... 2-26
TABLE 2-36: Poverty Rate Among Children in Albany, Berkeley, Emeryville, and Oakland, 2012 .......... 2-28
TABLE 2-37: 2014–2022 RHNA by Income Category ....................................................................................... 2-29
TABLE 3-1: Residential Land Use Classifications ............................................................................................ 3-2
TABLE 3-2: Zones Where Residential Uses Are Permitted ................................................................................ 3-4
TABLE 3-3: Residential Development Standards ............................................................................................. 3-7
TABLE 3-4: Residential Parking Standards ...................................................................................................... 3-9
TABLE 4-1: Capacity to Accommodate the 2014–2022 RHNA ...................................................................... 4-2
TABLE 4-2: Planned and Approved Residential Developments ........................................................................ 4-3
TABLE 4-3: Vacant and Underutilized Residential Sites ....................................................................................... 4-7
TABLE 5-1: Building Permits Issued During the 2006–2014 RHNA period ........................................................ 5-2
TABLE 5-2: Review of 2009-2014 Housing Element ......................................................................................... 5-4

LIST OF FIGURES

FIGURE 2-1: Median Home Sales Prices, 2010 to 2013 ................................................................................. 2-18
FIGURE 3-1: Zoning for Emergency Shelters ................................................................................................. 3-6
FIGURE 4-1: Residential Site Inventory ......................................................................................................... 4-4
FIGURE 4-2: Amenities .................................................................................................................................... 4-9
This Housing Element describes housing needs and conditions in the City of Emeryville and establishes goals, policies, and implementation actions to improve future housing opportunities. The planning period for this Housing Element is January 31, 2015, to January 31, 2023.

The Housing Element update serves as an important opportunity to address identified needs and outline strategies to improve the quality of living environments in Emeryville. This summary provides an overview of key findings.

Housing Needs

- Emeryville experienced significant population growth over the past 40 years. In the period from 2000 to 2010, the population increased approximately 46 percent. Continued growth is projected through 2040. The population is racially diverse, and residents are generally well-educated.

- Emeryville households are small in comparison to nearby cities and Alameda County as a whole. A smaller percentage of Emeryville households are families, and the percentage of residents age 19 and under is also smaller than in the county overall.

- The City’s housing stock grew significantly from 2000 to 2010, increasing approximately 56 percent. Due to limited space, most new housing was provided in multi-family developments. As of 2010, 87 percent of the city’s housing was in multi-family units. Most units (82 percent) were studios or one-bedroom units. There are limited opportunities for housing appropriate for families or larger households.

- There are more renters than homeowners in Emeryville. As of 2010, 65 percent of occupied units were occupied by a renter.

- Home prices climbed dramatically from 2012 to 2013 and continue to rise. Rents are unaffordable to lower-income households and are climbing. The Bay Area’s economy is recovering rapidly and this, coupled with low inventories of available homes and interest rates at historic lows, is creating significant upward price pressures.

- There are significant housing needs among specific groups, including seniors, disabled persons, developmentally disabled persons, single-parent households, and homeless persons. The community continues to emphasize and prioritize the need to house families with children, artists, and civic employees.

Housing Goals

The City will pursue the following housing goals:

H-1. Preserve and improve the City’s existing neighborhoods and housing stock.

H-2. Encourage the development of housing affordable to extremely low-, very low, and low-income households.
H-3. Promote the development of affordable housing for persons with special needs.

H-4. Provide a wide variety of housing types appropriate for households at all socioeconomic levels and with a variety of lifestyles and preferences.

H-5. Promote equal opportunity in housing.

H-6. Improve the balance in housing tenure and unit sizes to specifically address the need for family-friendly housing and increase owner occupancy.