



City of Emeryville

INCORPORATED 1896

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Joyce Jacobson, Chair
Judy Inouye, Vice Chair
Richard Ambro, Member
Winifred Arbeiter, Member
Mary Farrell, Member
Jerome Feldman, Member
Louis Labat, Member
Lillie Moseley, Member
Judi Oser, Member

Commission On Aging

Regular Meeting
Emeryville Recreation Center
4300 San Pablo Avenue
Emeryville, CA 94608
January 13, 2016, 10:00am

AGENDA

All writings that are public records and relate to an agenda item below which are distributed to a majority of the Commission on Aging (including writings distributed to a majority of the Commission on Aging less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, CA, during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

In compliance with the Americans with Disabilities Act, a person requiring an accommodation, auxiliary aid, or service to participate in this meeting should contact the committee secretary at (510) 596-3779 as far in advance as possible but no later than 72 hours before the scheduled meeting. The best effort to fulfill the request will be made. Assistive listening devices are available for anyone with hearing difficulty from the committee secretary prior to the meeting, and must be returned to the committee secretary at the end of the meeting. All documents are available in alternative formats, upon request.

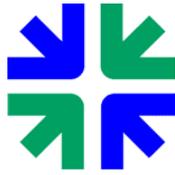
No dogs, cats, birds or any other animal or fowl shall be allowed at or brought in to a public meeting by any person except (i) as to members of the public or City staff utilizing the assistance of a service animal, which is defined as a guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability, or (ii) as to police officers utilizing the assistance of a dog(s) in law enforcement duties. All committee meetings are recorded and are available through the City's website.

FURTHER INFORMATION may be obtained by contacting Brad Helfenberger, Committee Secretary, at (510) 596-3779 or bhelfenberger@emeryville.org. The next regular meeting is scheduled for February 10, 2016.

DATED: January 5, 2016

City Clerk

Post on: January 8, 2016
Post until: January 15, 2016



ACTION MINUTES

COMMISSION ON AGING

Meeting of the Advisory Committee
Emeryville Senior Center
4321 Salem Street

Wednesday, December 9, 2015
10:00 a.m.

- I. Roll Call (10:00AM)
 - A. Committee members present: Ambro, Farrell, Feldman, Inouye, Jacobson, Labat, Moseley, Oser
 - B. Absent: (none)
 - C. Excused: Arbeiter
 - D. Staff members present: Helfenberger
 - E. Public: Bates, Jacklyn, Lew, Wong

- II. Public Comment

Lew made a comment on the visibility of the bench shelter at the MacArthur BART Station. Bates inquired about the status of non-resident fees.

- III. Approval of October 14, 2015 Minutes

Motion: Farrell
Second: Ambro
Ayes: 7
Noes: 0
Abstentions: 1 (Jacobson)

- IV. Action Items
 - A. Officer Elections

Motion to elect Joyce Jacobson as Chair
Motion: Jacobson
Second: Farrell
Ayes: 8
Noes: 0
Abstentions: 0

Motion to elect Judy Inouye as Vice Chair
Motion: Oser
Second: Labat
Ayes: 8
Noes: 0
Abstentions: 0

- V. Information Items
 - A. Welcome New Members
 - B. Housing in Emeryville (Discussion)
 - C. Work Plan (Discussion)
 - D. Hunger Among Seniors – Next Steps
 - E. Senior Center Renovation (Helfenberger)
 - F. Paratransit Advisory and Planning Committee (PAPCO) (Jacobson)
 - G. “Friends of the Emeryville Senior Center” Update

VI. Future Agenda Items

The Committee requested an action item be placed on the January Agenda in order to send another letter to BART on the bench structure at the MacArthur Station. The Committee also requested discussions on the Senior Center fee structure and to continue the conversation on Housing. Additionally, there will be presentations on the Brown Act and a local senior housing proposal.

VII. Announcements/Member Comments

VIII. Adjournment (11:30 AM)



CITY OF EMERYVILLE

MEMORANDUM

DATE: December 2, 2015

TO: City of Emeryville Housing Committee

FROM: Community Development Department

SUBJECT: Possible Site For Affordable Senior Housing

BACKGROUND

The Emeryville 2015-2023 Housing Element has identified a need for affordable special needs housing in the City. In addition, it has been noted in community workshops, online surveys, hearings, Housing Committee and Commission on Aging meetings that there is a desire to produce more affordable senior housing.

Approximately 10 percent of Emeryville's total population are aged 65 years and above. Of the senior households, approximately 60 percent are people aged 65 to 74; 30 percent are between 75 to 84 and the remaining 10 percent are 85 and older.

Many seniors have limited incomes. As of 2013, approximately 23 percent of Emeryville's seniors have an annual income of \$30,000 or less and 16 percent live in poverty. Low annual income impacts seniors' ability to pay rising housing costs and basic services.

| Annual Income | Number | Percentage |
|----------------------|---------------|-------------------|
| Less than \$30,000 | 239 | 23% |
| \$30,000 to \$49,999 | 339 | 33% |
| \$50,000 to \$74,999 | 81 | 8% |
| \$75,000 to \$99,999 | 160 | 16% |
| More than \$100,000 | 204 | 20% |
| Total | 1,023 | 100% |

Table 1 Senior Households by Income, 2013
Source: 2009-2013 American Community Survey

Tenure among senior households is split between renting (46 percent) and owner occupancy (54 percent). The ownership rate among senior households is greater than that of the City as a whole.

| Household Age | Renters | | Owners | | Total | |
|----------------|----------------------|------------|----------------------|------------|----------------------|-------------|
| | Number of Households | Percentage | Number of Households | Percentage | Number of Households | Percentage |
| 65 to 74 years | 222 | 48% | 387 | 69% | 609 | 60% |
| 75 to 84 years | 44 | 9% | 123 | 22% | 167 | 16% |
| 85 + years | 200 | 43% | 47 | 9% | 247 | 24% |
| Total | 466 | | 557 | | 1023 | 100% |

Table 2 Senior Households by Tenure and Age, 2013
 Source: 2009-2013 American Community Survey

INVENTORY OF HOUSING

The City has three senior housing projects – two are reserved for very low income seniors and the third is market rate. In 1992, Emeryville created its first affordable senior housing project, Emery Villa, with 49 units of very low income senior housing and one manager’s unit. In 2000, Emeryville created Avalon Senior Housing with 66 very low income units and 1 manager’s unit. In 2009, Bayside Park was developed as 125 market rate assisted living beds. Currently, there are a total of 115 affordable units available for seniors in the City and 125 market rate beds.

The number of existing affordable senior units is not enough to sustain the growing need for the units. Emeryville’s 2013 estimated population was 10,230. Ten percent of the total population are seniors. In 2010, there were 330 very low income seniors and in 2013, the number decreased to 239. This reduction suggests seniors are moving out of Emeryville due to lack of affordable units. At the same time, Alameda County’s senior population number has risen by 11 percent since 2010. This implies seniors are unable to live in Emeryville and are seeking housing options elsewhere in the County. Currently, the City is only equipped to house 48 percent of its total very low income senior population.

The following goals, policies and programs within the Housing Element recommend the development of additional affordable housing:

Policy H-2-2: Support new housing opportunities for extremely low, very low, low and moderate income households.

Policy H-3-1: Support development of affordable housing for disabled persons, developmentally disabled persons, persons with HIV/AIDS, single parents families, and seniors.

Housing Element program H-3-1-4 commits the City to working with nonprofit developers to explore housing opportunities on city owned sites.

DISCUSSION

The Housing Element identified 4300 San Pablo, located at the corner of 43rd Street and San Pablo Avenue, currently the site of the temporary Recreation Center, as a possible site for affordable housing. The site is owned by the City and will be available for redevelopment following the relocation of the Recreation Center after the completion of the Emeryville Center for Community Life (ECCL). The site is located on an arterial road, zoned as Mixed Use with Residential (MUR) with Transit Hub, Neighborhood Retail and Pedestrian Priority Zone Overlays. It is conveniently located near transit stops, services and amenities such as The Promenade shops with CVS, Senior Center, and soon to be completed ECCL. Surrounding land uses are zoned Medium Density Residential (RM) to the east and Planned Unit Development (PUD) (Promenade and Pixar projects) to the west of the site. Staffs has analyzed possible uses for the site and is proposing an affordable senior housing project.

The site is nearly half an acre (0.47 acres) with 20,600 total sq.ft. The zoning allows for an FAR of 1.0 and 1.6 with a development bonus. Maximum height of the development is 30 feet or 55 feet with a development bonus, with housing density of 35 dwelling units per acre or 60 units per acre with a development bonus, producing a total of 28 dwelling units.

The site was purchased with Emeryville Redevelopment Agency Housing Set Aside Funds. In 1995, the Agency entered into a predevelopment contract with Oakland Community Housing Inc. (OCHI). OCHI intended to construct a 26 unit affordable rental housing project, of which 15 units were proposed for families and 11 units were proposed for seniors. The project included a community room, a senior park accessible to Emery Villa, a children's tot lot, and a ground floor retail component of 3,500 square feet.

The OCHI project fell through and eventually the Redevelopment Agency reimbursed the Housing Set Aside Fund. The City has been using the site for a temporary Recreation Center. With the expected completion of the ECCL, the site will become available for redevelopment.

Staff reviewed three types of affordable housing options for the site including family housing, housing for the formerly homeless, and senior housing. Staff is proposing senior housing because of the proximity to the Senior Center and services. The site is too small to provide the economies of scale needed for a family housing development, and housing for people who have experienced homelessness may require more

services than are available in the area or could be accommodated on the site. Attachment 3 provides a detailed calculation of possible development on the site.

ENVIRONMENTAL REMEDIATION

The site will require a Phase I and II Environmental Site Assessment to assess the contamination on site. The City is working on a proposal for a U.S. EPA Brownfield Program assessment grant. Brownfields Assessment Grants are funded up to \$200,000 over three years. The deadline for this grants application is December 18 and may include other development sites in the area.

STAFF RECOMMENDATIONS

Staff proposes that the Housing Committee recommend that staff draft a Request for Proposals for a senior housing project on the 4300 San Pablo Avenue site for future review by the Housing Committee and for review and approval by the City Council.

Attachments: 1. Site Plan
 2. Map of nearby amenities
 3. Development Calculations

Submitted By:

CATHERINE FIRPO
Housing Coordinator

FAHTEEN KHAN
Economic Development and Housing Intern

Attachment 3 Development Calculations

SENIOR HOUSING PROJECT 4300 San Pablo Avenue

APN: 049-1079-014-01 and 049-1079-017-01

Lot Area: 10,425 sq. ft. + 10,175 sq. ft. (**20,600 sq.ft.**)

Acres: 0.24 + 0.23 (**0.47**)

Lot width/depth: 206 x 100

Use classification: Residential Multi Unit

Zoning: Mixed Use with Residential (MUR)

Overlay Zones:

Transit Hubs

Neighborhood Retail Overlay

Pedestrian Priority Zone

Allowed Building height: 30/55 ft (base/bonus)

Allowed residential densities (unit/acre): 30/60 (base/bonus)

For a 0.47 acre lot, base density allows 14.1 **or 14 units** and a bonus density of **28.2 or 28 units**

Allowed FAR: 1.0/ 1.6 (base/ bonus)

For a 0.47 acre lot, base square footage of the building is **20,600 sq. ft.** and **bonus square footage is 32,960 sq. ft.**

** Sites less than 1 acre in MUR can comprise of a single use. (Section 9-3.202)

Parking and loading areas are excluded from the FAR calculation (Section 9-8.206 (m and n))

Parking

In Transit Hub Overlay Zone all parking requirements are reduced by 50% (Section 9-3.406). For senior housing developments parking requirement is 0.5 parking spaces per unit plus 0.2 spaces for guest parking. Therefore for the project site parking demand i will be 0.25 per unit and guest parking 0.1 per unit (Section 9-4.404)

- **Parking (for base density):**

Parking Demand for 14 units: (0.25×14) **3.5** spaces

Minimum Required (-33%) = 2.3 or **2** spaces

Maximum Permitted (10%) = 3.85 or **4** spaces

Guest Parking Demand for 14 units: **1.4** (0.1×14)

Minimum Required Guest parking = 0.64 or **1** space

Maximum Permitted Guest parking = 1.54 or **2** spaces

- **Parking (for bonus density):**

Parking Demand for 28 units: (0.25×28) **7** spaces

Minimum Required (-33%) = 4.69 or **5** spaces

Maximum Permitted (10%) = 7.7 or **8** spaces

Guest Parking Demand for 7 units: **2.8** (28×0.1)

Minimum Required Guest parking = 2.01 or **2** space

Maximum Permitted Guest parking = 3.3 or **3** space

- **Setbacks:** 10' rear (east), 10' on street frontage (south) + an additional 2 feet for each 1 foot by which the building height exceeds 30 feet

- **Open Space Requirements**

Usable open space per dwelling unit = 60 sq. ft.

40 sq. ft. of private open space and 20 sq. ft. of common open space

14 x 60 = 840 sq. ft.

28 x 60 = 1,680 sq. ft.

** Common space can be substituted for private open space at the ratio 2:1. Open spaces may not be located in driveways, loading and service areas, except in projects of 10 units or less, and as permitted by a minor conditional use permit with a few provisions. (Section 9-4.303)

** Courts may be counted towards private and common open space requirements. Courts should be landscaped and designed to provide amenities for residents such as patios, play areas, barbeques and swimming pool. (Section 9-4.302)

State Density Bonus Requirements:

For senior citizen housing development and mobile home parks that limits residency based on age requirements for housing older persons, State Density bonus pursuant to California Civil Code Section 789.76 or 799.5 is 20% of the number of senior housing units.

(The 20% is calculated using the base number, which in our case is 14. Hence, $14 + (0.2 \times 14) = 16.8$ which is 17 units. The City's density provides us with more dwelling units than using the State's density bonus system.)

**Please refer to Section 9-5-501-9-5.510 of the Planning Regulations for more detailed information on state density bonus program.

Break down of total sq. ft. of each unit

55 feet building height is approximately a five story structure.

Hence,

$32,960 / 5 = 6,592$ sq. ft. per floor

$6,592 / 6 = 1,098$ sq. ft. per unit

25% for circulation = 823.5 total usable sq.ft. per unit.