



EMERYVILLE HOUSING ELEMENT 2015-2023



CITY OF EMERYVILLE | Adopted: November 18, 2014

1333 Park Avenue Emeryville CA 94608

Approved by the California Department of Housing and Community Development on January 28, 2015

ACKNOWLEDGEMENTS

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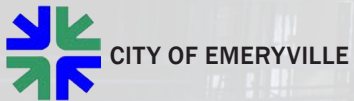
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EXECUTIVE SUMMARY

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 Resources

- Emeryville has ample sites available to facilitate new housing development and meet identified

housing production targets in the Regional Housing Needs Allocation. Nearly all identified sites are located within the Priority Development Area and are well served by transit, services, and amenities.

- Despite the loss of Redevelopment Agency funding, the City continues to operate rehabilitation and homebuyer assistance programs to improve housing conditions and opportunities for Emeryville residents.
- With City assistance, a new affordable family housing project was completed in 2013 (Ambassador) and another is in the beginning stages of development (3706 San Pablo Avenue). Additional City-owned properties provide opportunities for affordable housing.
- Land use policies and zoning standards allow for a variety of housing types at a range of densities.

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.