

Appendix H: Public Participation Efforts

Background Documentation on Public Participation Efforts

This appendix includes copies of documentation pertaining to the City of Emeryville's Public Participation Efforts.

- Spring 2008 Public Participation Invitation Flyer
- Flyer and Postcard for 3-15-08 Workshop
- 3-15-08 Workshop Agenda
- 3-15-08 Workshop Handouts
- 3-15-08 Workshop Meeting Notes
- Housing Committee Agenda – August 1, 2007
- Housing Committee Agenda – September 5, 2007
- Housing Committee Agenda – November 7, 2007
- Housing Committee Agenda – February 6, 2008
- Housing Committee Agenda – April 2, 2008
- Planning Commission Agenda and Report – April 24, 2008
- City Council Notice of Public Hearing – May 20, 2008
- City Council Report and Resolution Approving Draft 2009 Housing Element – May 20, 2008
- Invitation to Comment Letters – February 11, 2009
- Flyer for 3-24-09 Workshop
- Postcard for 3-24-09 Workshop
- Letters to Rental Complexes and HOAs – March 9, 2009
- 3-24-09 Workshop Agenda
- 3-24-09 Workshop Handouts
- 3-24-09 Workshop Meeting Notes
- Housing Committee Agenda and Report – April 1, 2009
- Planning Commission Agenda and Report for April 23, 2009
- City Council Notice of Public Hearing for June 16, 2009
- City Council Agenda, Report and Resolution Approving Housing Element – ***To be inserted later***
- Emeryville Connection Article – February 2008
- Emeryville Connection Article – March 2009
- Website Information for Workshop – March 15, 2008
- Website Information on Housing Element – Spring 2009

Be Part of Emeryville's Housing Element Update



The City of Emeryville is working to update the Housing Element of its General Plan and would like you to be involved....

You are welcome to attend any of the following public meetings held at Emeryville City Hall, 1333 Park Avenue, Emeryville:

★ **A Community Workshop specifically on the Housing Element Update, 10 am to noon:**

March 15, 2008

★ Housing Committee, 6 pm:
April 2, 2008

★ Planning Commission, 6:30 pm:
April 24, 2008 ★ new date

★ City Council Meeting, Study Session, time TBD:
May 20, 2008 ★ new date

Questions/Comments??

Please contact:

Amy Hiestand

Housing Coordinator

Phone number: (510) 596-4354

Email: ahiestand@ci.emeryville.ca.us

Deborah Diamond

General Plan Update Project Manager

Phone number: (510) 596-4303

Email: ddiamond@ci.emeryville.ca.us

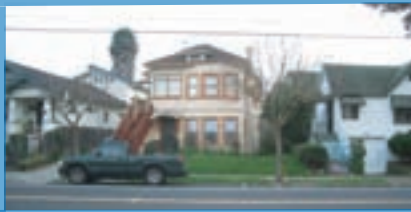
Mailing address: 1333 Park Avenue Emeryville CA, 94608

For updates, visit www.ci.emeryville.ca.us/news





Join us for a meeting on **Housing in Emeryville**



Preparation of the 2009 Housing Element of the General Plan is in progress, and you are invited to get involved.

**A community workshop will be held to review the draft Housing Element on:
Saturday, March 15th, 2008 - 10 a.m. to 12 p.m.**

City Council Chambers in Old Town Hall
1333 Park Avenue, Emeryville at Hollis Street

Light refreshments will be provided

Please direct questions and comments to the
above address or:

Amy Hiestand, Housing Coordinator (510) 596-4354
ahiestand@ci.emeryville.ca.us

or
Deborah Diamond, General Plan Update Manager (510) 596-4303
ddiamond@ci.emeryville.ca.us

The draft Housing Element may be found after March 7th at the
City's website at www.ci.emeryville.ca.us/news/.



City of Emeryville
1333 Park Avenue
Emeryville, CA 94608



Housing Element Workshop

Saturday, March 15, 2008

10 am to 12 noon

Agenda

- 1. Welcome and Introductions**
- 2. Purpose of the Meeting**
- 3. What is the Housing Element?**
- 4. Draft Housing Element**
- 5. Process and Schedule**
- 6. Break/Displays**
- 7. Discussion**
- 8. Closing Comments**



CITY OF EMERYVILLE

General Plan Update

Housing Element Workshop Saturday, March 15, 2008 10 am to 12 noon

Contact Information

For more information about the 2009 Housing Element, please contact:

Amy Hiestand
Projects Coordinator
City of Emeryville
Economic Development and Housing Department
1333 Park Avenue
Emeryville, CA 94608
(510) 596-4354
ahiestand@ci.emeryville.ca.us

Deborah Diamond
General Plan Update Project Manager
City of Emeryville
Planning and Building Department
1333 Park Avenue
Emeryville, CA 94608
(510) 596-4303
ddiamond@ci.emeryville.ca.us

Or visit the City's website at:
<http://www.ci.emeryville.ca.us/news/>

Housing Element Preparation Schedule

<u>Task</u>	<u>Completion Date</u>
Review of housing needs assessment draft by Housing Committee	August 2007
Review of draft resources/constraints, 2001 Housing Element achievement, Policy Discussion by Housing Committee	September 2007
Discussion of Goals/Objectives/Policies/Programs by Housing Committee	November 2007
Continued discussion of Goals/Objectives and Housing Action Program by Housing Committee	December 2007
Staff revision of draft housing element based on Housing Committee input	January 2008
Presentation of draft housing element to Housing Committee	February and March 2008 meetings
Community Workshop on draft housing element	Saturday, March 15, 2008
Presentation of draft housing element to Planning Commission	April 24, 2008
Presentation of draft housing element to City Council	May 20, 2008
Submit draft housing element to State HCD	May 2008
Receive comments back from State HCD	unknown
Staff incorporate revisions to draft housing element	1-2 months
Presentation of revised housing element to Housing Committee	Fall 2008
Presentation of revised housing element to Planning Commission	1-2 months
Presentation of revised housing element to City Council for adoption	1-2 months
Submittal of revised housing element to State HCD	By June 30, 2009



Goal I. Preserve existing housing stock.

Objective I-A. Promote preservation of existing housing stock through the Emeryville Housing Rehabilitation Program.

Program I-A-1. Continue support of the Emeryville Housing Rehabilitation Program through Redevelopment Agency funding and allocation of a portion of Emeryville's annual federal Community Development Block Grant (CDBG) funds.

Program I-A-2. Conduct annual review of Emeryville Housing Rehabilitation Program and projected program demand for next fiscal year.

Program I-A-3. Continue existing marketing and establish new marketing efforts for the Emeryville Housing Rehabilitation Program through regular updates to the City's website, participation at community-wide events, and annual, targeted mailings to landlords and homeowners in the City's older residential neighborhoods.

Objective I-B. Maintain and improve existing older housing stock, especially the older residential housing located in the Triangle neighborhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.

Program I-B-1. Continue administration of the Community Preservation Program and the Community Preservation Committee to encourage and improve maintenance of single and multi-family residences in the older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.

Policy I-B-2. Retain and continue implementing the Residential Preservation Ordinance, which requires Council approval for demolition of residential structures.

Objective I-C. Monitor aggregate housing demolition annually and ensure that replacement housing plans are enacted in connection with any loss of affordable units as a result of Redevelopment Agency action.

Policy I-C-1. Continue to review aggregate housing demolition and construction in the City each year through the annual Redevelopment Agency report submitted to the State Department of Housing and Community Development.

Policy I-C-2. Ensure that a replacement housing plan is implemented in connection with any loss of designated affordable units as a result of a Redevelopment Agency action.

Goal II. Promote a range of affordability levels.

Objective II-A. Ensure that the Zoning Ordinance continues to facilitate the development of affordable housing.

Policy II-A-1. Ensure that sufficient sites are zoned in the City to allow for the development of the City's overall fair share allocation of regional affordable housing need.

Policy II-A-2. Continue the affordable housing density bonus.

Policy II-A-3. Maintain the Affordable Housing Set-Aside Ordinance, requiring projects with 30 units or more to provide a set-aside of units as below market rate units. Maintain Ordinance requirement for ownership projects to require that 20% of the units be provided as affordable to moderate income households. Revise the Ordinance requirement for rental projects to require that 9% of the units be provided as affordable to moderate income households and 6% of the project units be provided as affordable to very low income households.

Policy II-A-4. Incentivize the provision of very low and low income housing through a new ordinance that provides density, Floor Area Ratio (FAR), and/or height bonuses to developers who provide affordable housing at these levels in the absence of City or Agency subsidy.

Objective II-B. Support new housing opportunities for very low, low and moderate income households.

Policy II-B-1. Make very low and low income housing a priority for use of the Redevelopment Agency's Low and Moderate Income Housing Fund.

Policy II-B-2. Include low and very low income housing in Redevelopment Agency-assisted development projects whenever feasible.

Policy II-B-3. Where feasible, consider a reduction in the moderate income inclusionary percentage requirement on development projects subject to the City's Affordable Housing Set Aside Ordinance to support the inclusion of low and/or very low income units.

Program II-B-4. Continue funding of the City's First Time Homebuyer Program and Ownership Housing Assistance Program through Redevelopment funds to ensure that downpayment assistance can be provided to support homeownership opportunities for very low, low, and moderate income households purchasing homes in Emeryville.

Policy II-B-5. Leverage State and Federal funding programs to maximize the number of affordable units and/or the number of ownership and rental units available to low and very low income households, whenever possible.

Program II-B-6. Coordinate with the Housing Authority of Alameda County to link Emeryville Section 8 Program participants in its Family Self-Sufficiency Program with homeownership opportunities in Emeryville.

Goal III. Promote development of affordable housing for persons with special needs.

Objective III-A. Support development of affordable housing for disabled people, people living with HIV/AIDS, single-parent families, and seniors who are very low, low or moderate income.

Policy III-A-1. Encourage the inclusion of very low income affordable set-aside units for people living with physical and/or developmental disabilities in projects subject to the City's Affordable Housing Set Aside Ordinance. Ensure that support services are provided to tenants of these units.

Policy III-A-2. Encourage the inclusion of Shelter-Plus-Care units (rent-assisted units for dually-diagnosed people with mental illness, substance abuse and/or AIDS-related illness) in projects subject to the City's Affordable Housing Set Aside Ordinance. Ensure that support services are provided to tenants of these units.

Policy III-A-3. Encourage the development of assisted living projects and independent senior housing developments.

Policy III-A-4. Support the County-wide long-range effort to prevent and end homelessness through adoption of the "EveryOne Home Plan – Alameda Countywide Homeless and Special Needs Housing Plan" and continuing to monitor the Plan's progress through City participation in collaborative groups such as the Alameda County Urban County Technical Advisory Committee and the Alameda County HOME Consortium Technical Advisory Committee. Consider City participation on the EveryOne Home Plan Advisory Council anticipated to be created in 2008.

Goal IV. Ensure that the City has a variety of housing types to meet the diverse needs of its residents as well as attract new residents.

Objective IV-A. Ensure that the Zoning Ordinance facilitates the development of a variety of housing types.

Policy IV-A-1. Continue support of residential mixed use development through broader General Plan update of zoning regulations.

Policy IV-A-2. Continue allowing development of live/work units as conditionally permitted in the light industrial and mixed use zones.

Policy IV-A-3. Encourage new developments to include a range of unit types, including townhouse units, residential flats, live/work units, and non-traditional group housing such as co-housing or cooperatives.

Objective IV-B. Promote opportunities for affordable housing that serves locally identified target groups, including teachers of the Emery Unified School District, City personnel, families with children, and artists/craftspeople.

Program IV-B-1. Continue special homebuyer assistance terms through the City's First Time Homebuyer Program which provides zero-percent down, downpayment assistance loans up to 20% of the purchase price to very low income to moderate income teachers in the Emery Unified School District for both market rate and below market rate units.

Program IV-B-2. Continue special homebuyer assistance terms through the City's First Time Homebuyer Program which provides zero-percent down, downpayment assistance loans up to 20% of the purchase price to City of Emeryville employees who are any income for market rate units and very low to moderate income for below market rate units.

Policy IV-B-3. Encourage provision of set-aside below market rate units for teachers and employees of the Emery Unified School District where feasible in new residential development subject to the City's Affordable Housing Set Aside Ordinance.

Policy IV-B-4. Promote housing designs to attract families with children by encouraging developers to include larger unit sizes (two-, three-, and four-bedroom units) as well as other on-site amenities such as usable outdoor open space, play equipment for a variety of ages, community rooms, and multi-purpose rooms that can be utilized for after-school homework clubs, computer, art, or other resident activities.

Program IV-B-5. Consider development of affordable housing development specifically designed to attract families with children and collaboration between Redevelopment Agency and non-profit developer with expertise in this area of affordable housing development to implement such a development during the course of the housing element period.

Policy IV-B-6. Ensure that new residential developments that include a set-aside of below market rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below market rate live/work units by artists/craftspeople.

Program IV-B-7. Encourage development of affordable live-work space for artists and craftspeople.

Goal V. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.

Objective V-A: Support activities to assist Emeryville residents who are at-risk of homelessness or are homeless.

Program V-A-1. Continue providing funding through Emeryville's allocation of Community Development Block Grant funds to support the Berkeley Food and Housing Project Multi-Service Center that provides meals and other support services to individuals who have resided in Emeryville.

Program V-A-2. Continue providing information at City Hall and through City's website on resources available for emergency housing assistance.

Program V-A-3. Improve City departmental coordination to ensure that information on resources is made available to assist Emeryville families and households at-risk of homelessness.

Program V-A-4. Improve coordination between the City and Emery Unified School District to determine if there are families who may be at risk of homelessness to provide resource and housing referrals.

Program V-A-5. Support inclusion of affordable rental units serving households as 30% of the area median income within future Redevelopment Agency-sponsored rental developments. Support projects that provide services to tenants of these units.

Goal VI. Promote equal opportunity in housing.

Objective VI-A. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability or source of income.

Program VI-A-1. Through participation in the Alameda County Urban County Community Development Block Grant Entitlement jurisdiction, continue to contract with Housing Rights, Inc. or another fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education and legal referrals for Emeryville resident tenants and landlords.

Program VI-A-2. Continue effective marketing of the fair housing counseling service provided through Housing Rights, Inc. or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, on the City's website, and at community-wide events.

Program VI-A-3. Require that developers include language stating that they provide equal opportunity in housing in their marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance.

Program VI-A-4. Include appropriate equal opportunity and anti-discrimination language in all contractual agreements that the City and/or Emeryville Redevelopment Agency enter into with developers pertaining to housing, such as Agreements on Affordable Units, Resale Restriction Agreements, Disposition and Development Agreements, and Owner Participation Agreements.

Program VI-A-5. Continue Accessibility Grant Program through the Emeryville Housing Rehabilitation Program to provide grant assistance to lower income households with disabilities.

Goal VII. Promote environmental responsibility and long-term sustainability of City's housing development through remediation of brownfields and promotion of "green" housing development.

Objective VII-A. Encourage the remediation of former industrial sites through public-private partnerships and Redevelopment Agency assistance.

Program VII-A-1. Continue Agency grant and loan program, "Capital Incentives for Emeryville's Redevelopment and Remediation" (CIERRA) to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate their housing development sites.

Program VII-A-2. Continue seeking outside funding opportunities to leverage the Agency's funding for site remediation at Agency-sponsored housing and mixed use developments, thereby increasing the financial feasibility of the projects.

Objective VII-B. Ensure that the City and Redevelopment Agency review and permitting process encourages "green" housing development, defined as clean indoor air and conservation of energy, water, and building materials.

Policy VII-B-1. Continue requirement that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.

Policy VII-B-2. Include the appropriate GreenPoint or LEED Checklist in all Redevelopment Agency-led Request for Proposals (RFPs) for new housing developments and include the Checklist as a review criterion in the developer selection process.

Program VII-B-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.

Program VII-B-4. Consider an ordinance requiring projects involving public funds to meet minimum green building thresholds.

Program VII-B-5. Consider an ordinance providing density, FAR, and height bonus for private projects that meet certain green building thresholds.

Objective VII-C. Encourage site and building design that includes social spaces, stormwater treatment, transit access, bicycle parking, and strong interface with the street.

Policy VII-C-1. Adopt open space requirements and design guidelines for multi-family housing projects.

Policy VII-C-2. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.

Objective VII-D. Support property retrofits that reduce the City's carbon footprint through energy conservation, waste reduction, and transportation access measures.

Policy VII-D-1. Disseminate information on retrofit assistance programs such as youth energy services, solar energy rebates and sidewalk bike racks.

Program VII-D-2. Continue to provide assistance through the Emeryville Housing Rehabilitation Program for weatherization and energy efficiency repairs.

Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects.

3-15-08 Housing Element Workshop

Meeting Notes taken by Amy Hiestand, Economic Development & Housing Department

Amy Hiestand, Housing Coordinator with the City's Economic Development & Housing Department, and Deborah Diamond, the General Plan Update Project Manager, gave an overview powerpoint presentation on the findings of the Housing Element draft update.

Comments from participants follow (→ indicates staff response)

Nora Davis

- Announced people who are here.

Kelly Thiemann

- What is penalty for not producing the allocation of units in the Regional Housing Need Allocation? → The City desires an adopted Housing Element in compliance with state law, so it is required to have zoning and sites available to accommodate the RHNA.

Josh Simon

- It's important to have Housing Element Compliance
 - Access to funds at State level.
 - "Carrot" for developers to produce housing at all income levels.

Gary Samonsky

- What makes it affordable? → Staff discussed how affordability is established and what the different income levels are that correspond with affordable housing.

Pat Hooper

- It's important to have a policy of not having different finishes and amenity levels in Below Market Rate housing from market rate, in projects that are inclusionary. → The City requires that BMR units and market rate units in a development have the same finishes and amenities.

Josh Simon

- Thinks it's important to promote affordable rental housing because it can be a step for lower income families to eventually get into ownership housing, because having lower housing costs enables them to save money.
- Rental family housing will encourage families to stay in Emeryville; he is on the Emery Unified School District board and some families must leave due to higher market rate rents. It's important policy decision to encourage affordable rental because if families can have stable housing, they are able to focus on kids' schooling. There's link between lower education scores and frequent moving around.

Nora Davis

- Feels it's important to promote ownership housing to retain stability in the community.

Josh Simon

- Stated he agrees with this but thinks City should have balanced approach.

Carol Silverman

- Stats on number of workers in Emeryville. → About 20,000 to 25,000 daily workers.

Ruth Atkin:

- Rents charged to people are highest in Alameda County.
- Steady decline in Section 8 holders in City of Emeryville since she's been a commissioner with Housing Authority of the County of Alameda.
- Need goal added to ensure affordable rental housing preservation. → Housing Element action plan contains goals related to affordable rental housing.

Gary Samonsky

- Is there rent control? → No, and it has not been a policy to have rent control because it is not the most effective method for ensuring the low income people obtain the rent controlled units.

Frank Jorden

- Housing Teachers, Police and Fire policies – agrees these are important groups to encourage to live here.

Liana Rodejard:

- She's seen her rents rise.
- Location is fabulous
- Thinks City should go after slum lords.

Delores Prince

- Doesn't believe in Rent Control
- She sent her daughter to EUSD, but not all kids from EUSD

Kelly Thiemann

- Owner occupied vs. Rental numbers not always reliable:
 - A lot of units owner-occupied are being rented out.
- Business permits should have this information.
- Rent-burden a factor to look at in evaluating need for affordable housing.
- Encourage larger unit affordable housing.
 - Larger families will be attracted.

Jeffrey DePuy

- Preserving existing communities and housing stock important.
- Oak Walk Project resulted in losing neighbors; preserving housing as it is important.
- → The Agency put funding into Oak Walk to preserve and renovate five single family homes as moderate income for-sale housing with priority for teachers and families.

Dick Kassis:

- Have a lot of people who don't make \$50,000.
- Failed in meeting goals for very low and low during last RHNA goal and he thinks it's important to keep promoting housing at these levels.

- Get nonprofits involved.
- Doesn't like rent control.
- More into direction of creating projects.
 - Need to change thinking.
 - Well-managed.
 - Well-run

Carol Silverman

- Stability of tenure important; Research shows people will be able to have more stable lives with affordable housing; there's a strong nonprofit community

Josh Simon

- Developments need to be large enough to have on site manager.
- Sweet Spot → More than 40 units.
- Can have mixed income.
- State Prop 1C has funding opportunities.
- Downturn in economy has resulted in decreasing land values which opens opportunities for nonprofit developers to do projects.
- Developers looking for receptive cities.

Dick Kassis:

- Poverty: Free and reduced lunch important to look at.
- Do more for AIDS/HIV+ housing in Emeryville
- Loss of African-American population a concern for him.
- Green building - Myth that it costs more

Dick Kassis

- General Plan Document – How does it fit in? → The General Plan Update and Housing Element Update are being developed and reviewed concurrently to ensure they are consistent with each other. The GP Update will be completed in spring 2009 around the same time as the Housing Element Update completion.



CITY OF EMERYVILLE

INCORPORATED 1885

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

Edward Treuting, Chairperson
Lawrence Cardona, Vice Chairperson
Norm Davis, Mayor
Ruth Atkin, Vice Mayor
Madelaine Biskimski
Frank Flores
Susan Hinchman
Pat Hooper
Virginia McNeill
Kris Owens
Tina Rhodes

TEL: (510) 596-4300 FAX: (510) 596-4389

PLEASE POST

NOTICE OF REGULAR MEETING EMERYVILLE HOUSING COMMITTEE

DATE: Wednesday, August 1, 2007
TIME: 6:00 p.m.
PLACE: Emeryville Civic Center
1333 Park Avenue, Garden Level (Old Town Hall), Emeryville, CA 94608

NOTICE IS HEREBY GIVEN that the Emeryville Housing Committee will hold a regular meeting on **Wednesday, August 1, 2007 at 6:00 p.m.** in the Garden Level (Old Town Hall) of the Emeryville Civic Center, located at 1333 Park Avenue, Emeryville, California.

THE AGENDA for this meeting is as follows:

- I. Call to Order and Public Comment
- II. Approval of Minutes of June 6, 2007 Meeting (*Action-Attachment*)
- III. Annual Report on the City Homebuyer Programs (Below Market Rate and Market Rate) for FY06/07 (*Action-Attachment; 6:10-6:25; 15 minutes*)
- IV. Presentation of Draft Housing Needs Assessment Section of the 2009 Housing Element Update (*Discussion-Attachment; 6:25-7:10; 45 minutes*)
- V. Member Comments (*7:10-7:15*) – 5 minutes
- VI. Next Meeting Date – September 5, 2007
- VII. Adjournment (*7:15*)

FURTHER INFORMATION may be obtained by contacting Amy Hiestand, Community Economic Development Coordinator, Economic Development and Housing Department, at (510) 596-4354.

DATED: July 25, 2007

KAREN HEMPHILL, CITY CLERK

Posting Date: July 27, 2007
Post Until: August 3, 2007

**In the event that a quorum of the City Council participates at this meeting, the meeting is hereby noticed as a Special Meeting of the City Council; however, no City Council action can be taken.*



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

Edward Treuting, Chairperson
Lawrence Cardoza, Vice Chairperson
Nora Davis, Mayor
Ruth Atkin, Vice Mayor
Madeleine Biskintaoui
Frank Flores
Pat Hooper
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Kris Owens
Tina Rhodes

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PLEASE POST

NOTICE OF REGULAR MEETING EMERYVILLE HOUSING COMMITTEE

DATE: Wednesday, September 5, 2007
TIME: 6:00 p.m.
PLACE: Emeryville Civic Center
1333 Park Avenue, Garden Level (Old Town Hall), Emeryville, CA 94608

NOTICE IS HEREBY GIVEN that the Emeryville Housing Committee will hold a regular meeting on **Wednesday, September 5, 2007** at 6:00 p.m. in the Garden Level (Old Town Hall) of the Emeryville Civic Center, located at 1333 Park Avenue, Emeryville, California.

THE AGENDA for this meeting is as follows:

- I. Call to Order and Public Comment
- II. Approval of Minutes of August 1, 2007 Meeting (*Action-Attachment*)
- III. Presentation of 2005-2014 Housing Compliance Plan Mid-Cycle Update (*Action-Attachment; 6:10-6:30; 20 minutes*)
- IV. Presentation of Draft 2009 Housing Element Update (*Discussion-Attachment; 6:30-7:00; 30 minutes*)
- V. Approval of Calendar Year 2006 Housing Element Progress Report (*Action-Attachment; 7:00-7:10; 10 minutes*)
- VI. Consideration of Termination of Bridgewater OPA Negotiations (*Action-Attachment; 7:10-7:15; 5 minutes*)
- VII. Affordable Housing Set Aside Program Project Updates (*Discussion-Attachment; 7:15-7:25; 10 minutes*)
- VIII. Member Comments (7:25-7:30) – 5 minutes)
- IX. Next Meeting Date – October 3, 2007
- X. Adjournment (7:30)

FURTHER INFORMATION may be obtained by contacting Amy Hiestand, Community Economic Development Coordinator, Economic Development and Housing Department, at (510) 596-4354.

DATED: August 29, 2007

KAREN HEMPHILL, CITY CLERK

Posting Date: August 31, 2007
Post Until: September 7, 2007

**In the event that a quorum of the City Council participates at this meeting, the meeting is hereby noticed as a Special Meeting of the City Council; however, no City Council action can be taken.*



CITY OF EMERYVILLE

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1333 PARK AVENUE
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PLEASE POST

NOTICE OF REGULAR MEETING EMERYVILLE HOUSING COMMITTEE

DATE: Wednesday, November 7, 2007
TIME: 6:00 p.m.
PLACE: Emeryville Civic Center
1333 Park Avenue, Garden Level (Old Town Hall), Emeryville, CA 94608

NOTICE IS HEREBY GIVEN that the Emeryville Housing Committee will hold a regular meeting on **Wednesday, November 7, 2007** at 6:00 p.m. in the Garden Level (Old Town Hall) of the Emeryville Civic Center, located at 1333 Park Avenue, Emeryville, California.

THE AGENDA for this meeting is as follows:

- I. Call to Order and Public Comment
- II. Approval of Minutes of October 3, 2007 Meeting (*Action-Attachment*)
- III. Presentation and Discussion of draft 2009 Housing Element Goals, Objectives, Programs and Policies (*Discussion-Attachment; 6:05-6:45; 40 minutes*)
- IV. AHSA Status Chart (*Discussion-Attachment; 6:45-6:50; 5 minutes*)
- V. Distribution of Approved Five-Year Redevelopment Implementation Plan and Ten Year Housing Compliance Plan Update for 2005-2009 (*Information*)
- VI. Member Comments (6:50-7:00) – 10 minutes)
- VII. Next Meeting Date – December 5, 2007
- VIII. Adjournment (7:00)

FURTHER INFORMATION may be obtained by contacting Amy Hiestand, Community Economic Development Coordinator, Economic Development and Housing Department, at (510) 596-4354.

DATED: October 31, 2007

KAREN HEMPHILL, CITY CLERK

Posting Date: November 2, 2007
Post Until: November 9, 2007

**In the event that a quorum of the City Council participates at this meeting, the meeting is hereby noticed as a Special Meeting of the City Council; however, no City Council action can be taken.*



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PLEASE POST

NOTICE OF REGULAR MEETING EMERYVILLE HOUSING COMMITTEE

DATE: Wednesday, February 6, 2008
TIME: 6:00 p.m.
PLACE: Emeryville Civic Center
1333 Park Avenue, Garden Level (Old Town Hall), Emeryville, CA 94608

NOTICE IS HEREBY GIVEN that the Emeryville Housing Committee will hold a regular meeting on **Wednesday, February 6, 2008** at 6:00 p.m. in the Garden Level (Old Town Hall) of the Emeryville Civic Center, located at 1333 Park Avenue, Emeryville, California.

THE AGENDA for this meeting is as follows:

- I. Call to Order and Public Comment
- II. Approval of Minutes of December 5, 2007 Meeting (*Action-Attachment*)
- III. Update on Foreclosure Prevention and Predatory Lending Prevention Strategy (*Discussion; 6:05-6:20; 15 minutes*)
- IV. Presentation on Draft 2009 Housing Element (*Discussion-Attachment; 6:20-7:20; one hour*)
- V. Discussion of April 2008 Meeting Date Change (*Discussion-Attachment; 7:20-7:25; 5 minutes*)
- VI. Member Comments (*7:25-7:30*) – 5 minutes
- VII. Next Meeting Date – March 5, 2008
- VIII. Adjournment (*7:30*)

FURTHER INFORMATION may be obtained by contacting Amy Hiestand, Community Economic Development Coordinator, Economic Development and Housing Department, at (510) 596-4354.

DATED: January 30, 2008

KAREN HEMPHILL, CITY CLERK

Posting Date: February 1, 2008
Post Until: February 8, 2008

**In the event that a quorum of the City Council participates at this meeting, the meeting is hereby noticed as a Special Meeting of the City Council; however, no City Council action can be taken.*



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

Edward Treuting, Chairperson
Lawrence Cardoza, Vice Chairperson
Nora Davis, Councilmember
Ruth Atkin, Vice Mayor
Madeleine Biskintaoui

Frank Flores
Pat Hooper
Kevin Mooney
Kris Owens
Tina Rhodes

TEL: (510) 596-4300 FAX: (510) 658-8095

PLEASE POST

NOTICE OF REGULAR MEETING EMERYVILLE HOUSING COMMITTEE

DATE: Wednesday, April 2, 2008
TIME: 6:00 p.m.
PLACE: Emeryville Civic Center
1333 Park Avenue, Garden Level (Old Town Hall), Emeryville, CA 94608

NOTICE IS HEREBY GIVEN that the Emeryville Housing Committee will hold a regular meeting on **Wednesday, April 2, 2008** at 6:00 p.m. in the Garden Level (Old Town Hall) of the Emeryville Civic Center, located at 1333 Park Avenue, Emeryville, California.

THE AGENDA for this meeting is as follows:

- I. Call to Order and Public Comment
- II. Approval of Minutes of March 5, 2008 Meeting (*Action-Attachment*)
- III. Review of Revised Affordable Housing Set Aside Ordinance (*Action-Attachment; 6:05-6:20; 15 minutes*)
- IV. Review of Draft 2009 Housing Element (*Action-Attachment; 6:20-6:40; 20 minutes*)
- V. Consideration of Request for Qualifications and Proposals for 4001 Adeline Street (*Action-Attachment; 6:40-7:05; 25 minutes*)
- VI. 2008 Housing Committee Roster and consideration of appointment (*Action-Attachment; 7:05-7:10; 5 minutes*)
- VII. Member Comments (*7:10-7:15 – 5 minutes*)
- VIII. Next Meeting Date – May 7, 2008
- IX. Adjournment (*7:15*)

FURTHER INFORMATION may be obtained by contacting Amy Hiestand, Community Economic Development Coordinator, Economic Development and Housing Department, at (510) 596-4354, or Helen Bean, Economic Development and Housing Director, at (510) 596-4355.

DATED: March 26, 2008

KAREN HEMPHILL, CITY CLERK

Posting Date: March 28, 2008
Post Until: April 4, 2008

**In the event that a quorum of the City Council participates at this meeting, the meeting is hereby noticed as a Special Meeting of the City Council; however, no City Council action can be taken.*

R:\Eco Dev & Housing\Amy\Housing\Housing Committee\Meetings\2008\4.2.08 Agenda.doc

PLANNING COMMISSIONERS:

Angela Baranco, Commissioner
Lawrence C. (Buzz) Cardoza, Commissioner
Frank Flores, Commissioner
Arthur Hoff, Commissioner
Patricia Jeffery, Commissioner
Gail Donaldson, Vice Chairperson
James A. Martin, Chairperson

**AGENDA
EMERYVILLE CITY PLANNING COMMISSION
CITY COUNCIL CHAMBERS
1333 PARK AVENUE
EMERYVILLE, CALIFORNIA**

**THURSDAY APRIL 24, 2008
6:30 P.M.**

A COMPLETE COPY OF THE TEXT PORTION OF THE AGENDA PACKET WILL BE AVAILABLE FOR PUBLIC VIEWING IN THE PLANNING COMMISSION OFFICE, THE POLICE STATION PUBLIC COUNTER AT 2449 POWELL STREET, 2ND FLOOR, AND GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE AND FOR REPRODUCTION AT: (1) ACCESS PRINT, 1306 65TH STREET; (2) PERMA COPY, 2000 POWELL STREET, SUITE 120, AND (3) KINKO'S, 5895 CHRISTIE AVENUE, FROM THE MONDAY BEFORE THE COMMISSION MEETING. THE MEETING IS SHOWN LIVE ON EMERYVILLE CABLE TELEVISION AND AGAIN AT 4:00 P.M. THE MONDAY FOLLOWING THE PLANNING COMMISSION MEETING.

If you challenge the adequacy of the subject application in court, you will be limited to raising only those issues or alleged inadequacies which you presented to the Emeryville Planning Commission, orally or in writing, at or prior to the public hearing. You may not be entitled to maintain a legal action against the application unless you object to it, orally or in writing, at or prior to the public hearing.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, you should contact the office of the City Manager/City Clerk at (510) 596-4373. Notification 72 hours prior to the hearing will enable the city to make reasonable arrangements to assure accessibility to this hearing.

Persons who wish to speak on matters set for PUBLIC COMMENT will be heard when the Presiding Officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the Hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

I. CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE

II. PUBLIC COMMENT

III. ACTION RECAP – March 27, 2008

IV. DIRECTOR'S REPORT

A. Quarterly Update on East BayBridge Center

V. PUBLIC HEARINGS

A. Marketplace Redevelopment Project (PUD04-02) – Consideration of a “Planned Unit Development – Mixed Use” zoning designation for the Marketplace site and a Preliminary Development Plan for the Marketplace Redevelopment Project that will involve a phased development consisting of 674 multi-family residential units, 180,000 square feet of retail, and 120,000 square feet of office, including parking garages, infrastructure and landscaping improvements. The proposal also includes a General Plan Amendment to increase the Floor Area Ratio from 1.5 and 2.0 to 5.0, and rescinding the existing Master Use Permit for the property. CEQA Status: An Environmental Impact Report was prepared for the project and certified by the Emeryville City Council on January 15, 2008. General Plan Designation: Mixed Use (M-U); Zoning Classification: current: Mixed Use (M-U), proposed: Planned Unit Development-Mixed Use (PUD – Mixed Use); (Applicant: TMG Partners; Owners: Marketplace Mortgage, LLC and Rockwood Christie, LLC) (APN: 49-1492-6-1; 49-1492-8; 1492-10-2; 49-1492-11; 49-1493-1; 49-1493-9-2; 49-1493-9-3; 49-1493-10-2; 49-1493-10-3; 49-1493-13; 49-1493-14; 49-1493-15)

B. 2009 Draft Housing Element – Consideration of 2009 Draft Housing Element of the Emeryville General Plan. CEQA status: The Draft Housing Element is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the General Rule, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

C. Affordable Housing Set Aside Ordinance – Consideration of amendments to Article 62 of Title 9 of the Emeryville Municipal Code, “Affordable Housing Set-Aside Program”. CEQA Status: This ordinance is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the General Rule, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

VI. COMMISSIONERS COMMENTS

VII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 22, 2008 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.

EMERYVILLE PLANNING COMMISSION

STAFF REPORT

Agenda Date: April 24, 2008

Report Date: April 17, 2008

TO: Emeryville Planning Commission

FROM: Planning and Building Department
Economic Development and Housing Department

SUBJECT: **Consideration and Approval of Draft 2009 Housing Element of the General Plan**

SUMMARY: The deadline for the next update of the Housing Element of the General Plan is June 30, 2009. Staff has prepared a Draft 2009 Housing Element for initial approval to forward to the State of California, Department of Housing and Community Development for their review prior to final adoption by the City.

ENVIRONMENTAL

STATUS: This action is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the “general rule”, because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

APPLICABLE ZONING ORDINANCE

PROVISION: Section 9-4.81 General Plan Amendment Procedure

RECOMMENDED COMMISSION ACTION:

1. Open public hearing and take testimony regarding the Draft 2009 Housing Element.
2. Close public hearing and consider the Draft 2009 Housing Element and Staff Report.
3. Approve the forwarding of the Draft 2009 Housing Element to the City Council for its approval.

BACKGROUND:

State law requires cities to revise the housing element of their General Plans periodically. Bay Area housing elements must be adopted and submitted to the State Housing and Community Development Department (HCD) by June 30, 2009. Emeryville’s current housing element was adopted in November 2001 and certified by HCD in February 2002. By state statute, housing elements are to be updated every five years; however HCD granted an extension to Bay Area jurisdictions to submit their final housing elements to the State by June 30, 2009 to accommodate the release of a new Regional Housing Needs Allocation (RHNA) by the Association of Bay Area Governments (ABAG). The ABAG Executive Board adopted the final RHNA for Bay Area jurisdictions at its meeting on March 20, 2008. The final

V.B.

RHNA is shown in Attachment 1. Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need.

Housing elements go through two city review cycles including the City's Housing Committee, Planning Commission and City Council. This is the first cycle of review for the 2009 Housing Element. This first review is to approve a draft housing element to submit to HCD for their review for compliance with state law. HCD is required to perform its review and report its written findings within 60 days. After the City has received comments from HCD and the appropriate edits are made, there is a second review for final adoption of the housing element. Once the City Council adopts the final housing element it is resubmitted to HCD for certification.

From August 2007 through April 2008, the Housing Committee has been reviewing draft sections of the 2009 Housing Element. On March 15, 2008 a public workshop was held to present the draft element and to hear comments from members of the community. At its meeting on April 2, 2008, the Housing Committee approved the draft element for forwarding to the Planning Commission and City Council. The proposed housing element will remain in draft form through its conformance review by HCD.

STAFF FINDINGS:

The statutory requirements for housing elements are found in Article 10.6 of the Government Code, sections 65583 through 65590. The laws specify that housing elements must provide the following:

- Housing needs assessment including the existing need, projected needs and the needs of special population groups. This information is provided in Chapter 2 of the Draft 2009 Housing Element.
- A description of housing resources and constraints, including an inventory and analysis of housing sites. This discussion is found in Chapter 3.
- Identification of the city's housing programs. This is also found in Chapter 3.
- A review of the effectiveness of the current housing element goals. This is found in Chapter 4.
- Quantified objectives. The proposed goals, objectives, policies and programs are listed in Chapter 5 and are quantified in the Action Plan table in Chapter 6.
- Public participation in the development of the element. These efforts are listed in Chapter 1. The March 15, 2008 public workshop was broadly noticed and attended by over 20 people. Housing Committee meetings are noticed and open to the public. This item was noticed and agendized as a public hearing as will the City Council's review of the draft element. Public participation will be encouraged through the second review cycle to final adoption. The Housing Element draft may also be found on the City's website.
- Consistency with other elements of the general plan. Concurrently with this housing element, the other six mandatory elements of Emeryville's general plan, plus two optional elements, are being updated, as are the City's zoning regulations. This housing element and the progress of the other elements will be regularly evaluated and adjusted for consistency up until adoption.

Staff believes that the attached Draft 2009 Housing Element meets the State requirements.

In addition to the above statutorily-required sections, the Housing Element includes the following sections:

- An Executive Summary which provides a broad outline of the findings of the Housing Element;
- Chapter 1, which reviews the Housing Element legal context, contents, and public participation efforts; and
- Several appendices.

Next Steps

If the draft meets with the Planning Commission's approval, it will be forwarded to the City Council for consideration at their May 20, 2008 meeting. The schedule for completion and adoption is as follows:

Task	Completion Date
Review of housing needs assessment draft by Housing Committee	August 2007
HC Review of draft resources/constraints, 2001 Housing Element achievement, Goals/objectives sections	September 2007
Discussion of Goals/Objectives and Housing Action Program by Housing Committee	November 2007
Committee continues discussion of Goals/Objectives and Housing Action Program	December 2007
Staff revision of draft housing element based on Housing Committee input	January 2008
Presentation of draft housing element to Housing Committee	February-April 2008
Presentation of draft housing element to Planning Commission	April 24, 2008
Presentation of draft housing element to City Council	May 20, 2008
Submit draft housing element to State HCD	May 2008
Receive comments back from State HCD	unknown
Staff incorporate revisions to draft housing element	1-2 months
Presentation of revised housing element to Housing Committee	Fall 2008
Presentation of revised housing element to Planning Commission	1-2 months
Presentation of revised housing element to City Council for adoption	1-2 months
Submittal of revised housing element to State HCD	By June 30, 2009

CONCLUSION:

Staff recommends approval for forwarding the 2009 Draft Housing Element to the City Council.

Attachments: 1) Final Regional Housing Needs Allocation for Bay Area Jurisdictions
 2) Draft Five-Year Emeryville Housing Element 2009-2014



CITY OF EMERYVILLE

INCORPORATED 1911

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94606-3517

TEL: (510) 596-4300 FAX: (510) 450-7831

PLEASE POST

NOTICE OF PUBLIC HEARING

EMERYVILLE CITY COUNCIL

Tuesday, May 20, 2008

NOTICE IS HEREBY GIVEN that the Emeryville City Council, at its regular meeting on **Tuesday, May 20, 2008**, will hold a public hearing commencing at 7:16 p.m., or as soon thereafter as the matter can be heard, in the City Council Chambers located at 1333 Park Avenue, Emeryville, CA, to consider the following:

Consideration and Approval of Draft 2009 Housing Element of the General Plan - The City Council will consider a resolution approving the Draft 2009 Housing Element of the General Plan and authorizing the City Manager to submit the Draft Housing Element to the State of California Department of Housing and Community Development for its initial review and comment.

ALL INTERESTED PARTIES are invited to attend the above public hearing and express opinions or submit evidence for or against the proposed actions. Further information may be obtained or viewed at the Office of the City Clerk, 1333 Park Avenue, Emeryville, California, telephone (510) 450-7800.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, you should contact the City Clerk at (510) 450-7800. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

NOTE: If you challenge the adequacy of the subject proposed actions in court, you will be limited to raising only those issues or alleged inadequacies which you presented to the City Council orally or in writing at or prior to the public hearing. You may not be entitled to maintain a legal action against the proposed action unless you object to it, orally or in writing, at or prior to the public hearing.

DATED: May 7, 2008


Karen Hemphill
City Clerk

Post on: May 7, 2002
Post until: May 21, 2002

Published in Oakland Tribune on May 10, 2008

RESOLUTION NO. 08-76

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EMERYVILLE APPROVING THE DRAFT 2009 HOUSING ELEMENT OF THE GENERAL PLAN AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE DRAFT HOUSING ELEMENT TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR ITS INITIAL REVIEW AND COMMENT.

WHEREAS, state law requires cities to revise the Housing Elements of their General Plans periodically; and Bay Area jurisdictions' housing elements must be adopted and approved by the State Department of Housing and Community Development ("HCD") by June 30, 2009; and

WHEREAS, the City of Emeryville desires to submit a preliminary draft of its 2009 Housing Element to HCD for HCD's review and comment; and

WHEREAS, the Emeryville Housing Committee has worked in collaboration with City staff over several months between August 2007 and April 2008 to review draft sections of the City of Emeryville's 2009 Housing Element and at its regular meeting on April 2, 2008 recommended that the *Planning Commission and City Council approve the draft 2009 Housing Element, attached hereto as Exhibit A to this resolution, for submittal to HCD for its review and comment; and*

WHEREAS, on April 24, 2008, the Emeryville Planning Commission held a duly noticed public hearing to hear testimony on the draft 2009 Housing Element and recommended forwarding the draft 2009 Housing Element to the City Council for approval; and

WHEREAS, on May 20, 2008, the Emeryville City Council held a duly noticed public hearing on the draft 2009 Housing Element and has approved forwarding it to HCD for its initial review and comment; now, therefore, be it

RESOLVED, That this action is exempt from environmental review under State CEQA Guidelines Section 15061 (b)(3), the "general rule", because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment; and be it further

RESOLVED, that the City Council of the City of Emeryville does hereby approve the draft 2009 Housing Element in the form attached hereto as Exhibit A and authorizes the City Manager to submit said draft 2009 Housing Element to HCD for its initial review and comment.



ADOPTED by the City Council of the City of Emeryville at its regular meeting held Tuesday, May 20, 2008 by the following vote:

AYES: (4) Mayor Dukowski, Vice Mayor Atkin and Councilmembers Fricks & Kassia

NOES: (1) Councilmember Davis **ABSENT:** None

EXCUSED: None **ABSTAINED:** None

MAYOR: KB

ATTEST:

APPROVED AS TO FORM:

[Signature]
CITY CLERK

[Signature]
CITY ATTORNEY

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**CITY OF EMERYVILLE
MEMORANDUM**

DATE: May 20, 2008

TO: Patrick D. O'Keefe, City Manager

FROM: Economic Development and Housing Department
Planning and Building Department

SUBJECT: Resolution of the City Council of the City of Emeryville Approving the Draft 2009 Housing Element of the General Plan and Authorizing the City Manager to Submit the Draft Housing Element to the State of California Department of Housing and Community Development for its Initial Review and Comment.

RECOMMENDATION OR ACTION REQUESTED

Staff recommends that the City Council hold a public hearing and consider the resolution accompanying this report that approves the draft 2009 Housing Element of the General Plan and authorizes the City Manager to submit the draft to the State of California Department of Housing and Community Development (HCD) for its initial review and comment.

BACKGROUND

The deadline for the City's adoption and submittal of its next update of the Housing Element to HCD is June 30, 2009. In collaboration with the Housing Committee, staff has prepared a Draft 2009 Housing Element for initial approval by the City Council to forward to HCD for their review prior to final adoption by the City. On April 2nd, the Housing Committee reviewed the final version of the draft and recommended forwarding it for approval to the Planning Commission and City Council. On April 24th, the Planning Commission held a public hearing to consider the draft since the Housing Element is one of the elements of the General Plan and procedurally, revision of the Housing Element falls under a General Plan Amendment. The Planning Commission adopted a resolution approving the draft Housing Element and forwarding the draft to the City Council for its approval. The comments of the Housing Committee and Planning Commission are described in the next section. On May 20th, staff will present the draft Housing Element to the City Council as part of the public hearing proceedings.

DISCUSSION/ANALYSIS

Background on Housing Element

State law requires cities to revise the housing element of their General Plans periodically. Bay Area housing elements must be adopted and submitted to HCD by June 30, 2009. Emeryville's current housing element was adopted in November 2001 and certified by HCD in February 2002.

SLB

By state statute, housing elements are to be updated every five years; however HCD granted an extension to Bay Area jurisdictions to submit their final housing elements to the State by June 30, 2009 to accommodate the release of a new Regional Housing Needs Allocation (RHNA) by the Association of Bay Area Governments (ABAG). The ABAG Executive Board adopted the final RHNA for Bay Area jurisdictions at its meeting on March 20, 2008. The final RHNA is shown in Attachment 1. Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need.

Housing elements go through two city review cycles including the City's Housing Committee, Planning Commission and City Council. This is the first cycle of review for the 2009 Housing Element. This first review is to approve a draft housing element to submit to HCD for their review for compliance with state law. HCD is required to perform its review and report its written findings within 60 days. After the City has received comments from HCD and the appropriate edits are made, there is a second review for final adoption of the housing element. Once the City Council adopts the final housing element it is resubmitted to HCD for certification.

From August 2007 through April 2008, the Housing Committee reviewed draft sections of the 2009 Housing Element. On March 15, 2008 a public workshop was held to present the draft element and to hear comments from members of the community. The proposed housing element will remain in draft form through its conformance review by HCD.

Below is the preparation schedule that has been followed and is proposed through final adoption and submittal by the City:

Task	Completion Date
Review of housing needs assessment draft by Housing Committee	August 2007
HC Review of draft resources/constraints, 2001 Housing Element achievement, Goals/objectives sections	September 2007
Discussion of Goals/Objectives and Housing Action Program by Housing Committee	November 2007
Committee continues discussion of Goals/Objectives and Housing Action Program	December 2007
Staff revision of draft Housing Element based on Housing Committee input	January 2008
Presentation of draft Housing Element to Housing Committee	February-April 2008
Presentation of draft Housing Element to Planning Commission	April 24, 2008
Presentation of draft Housing Element to City Council	May 20, 2008

NEB

Submit draft Housing Element to State HCD	May 2008
Receive comments back from State HCD	unknown
Staff incorporate revisions to draft Housing Element	1-2 months
Presentation of revised Housing Element to Housing Committee	Fall/Winter 2008
Presentation of revised Housing Element to Planning Commission	1-2 months
Presentation of revised Housing Element to City Council for adoption	1-2 months
Submittal of revised Housing Element to State HCD	By June 30, 2009

Housing Element Requirements

The statutory requirements for housing elements are found in Article 10.6 of the Government Code, sections 65583 through 65590. The laws specify that housing elements must provide the following information:

- Housing needs assessment including the existing need, projected needs and the needs of special population groups. This information is provided in Chapter 2 of the Draft 2009 Housing Element.
- A description of housing resources and constraints, including an inventory and analysis of housing sites. This discussion is found in Chapter 3.
- Identification of the city's housing programs. This is also found in Chapter 3.
- A review of the effectiveness of the current housing element goals. This is found in Chapter 4.
- Quantified objectives. The proposed goals, objectives, policies and programs are listed in Chapter 5 and are quantified in the Action Plan table in Chapter 6.
- Public participation in the development of the element. These efforts are listed in Chapter 1. The March 15, 2008 public workshop was broadly noticed and attended by over 20 people. Housing Committee meetings are noticed and open to the public. This item was noticed and agendaized as a public hearing at the Planning Commission and City Council's review of the draft element. Public participation will be encouraged through the second review cycle to final adoption. The Housing Element draft was provided at City Hall and Golden Gate Library and may also be found on the City's website.
- Consistency with other elements of the general plan. Concurrently with this housing element, the other six mandatory elements of Emeryville's general plan, plus two optional elements, are being updated, as are the City's zoning regulations. This housing element and the progress of the other elements will be regularly evaluated and adjusted for consistency up until adoption.

Staff believes that the draft 2009 Housing Element meets the State requirements. In addition to the above statutorily-required sections, Emeryville's draft Housing Element includes the following sections:

VI.B

- An Executive Summary which provides a broad outline of the findings of the Housing Element;
- Chapter 1, which reviews the Housing Element legal context, contents, and public participation efforts; and
- Several appendices including affordable housing data and resource information, green building information, glossaries, the City's fee schedule, public participation materials, and the Agency's Ten-Year Housing Compliance Plan.

Broad Goals of the Draft Housing Element

The draft 2009 Housing Element contains seven broad goals, listed below:

- Goal I. Preserve existing housing stock.
- Goal II. Promote a range of affordability levels.
- Goal III. Promote development of affordable housing for persons with special needs.
- Goal IV. Ensure that the City has a variety of housing types to meet the diverse needs of its residents as well as to attract new residents.
- Goal V. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.
- Goal VI. Promote equal opportunity in housing.
- Goal VII. Promote environmental responsibility and long-term sustainability of City's housing development through remediation of brownfields and promotion of "green" housing development.

Under each goal, there are corresponding objectives, policies and programs, enumerated in Chapter 5 of the draft Housing Element. The Action Plan found in Chapter 6 takes these policies and programs and describes the action steps that are needed to implement each program and policy, assigning the corresponding responsible department and review authority, such as the administrative, Planning Commission, City Council, or Redevelopment Agency. While the Housing Element will not be finally adopted until spring 2009, some of the programs and policies are continuing from the current Housing Element period or steps are being taken now to implement other new policies, such as the General Plan update.

Housing Committee and Planning Commission Comments

On April 2nd, the Housing Committee was presented the final version of the draft 2009 Housing Element, concluding an eight-month period during which the Committee reviewed various chapters of the element. The Housing Committee had only a minor revision to improve the readability of Chapter 6 (which has been done). The Committee unanimously approved forwarding it to the Planning Commission and Council for approval. On April 24th, the Planning Commission held a public hearing on the draft Housing Element. There were no comments from members of the public and the Commission approved forwarding it to the Council for approval.

VI-B

Chairperson Martin asked that the whole document be paginated and asked that an introduction be added to Chapter 6, the Housing Action Plan. These changes have been made. Commissioner Hoff expressed concern that the affordable housing needs of low income persons is not addressed through the proposed revision to the Affordable Housing Set Aside (AHSA) Ordinance for rental projects which would require setting aside nine percent (9%) of the units to moderate income households and six percent (6%) of the units to very low income households. This AHSA Ordinance revision is cited in Chapter 5 (Goals & Objectives) under Goal II, Objective II-1, Policy II-A-3. The Planning Commission did not suggest alternate language for this policy. The AHSA Ordinance revision will be addressed as a separate public hearing item on the May 20th Council meeting.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under State CEQA Guidelines Section 15061(b)(3), the "general rule", because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment.

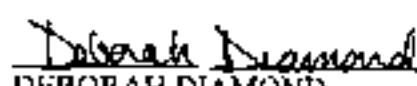
LEGAL CONSIDERATIONS

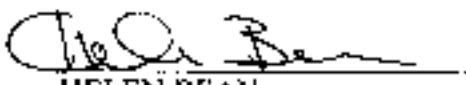
The City Attorney has reviewed and approved as to form the resolution accompanying this report. A ten day notice of the May 20th public hearing was published in the Oakland Tribune.

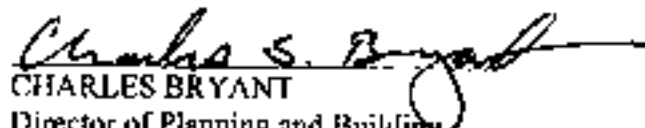
CONCLUSION

Staff recommends that the City Council hold a public hearing and adopt the resolution accompanying this report that approves the draft 2009 Housing Element of the General Plan and authorizes the City Manager to submit the draft to the State of California Department of Housing and Community Development (HCD) for its initial review and comment.

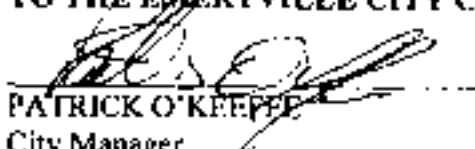

AMY WESTLAND
CED Coordinator


DEBORAH DIAMOND
General Plan Project Manager


HELEN BEAN
Director of Economic Development and Housing


CHARLES BRYANT
Director of Planning and Building

**APPROVED AND FORWARDED
TO THE EMERYVILLE CITY COUNCIL,**


PATRICK O'KEEFE
City Manager

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EMERYVILLE APPROVING THE DRAFT 2009 HOUSING ELEMENT OF THE GENERAL PLAN AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE DRAFT HOUSING ELEMENT TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR ITS INITIAL REVIEW AND COMMENT.

WHEREAS, state law requires cities to revise the Housing Elements of their General Plans periodically; and Bay Area jurisdictions' housing elements must be adopted and approved by the State Department of Housing and Community Development ("HCD") by June 30, 2009; and

WHEREAS, the City of Emeryville desires to submit a preliminary draft of its 2009 Housing Element to HCD for HCD's review and comment; and

WHEREAS, the Emeryville Housing Committee has worked in collaboration with City staff over several months between August 2007 and April 2008 to review draft sections of the City of Emeryville's 2009 Housing Element and at its regular meeting on April 2, 2008 recommended that the Planning Commission and City Council approve the draft 2009 Housing Element, attached hereto as Exhibit A to this resolution, for submittal to HCD for its review and comment; and

WHEREAS, on April 24, 2008, the Emeryville Planning Commission held a duly noticed public hearing to hear testimony on the draft 2009 Housing Element and recommended forwarding the draft 2009 Housing Element to the City Council for approval; and

WHEREAS, on May 20, 2008, the Emeryville City Council held a duly noticed public hearing on the draft 2009 Housing Element and has approved forwarding it to HCD for its initial review and comment; now, therefore, be it

RESOLVED, That this action is exempt from environmental review under State CEQA Guidelines Section 15061 (b)(3), the "general rule", because it can be seen with certainty that there is no possibility that it may have a significant effect on the environment; and be it further

RESOLVED, that the City Council of the City of Emeryville does hereby approve the draft 2009 Housing Element in the form attached hereto as Exhibit A and authorizes the City Manager to submit said draft 2009 Housing Element to HCD for its initial review and comment.



ADOPTED by the City Council of the City of Emeryville at its regular meeting held Tuesday, May 20, 2008 by the following vote:

AYES: _____

NOES: _____ **ABSENT:** _____

EXCUSED: _____ **ABSTAINED:** _____

MAYOR: _____

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

Michael A. ...

CITY ATTORNEY

R:\Eco Dev & Housing\Staff Reports\05-20-08\Housing Element\5.20.08 Housing Element reso.doc

VLB



Proposed Final Regional Housing Needs Allocation

Revised March 20, 2008

	Very Low <50%	Low ~80%	Mod <120%	Above Mod	Total
ALAMEDA	482	329	392	843	2,046
ALBANY	64	43	52	117	276
BERKELEY	328	424	549	1,130	2,431
DUBLIN	1,092	681	653	924	3,330
**** EMERYVILLE	186	174	219	558	1,137
FREMONT	1,348	887	878	1,269	4,382
HAYWARD	768	443	569	1,573	3,393
LIVERMORE	1,034	680	683	1,013	3,394
NEWARK	257	180	155	291	883
OAKLAND	1,900	2,098	3,142	7,489	14,629
PACIMONT	13	10	11	6	40
PLEASANTON	1,078	728	720	753	3,277
SAN LEANDRO	358	228	277	757	1,630
UNION CITY	587	381	380	812	1,944
UNINCORPORATED	538	340	400	891	2,167
ALAMEDA COUNTY	10,017	7,618	9,076	18,228	44,937
ANTIOCH	516	338	381	1,046	2,282
BRANTWOOD	717	435	480	1,073	2,705
CLAYTON	49	35	33	34	151
CONCORD	639	426	498	1,483	3,043
DANVILLE	186	130	146	111	583
EL CERRITO	93	59	80	199	431
HERCULES	143	74	73	183	453
LAFAYETTE	113	77	80	91	361
MARTINEZ	261	168	179	454	1,060
MORAGA	73	47	57	62	234
OAKLEY	219	120	88	348	755
ORINDA	70	48	56	45	218
PINOLE	83	49	48	143	323
PITTSBURG	322	223	286	831	1,772
PLEASANT HILL	160	105	106	257	623
RICHMOND	391	339	540	1,556	2,826
SAN PABLO	22	38	50	178	298
SAN RAMON	1,174	715	740	834	3,463
WALNUT CREEK	458	302	374	828	1,958
UNINCORPORATED	615	598	687	1,406	3,508
CONTRA COSTA COUNTY	6,512	4,325	4,996	11,239	27,072
BELVEDERE	5	4	4	4	17
CORTE MADERA	66	38	46	92	244
FAIRFAX	23	12	19	54	108
LARKSPUR	90	55	75	162	382
MILL VALLEY	74	54	68	96	292
NOVATO	275	171	221	574	1,241
ROSS	8	6	5	8	27
SAN ANSELMO	76	19	21	47	113
SAN RAFAEL	262	207	288	546	1,403
SAUSALITO	45	30	34	56	165
TIBURON	36	21	27	33	117
unincorporated	183	137	169	284	773
MARIN COUNTY	1,095	754	917	2,056	4,822

VI-B

Proposed Final Regional Housing Needs Allocation

Revised March 20, 2008

	Very Low < 50%	Low < 80%	Med < 120%	Above Med	Total
AMERICAN CANYON	159	116	143	300	728
CALISTOGA	17	11	18	48	94
NAPA	466	295	381	582	2,024
ST HELENA	30	21	25	45	121
YOUNTVILLE	16	15	18	40	89
unincorporated	181	116	130	224	651
NAPA COUNTY	879	574	713	1,539	3,705
SAN FRANCISCO COUNTY	6,569	5,535	6,754	12,315	31,193
Alhambra	19	14	18	34	85
Bellmont	91	65	77	166	399
Brisbane	91	66	77	167	401
Burlingame	148	107	125	270	650
Colma	16	11	13	28	68
Daly City	275	198	233	501	1,207
East Palo Alto	144	103	122	261	630
Foster City	111	80	94	201	486
Half Moon Bay	63	45	53	115	276
Hillsborough	20	14	17	35	86
Menlo Park	228	163	192	412	995
Milbrae	103	74	87	188	452
Pacific	63	45	53	114	275
Portola Valley	17	12	14	31	74
Redwood City	417	300	353	762	1,832
San Bruno	222	160	188	403	973
San Carlos	137	98	116	248	599
San Mateo	695	500	589	1,287	3,051
South San Francisco	373	268	315	678	1,634
Woodside	15	11	13	28	67
Unincorporated	343	247	291	625	1,506
SAN MATEO COUNTY	3,585	2,581	3,038	5,531	14,735
CAMPBELL	199	122	158	413	892
CUPERTINO	341	229	243	357	1,170
GILROY	319	217	271	608	1,415
LOS ALTOS	98	66	79	74	317
LOS ALTOS HILLS	27	19	22	13	81
LOS GATOS	154	100	122	186	562
MILPITAS	659	421	441	938	2,459
MONTE SERENO	13	9	11	8	41
MORGAN HILL	217	249	245	500	1,311
MOUNTAIN VIEW	571	388	488	1,152	2,599
PALO ALTO	690	543	641	988	2,862
SAN JOSE	7,751	5,322	6,198	15,450	34,721
SANTA CLARA	1,293	914	1,002	2,684	5,893
SARATOGA	90	68	77	57	292
SUNNYVALE	1,073	708	778	1,889	4,428
unincorporated	253	192	232	413	1,090
SANTA CLARA COUNTY	13,878	9,567	11,007	25,885	60,337

SLB

Proposed Final Regional Housing Needs Allocation

Revised March 20, 2008

	Very Low <60%	Low <80%	Mod <120%	Above Mod	Total
BENICIA	147	99	108	178	532
DIXON	197	98	123	310	728
FAIRFIELD	873	562	675	1,888	3,998
RIO VISTA	213	176	207	623	1,219
SUNSHINE CITY	173	109	84	234	600
VACAVILLE	754	463	515	1,184	2,906
VALLEJO	655	468	568	1,409	3,100
unincorporated	26	16	18	39	99
SOLANO COUNTY	3,038	1,896	2,308	5,643	12,885
CLOVERDALE	71	81	81	204	437
COTATI	67	36	45	109	257
HEALDSBURG	71	48	55	157	331
PEYALUMA	522	352	370	701	1,945
ROHNERT PARK	371	231	273	678	1,553
SANTA ROSA	1,570	896	1,122	2,898	6,534
SEBASTOPOL	32	28	29	87	176
SONOMA	73	58	89	156	376
WINDSOR	158	130	137	254	719
unincorporated	319	217	264	564	1,364
SONOMA COUNTY	3,244	2,154	2,445	5,807	13,650
REGION	48,840	35,102	41,316	89,242	214,500

3/20/08 11:09 AM

VI-B



CITY OF EMERYVILLE

INCORPORATED 1891

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

February 11, 2009

Bob Canter
President & CEO
Emeryville Chamber of Commerce
3980 Harlan Street
Emeryville, CA 94608

Re: Invitation to Comment on the City of Emeryville's Draft 2009 Housing Element

Dear Mr. Canter:

We at the City of Emeryville are in the process of updating the City's Housing Element, which will span from 2009 to 2014. The Housing Element establishes the City's housing goals, policies and programs in order to facilitate housing availability and guide decisions during this five year period. This is an opportunity for the City to reevaluate its housing priorities and needs for the production of housing within Emeryville, and take into consideration the views of other groups in the community. Attached with this letter is the Draft Housing Element 2009-2014 for the City of Emeryville, for which we ask your group to evaluate the document and provide feedback regarding it.

Comments may be sent back by March 11, 2009 to:
Deborah Diamond
Emeryville City Hall
1333 Park Ave.
Emeryville, CA 94608
Or by email at ddiamond@emeryville.org

For further information or questions, please contact Amy Hiestand at 510-596-4354 or ahiestand@emeryville.org, or Deborah Diamond at 510-596-4303 or ddiamond@emeryville.org. Thank you for help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Projects Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1911

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8035

February 11, 2009

Evelyn Stivers
Field Director
Non-Profit Housing Association of Northern California
369 Pine Street, Suite 350
San Francisco, CA 94104

Re: Invitation to Comment on the City of Emeryville's Draft 2009 Housing Element

Dear Ms. Stivers:

We at the City of Emeryville are in the process of updating the City's Housing Element, which will span from 2009 to 2014. The Housing Element establishes the City's housing goals, policies and programs in order to facilitate housing availability and guide decisions during this five year period. This is an opportunity for the City to reevaluate its housing priorities and needs for the production of housing within Emeryville, and take into consideration the views of other groups in the community. Attached with this letter is the Draft Housing Element 2009-2014 for the City of Emeryville, for which we ask your group to evaluate the document and provide feedback regarding it.

Comments may be sent back by March 11, 2009 to:

Deborah Diamond
Emeryville City Hall
1333 Park Ave.
Emeryville, CA 94608
Or by email at ddiamond@emeryville.org

For further information or questions, please contact Amy Hiestand at 510-596-4354 or ahiestand@emeryville.org, or Deborah Diamond at 510-596-4303 or ddiamond@emeryville.org. Thank you for help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Projects Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1876

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 596-8095

February 11, 2009

Stephanie Forbes
Executive Director
Bay Area LISC
369 Pine Street, Suite 350
San Francisco, CA 94104

Re: Invitation to Comment on the City of Emeryville's Draft 2009 Housing Element

Dear Ms. Forbes:

We at the City of Emeryville are in the process of updating the City's Housing Element, which will span from 2009 to 2014. The Housing Element establishes the City's housing goals, policies and programs in order to facilitate housing availability and guide decisions during this five year period. This is an opportunity for the City to reevaluate its housing priorities and needs for the production of housing within Emeryville, and take into consideration the views of other groups in the community. Attached with this letter is the Draft Housing Element 2009-2014 for the City of Emeryville, for which we ask your group to evaluate the document and provide feedback regarding it.

Comments may be sent back by March 11, 2009 to:
Deborah Diamond
Emeryville City Hall
1333 Park Ave.
Emeryville, CA 94608
Or by email at ddiamond@emeryville.org

For further information or questions, please contact Amy Hiestand at 510-596-4354 or ahiestand@emeryville.org, or Deborah Diamond at 510-596-4303 or ddiamond@emeryville.org. Thank you for help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Projects Coordinator
Economic Development & Housing Department



City of Emeryville

Housing Element Workshop



The City of Emeryville is in the process of updating the Housing Element of its General Plan and would like you to get involved.

**A Community Workshop on the
2009 Housing Element will be held on:**
Saturday, March 28, 2009
10:00 a.m. - 12 noon
at Emeryville City Hall
1333 Park Avenue (cross-street is Hollis)

For questions or comments, please contact:

Amy Hiestand, Housing Coordinator

Phone: (510) 596-4354

Email: ahiestand@emeryville.org

or

Deborah Diamond, General Plan Update Project Manager

Phone: (510) 596-4304

Email: ddiamond@emeryville.org

For more information on the Housing Element update, please visit:
http://www.emeryville.org/econdev/housing_update.html



You're invited ...

to get involved with the update
of Emeryville's Housing Element.



City of Emeryville - Housing Element Update
1333 Park Avenue, Emeryville, CA 94608

COMMUNITY WORKSHOP

The City of Emeryville is updating the Housing Element of its General Plan and would like for you to participate.

Date: Saturday, March 28, 2009

Time: 10:00 AM - Noon

Place: Emeryville City Hall

1333 Park Avenue at Hollis

For questions or comments, please contact:

Amy Hiestand, Housing Coordinator

Phone: (510) 596-4354

Email: ahiestand@emeryville.org

or

Deborah Diamond

General Plan Update Project Manager

Phone: (510) 596-4304

Email: ddiamond@emeryville.org

More information on the Housing Element Update may be found at:

http://www.emeryville.org/econdev/housing_update.html



CITY OF EMERYVILLE

INCORPORATED 1894

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8035

March 9, 2009

Jeff Kiel
Watergate Homeowners Association
8 Captain Drive
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Kiel:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Watergate residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1996

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Jan Newbegin
Laconia Development, LLC
1981 North Broadway, Suite 415
Walnut Creek, CA 94596

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Newbegin:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a **Community Workshop on the Housing Element** and would like Vue 46 residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1914

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-9517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Steve Sharborough
Pacific Park Plaza Homeowners Association
6363 Christie Avenue
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Sharborough:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Pacific Park Plaza residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econddev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1996

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Nicole Guadarrama
Property Manager
Bay Area Property Services
2960 Camino Diablo, Suite 210
Walnut Creek, CA 94596

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Guadarrama:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Oliver Lofts residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1898

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Caroline McCormick
Association Communications, Inc.
1460 Washington Blvd.
Concord, CA 94521

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. McCormick:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Liquid Sugar Lofts residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econddev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8033

March 9, 2009

Greg Turner
Citiscap Property Management
3450 Third Street, Suite 1A
San Francisco, CA 94124

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Turner:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Green City Lofts residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdcv/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1961

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Donne Wantland
Pulte Homes
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, CA 94588

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Wantland:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Glashaus residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1881

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Beth Calvet
Gateway Commons Homeowners Association
5200 San Pablo Avenue
Oakland, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Calvet:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Gateway Commons residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1894

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Michelle New
Walsh Management
PO Box 2657
Castro Valley, CA 94546

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. New:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Emery Bay Village residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1891

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Michael Mora
Merit Property Management, Inc.
111 Deerwood Road, Suite 200
San Ramon, CA 94583

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Mora:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a **Community Workshop on the Housing Element** and would like City Limits and Elevation 22 residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdew/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1961

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Randy Eustice
John H. Beatty & Associates
One Annabel Lane, Suite 100
San Ramon, CA 94583

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Eustice:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Blue Star Corner, Emeryville Warehouse Lofts and Terraces at EmeryStation residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1898

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 638-8095

March 9, 2009

Kristi Roy
Neighborhood Association Management, Inc.
PO Box 100968
Pleasanton, CA 94588

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Roy:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Bay Street residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1894

1333 PARK AVENUE

EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Tina Jackson-Walda
Hudson Management
425 Gregory Lane #101
Pleasant Hill, CA 94523

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Jackson-Walda:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Besler Building Lofts residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdcv/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1911

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 598-8095

March 9, 2009

Randi Parker-Germain
Artists' Cooperative Housing
1420 45th Street
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Parker-Germain

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Artists' Cooperative residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1886

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-6095

March 9, 2009

Melissa Hajostek
Massingham and Associates
4085 Nelson Avenue, Suite A
Concord, CA 94520

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon,**

Dear Ms. Hajostek

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Artisan Walk residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdew/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1894

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94609-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Ron Dirks
Common Interest Management Services
315 Diablo Road, Suite 221
Danville, CA 94526

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Dirks:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Andante residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1854

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8098

March 9, 2009

Keith Clinton
Property Manager
Avenue 64
6399 Christie Avenue
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Clinton:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Avenue 64 residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1974

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Chauncie Gipson
Property Manager
Resources for Community Development
1518 Dwight Way
Berkeley, CA 94703

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Gipson:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Triangle Court Apartments residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zahoon Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zahoon with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1966

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 558-9095

March 9, 2009

Nancy Scheevel
Property Manager
Alameda County Housing Authority
22941 Atherton Street
Hayward, CA 94541

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Scheevel:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Ocean Avenue Apartments residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdcv/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1894

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Michelle Ross
Property Manager
Icon Apartments
1401 Park Avenue
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Ross:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Icon residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-9517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Cheryl Nubie
Property Manager
EmeryVilla
4320 San Pablo Avenue
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Nubie:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like EmeryVilla residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1876

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 659-6095

March 9, 2009

Terri Howard
Property Manager
The Courtyards at 65th Street
1465 65th Street
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Howard:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like residents of The Courtyards to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/ccunde/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1894

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Christine Breit
Property Manager
Bridgecourt Apartments
1325 40th Street
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Breit:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Bridgecourt Apartments residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1898

1333 PARK AVENUE
EMERYVILLE, CA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Crystal Jones
Property Manager
Bay Street Apartments
5684 Bay Street
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Jones:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Bay Street Apartments residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

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Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



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INCORPORATED 1896

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Walt Penn
Property Manager
Baybridge Apartments
1034 36th Street
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Penn:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Baybridge Apartments residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econddev/housing_update.html.

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Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



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INCORPORATED 1996

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8095

March 9, 2009

Racheljoy Rodas
Resident Manager
Bakery Lofts
4600 Adeline Street #116
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Rodas:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a Community Workshop on the Housing Element and would like Bakery Lofts residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

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Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1876

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 558-8035

March 9, 2009

Joyceland Glasper
Property Manager
Avalon Senior Apartments
310 8th Street, Suite 200
Oakland, CA 94607

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Ms. Glasper:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a **Community Workshop on the Housing Element** and would like Avalon residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econdev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zahcen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zahcen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiestand
Housing Coordinator
Economic Development & Housing Department



CITY OF EMERYVILLE

INCORPORATED 1961

1333 PARK AVENUE
EMERYVILLE, CALIFORNIA 94608-3517

TEL: (510) 596-4300 FAX: (510) 658-8005

March 9, 2009

Robert Portilla
Community Manager
Archstone Emeryville
6401 Shellmound Street
Emeryville, CA 94608

**Re: Community Workshop on the City of Emeryville Housing Element, Saturday,
March 28th, 10 a.m. to 12 noon.**

Dear Mr. Portilla:

The City of Emeryville is currently updating the Housing Element of its General Plan, which will cover the years 2009 to 2014. The Housing Element, as a vital document for the City's housing goals, policies and programs, relies on the input of community members. On **Saturday, March 28th, from 10 a.m. to 12 noon**, the City of Emeryville will be holding a **Community Workshop on the Housing Element** and would like Archstone residents to be a part of it. The Community Workshop will be held at Emeryville City Hall, located at 1333 Park Avenue at the corner of Park Avenue and Hollis Street. Light refreshments will be available at the meeting. More information on the Housing Element Update may be found online at http://www.emeryville.org/econddev/housing_update.html.

Attached is a flyer inviting the public to attend the Community Workshop. It would be a great help if you would post this announcement in a public location in your buildings and facilities. Also, if you use a resident e-mail list to contact your residents for community announcements, we would be very appreciative if you could forward the flyer through an e-mail to the residents. For a PDF version of this flyer, please contact our department Projects Intern, Zaheen Chowdhury, by email at zchowdhury@emeryville.org, or by phone at (510) 596-4351. Please feel free to call Zaheen with any other questions about the City's public outreach efforts on the Housing Element Update. Thank you very much for your help and interest in the update of Emeryville's Housing Element.

Sincerely,

Amy Hiesland
Housing Coordinator
Economic Development & Housing Department



Housing Element Workshop

Saturday, March 28, 2009

10 am to 12 noon

Agenda

- 1. Welcome and Introductions**
- 2. Purpose of the Meeting**
- 3. What is the Housing Element?**
- 4. Draft Housing Element Presentation**
- 5. Process and Schedule**
- 6. Break/Displays**
- 7. Discussion**
- 8. Closing Comments**



CITY OF EMERYVILLE

General Plan Update

Housing Element Workshop Saturday, March 28, 2009 10 am to 12 noon

Contact Information

Comments on the Housing Element may be submitted to the Housing Element Project Managers at:

Amy Hiestand
Projects Coordinator
City of Emeryville
Economic Development and
Housing Department
1333 Park Avenue
Emeryville, CA 94608
(510) 596-4354
ahiestand@emeryville.org

Deborah Diamond
General Plan Update Project
Manager
City of Emeryville
Planning and Building
Department
1333 Park Avenue
Emeryville, CA 94608
(510) 596-4303
ddiamond@emeryville.org

For updates on the Housing Element, visit the City's website at:
<http://www.ci.emeryville.ca.us/econdev/>

Housing Element Review Schedule

- Community Workshop, March 28, 2009
- Emeryville Housing Committee Regular Meeting, Wednesday, April 1, 2009, 6 p.m., Emeryville City Hall, Garden Level
- Emeryville Planning Commission Meeting, Thursday, April 23, 2009, 6:30 p.m., Emeryville City Hall Council Chambers
- Emeryville City Council Meeting, Tuesday, June 2, 2009, 7:16 p.m., Emeryville City Hall Council Chambers



CITY OF EMERYVILLE 2009-2014 Housing Element

GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Goal I. Preserve existing housing stock.

Objective I-A. Promote preservation of existing housing stock through the Emeryville Housing Rehabilitation Program.

Program I-A-1. Continue support of the Emeryville Housing Rehabilitation Program through Redevelopment Agency funding and allocation of a portion of Emeryville's annual federal Community Development Block Grant (CDBG) funds.

Program I-A-2. Conduct annual review of Emeryville Housing Rehabilitation Program and projected program demand for next fiscal year.

Program I-A-3. Continue existing marketing and establish new marketing efforts for the Emeryville Housing Rehabilitation Program through regular updates to the City's website, participation at community-wide events, and annual, targeted mailings to landlords and homeowners in the City's older residential neighborhoods.

Objective I-B. Maintain and improve existing older housing stock, especially the older residential housing located in the Triangle neighborhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.

Program I-B-1. Continue administration of the Community Preservation Program and the Community Preservation Committee to encourage and improve maintenance of single and multi-family residences in the older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.

Policy I-B-2. Retain and continue implementing the Residential Preservation Ordinance, which requires Council approval for demolition of residential structures.

Objective I-C. Minimize the loss of affordable units and displacement of residents of lower and moderate income through implementation of State Community Redevelopment law provisions relating to replacement housing and relocation.

- Policy I-C-1. Continue to review aggregate housing demolition and construction in the City each year through the annual Redevelopment Agency report submitted to the State Department of Housing and Community Development.
- Policy I-C-2. Ensure that a replacement housing plan is implemented in connection with any loss of residential units housing lower or moderate income persons as a result of a specific Redevelopment Agency-sponsored or assisted project.
- Policy I-C-3. Ensure that state relocation law is applied as required in connection with a specific Redevelopment Agency-sponsored or assisted project as required.

Goal II. Promote a range of affordability levels.

Objective II-A. Ensure that the Zoning Ordinance continues to facilitate the development of affordable housing.

- Policy II-A-1. Ensure that sufficient sites are zoned in the City to allow for the development of the City's overall fair share allocation of regional affordable housing need.
- Policy II-A-2. Revise the Density Bonus Ordinance to ensure compliance with State Density Bonus law.
- Policy II-A-3. Revise the City's Zoning Ordinance to ensure that the requirements for secondary units are consistent with State law.
- Policy II-A-4. Continue implementation of the Affordable Housing Set-Aside Ordinance to ensure inclusion of Below Market Rate Units in residential projects of 30 or more units.
- Policy II-A-5. Incentivize the provision of extremely low, very low, and low income housing through a new ordinance that provides density, Floor Area Ratio (FAR), and/or height bonuses to developers who provide affordable housing at these levels in the absence of City or Agency subsidy.

Objective II-B. Support new housing opportunities for extremely low, very low, low and moderate income households.

Policy II-B-1. Make extremely low, very low, and low income housing a priority for use of the Redevelopment Agency's Low and Moderate Income Housing Fund.

Policy II-B-2. Include extremely low, very low, and/or low income housing in Redevelopment Agency-assisted development projects whenever feasible.

Policy II-B-3. Where feasible, consider a reduction in the moderate income inclusionary percentage requirement on development projects subject to the City's Affordable Housing Set Aside Ordinance to support the inclusion of extremely low, very low, and/or low income units.

Program II-B-4. Continue funding of the City's First Time Homebuyer Program and Ownership Housing Assistance Program through Redevelopment funds to ensure that downpayment assistance can be provided to support homeownership opportunities for very low, low, and moderate income households purchasing homes in Emeryville.

Policy II-B-5. Leverage State and Federal funding programs to maximize the number of affordable units available to low and very low income households, whenever possible.

Program II-B-6. Coordinate with the Housing Authority of Alameda County to link Emeryville Section 8 Program participants in its Family Self-Sufficiency Program with homeownership opportunities in Emeryville.

Objective II-C. Sustain affordable housing availability for existing participants in the City's Below Market Rate and Market Rate First Time Homebuyers Program.

Program II-C-1. Continue implementation of the City Foreclosure Prevention and Predatory Lending Prevention Strategy so long as required during the Bay Area foreclosure crisis.

Goal III. Promote development of affordable housing for persons with special needs.

Objective III-A. Support development of affordable housing for disabled people, people living with HIV/AIDS, single-parent families, and seniors who are extremely low, very low, low or moderate income.

Policy III-A-1. Encourage the inclusion of extremely low and very low income affordable set-aside units for people living with physical and/or developmental disabilities in projects subject to the City's Affordable Housing Set Aside Ordinance. Ensure that support services are provided to tenants of these units.

Policy III-A-2. Encourage the inclusion of Shelter-Plus-Care units (rent-assisted units for dually-diagnosed people with mental illness, substance abuse and/or AIDS-related illness) in projects subject to the City's Affordable Housing Set Aside Ordinance or as set-aside within new Agency-sponsored affordable rental developments. Ensure that support services are provided to tenants of these units.

Policy III-A-3. Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments.

Policy III-A-4. Continue to support the County-wide long-range effort to prevent and end homelessness, the "EveryOne Home—Alameda Countywide Homeless and Special Needs Housing Plan", and monitor the Plan's progress through City participation in collaborative groups such as the EveryOne Home Leadership Board, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium Technical Advisory Committee.

Goal IV. Ensure that the City has a variety of housing types to meet the diverse needs of its residents as well as attract new residents.

Objective IV-A. Ensure that the Zoning Ordinance facilitates the development of a variety of housing types.

- Policy IV-A-1. Continue support of residential mixed use development through broader General Plan update of zoning regulations.
- Policy IV-A-2. Continue allowing development of live/work units as conditionally permitted in the light industrial and mixed use zones.
- Policy IV-A-3. Encourage new developments to provide unit types for which there is an identifiable gap in Emeryville's housing stock.
- Policy IV-A-4. Revise the Zoning Ordinance to be in compliance with Senate Bill 2, effective January 1, 2008, requiring establishment of a zoning district allowing emergency shelters by right and ensuring that transitional and supportive housing developments are considered as a residential use of property subject only to those same restrictions that apply to other residential uses of the same type in the same zone.
- Policy IV-A-5. Revise the Zoning Ordinance to clarify that group homes and residential care facilities for six or fewer residents be subject only to those same restrictions that apply to other single family uses.

Objective IV-B. Promote opportunities for affordable housing that serves locally identified target groups, including teachers of the Emery Unified School District, City personnel, families with children, and artists/craftspeople.

- Program IV-B-1. Continue special homebuyer assistance terms through the City's First Time Homebuyer Program which provides zero-percent down, downpayment assistance loans up to 20% of the purchase price to very low income to moderate income teachers in the Emery Unified School District for both market rate and below market rate units.
- Program IV-B-2. Continue special homebuyer assistance terms through the City's First Time Homebuyer Program which provides zero-percent down, downpayment assistance loans up to 20% of the purchase price to City of Emeryville employees who are any income for market rate units and very low to moderate income for below market rate units.
- Policy IV-B-3. Encourage provision of set-aside below market rate units for teachers and employees of the Emery Unified School District where feasible in new residential development subject to the City's Affordable Housing Set Aside Ordinance.

Policy IV-B-4. Promote housing designs to attract families with children by encouraging developers to include larger unit sizes (two-, three-, and four-bedroom units) as well as other on-site amenities such as usable outdoor open space, play equipment for a variety of ages, community rooms, and multi-purpose rooms that can be utilized for after-school homework clubs, computer, art, or other resident activities.

Program IV-B-5. Consider development of affordable housing development specifically designed to attract families with children and collaboration between Redevelopment Agency and non-profit developer with expertise in this area of affordable housing development to implement such a development during the course of the housing element period.

Policy IV-B-6. Ensure that new residential developments that include a set-aside of below market rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below market rate live/work units by artists/craftspeople.

Program IV-B-7. Encourage development of affordable live-work space for artists and craftspeople.

Goal V. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.

Objective V-A. Support activities to assist Emeryville residents who are at-risk of homelessness or are homeless.

Program V-A-1. Continue providing funding through Emeryville's allocation of Community Development Block Grant funds to support the Berkeley Food and Housing Project's shelters, transitional housing, and Multi-Service Center to provide housing, meals and other support services to homeless individuals who have resided in Emeryville.

Program V-A-2. Continue providing information at City Hall and through City's website on resources available for emergency housing assistance.

Program V-A-3. Improve City departmental coordination to ensure that information on resources is made available to assist Emeryville families and households at-risk of homelessness.

Program V-A-4. Improve coordination between the City and Emery Unified School District to determine if there are families who may be at risk of homelessness to provide resource and housing referrals.

Program V-A-5. Assist in the development of affordable rental units serving extremely low income households within Redevelopment Agency-sponsored rental developments whenever feasible. Support projects that provide services to tenants of these units.

Goal VI. Promote equal opportunity in housing.

Objective VI-A. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability or source of income.

Program VI-A-1. Through participation in the Alameda County Urban County Community Development Block Grant Entitlement jurisdiction, continue to contract with Housing Rights, Inc. or another fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education and legal referrals for Emeryville resident tenants and landlords.

Program VI-A-2. Continue effective marketing of the fair housing counseling service provided through Housing Rights, Inc. or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, on the City's website, and at community-wide events.

Program VI-A-3. Require that developers include language stating that they provide equal opportunity in housing in their marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance.

Program VI-A-4. Include appropriate equal opportunity and anti-discrimination language in all contractual agreements that the City and/or Emeryville Redevelopment Agency enter into with developers pertaining to housing, such as Agreements on Affordable Units, Resale Restriction Agreements, Disposition and Development Agreements, and Owner Participation Agreements.

Program VI-A-5. Continue Accessibility Grant Program through the Emeryville Housing Rehabilitation Program to provide grant assistance to lower income households with disabilities.

Goal VII. Promote environmental responsibility and long-term sustainability of City's housing development through remediation of brownfields and promotion of "green" housing development.

Objective VII-A. Encourage the remediation of former industrial sites through public-private partnerships and Redevelopment Agency assistance.

Program VII-A-1. Continue Agency grant and loan program, "Capital Incentives for Emeryville's Redevelopment and Remediation" (CIERRA) to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate their housing development sites.

Program VII-A-2. Continue seeking outside funding opportunities to leverage the Agency's funding for site remediation at Agency-sponsored housing and mixed use developments, thereby increasing the financial feasibility of the projects.

Objective VII-B. Ensure that the City and Redevelopment Agency review and permitting process encourages "green" housing development, defined as clean indoor air and conservation of energy, water, and building materials.

Policy VII-B-1. Continue requirement that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.

Policy VII-B-2. Include the appropriate GreenPoint or LEED Checklist in all Redevelopment Agency-led Request for Proposals (RFPs) for new housing developments and include the Checklist as a review criterion in the developer selection process.

Program VII-B-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.

Program VII-B-4. Consider an ordinance requiring projects involving public funds to meet minimum green building thresholds.

Program VII-B-5. Consider an ordinance providing density, FAR, and height bonus for private projects that meet certain green building thresholds.

Objective VII-C. Encourage site and building design that includes social spaces, stormwater treatment, transit access, bicycle parking, and strong interface with the street.

Policy VII-C-1. Adopt open space requirements and design guidelines for multi-family housing projects.

Policy VII-C-2. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.

Objective VII-D. Support property retrofits that reduce the City's carbon footprint through energy conservation, waste reduction, and transportation access measures.

Policy VII-D-1. Disseminate information on retrofit assistance programs such as youth energy services, solar energy rebates and alternative transportation facilities, such as bicycle parking and car sharing pods.

Program VII-D-2. Continue to provide assistance through the Emeryville Housing Rehabilitation Program for weatherization and energy efficiency repairs.

Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects.

Housing Element Update Workshop Notes

3/28/2009

10 a.m. – 12 noon

- Staff introduction – Amy Hiestand and Deborah Diamond
- Staff Presentation of 2009-2014 Housing Element
 - Amy Hiestand goes over housing element update.
 - Deborah Diamond's presentation of document through PowerPoint.
 - Amy Hiestand describes Chapter 2.
 - Deborah Diamond – Chapter 3: Resources and Constraints
 - Amy Hiestand – Chapter 5: Overview and Context
- 20 Minute Break
- Discussion
 - Liz Altieri – ABAG fair share requirements. Our fair share was not fair, what happened with that?
 - Amy Hiestand - We appealed and presented to ABAG exec board, made case that we have limited land, mostly developed. Housing market, early 2007, was slowing down. ABAG denied appeal. Allocation process described. Trying to demonstrate, in housing element, what sites are available, how Emeryville is in compliance with housing requirements for state funding programs. Will show progress.
 - Liz Altieri- Special preferences in housing, how does fair housing act accommodate?
 - Amy Hiestand – In inclusionary ordinance, preferences are given to Emeryville residents, workers, everyone else. Projects with federal funding (HOME, CDBG) must comply with federal regulations regarding wide marketing issues. Has been done in the past, i.e. Avalon (HOME funds), which had wide marketing approach.
 - Jeffrey DePuy - We exceeded requirements last RHNA period, any credit?
 - Amy Hiestand – No we don't, fresh RHNA period.
 - Carol Handelman – What happens to a community like Piedmont with no low income housing?
 - Deborah Diamond – Use of secondary units.
 - Nora Davis – They don't want funding
 - Jeffrey DePuy – Anything in Housing Element that protects existing Emeryville residents as opposed to existing housing?
 - Amy Hiestand – Housing Element looks at statutory requirements. Conservation of at-risk housing. Project-based Section 8 units with term expiring, state wants plan in place to protect conversion of those properties to market rate, addressed in Housing Element. There is a policy regarding loss of units caused by RDA, relocation benefits and plan take place.
 - Ed Treuting- BMR units, first preference is to current residents
 - Vickie Jo Sowell- Do you have rights as homeowner next to new development?

- Deborah Diamond – Yes, right to come to commission and council meetings
 - Rights under zoning and rights to appeal.
 - Findings must be made
- Vickie Jo Sowell - Is city of Emeryville favoring development for special needs, senior, affordable?
 - Deborah Diamond – Yes, these types of housing are included in the Housing Element.
- Frank Jorden – Seniors with Alzheimer’s or dementia, will this be considered as another special needs group?
 - Amy Hiestand – Falls under elderly/special needs section of Housing Element.
 - Looking at plan in chapter 2, no data available, need data to add to this section. What do we know about Alzheimer’s/dementia in Emeryville? Not an independent living model, falls under assisted living model.
- Frank Jorden – Two fastest growing populations are older and 20-30 year olds. Are we doing anything for larger families to promote housing for these groups?
 - Deborah Diamond– Ed is the champion of creating housing for larger families.
 - Ed Treuting – Average number of family friendly housing in county is 5, we have 3.3.
 - Deborah Diamond – Considering development bonuses to developers providing family housing.
- Laura Garnier – Is it a priority to have people in single family homes renovate their properties? Not an easy process with permits.
 - Amy Hiestand – Preserving existing housing. First goal and objective, Emeryville rehabilitation program, predominantly for low and moderate income. We have staff managing these programs.
 - Laura Garnier - Community preservation
 - Amy Hiestand – The Community Preservation Committee is an interdepartmental committee that discusses code enforcement issues to get property to look better, improving housing stock.
- Gale Bailey– Don’t want people to tear down housing. Properties on Ocean to 59th are overlooked. Architecturally nothing to preserve. Upgrading is practically impossible.
 - Deborah Diamond – Demolition ordinance, to keep older housing in tact.
 - Gale Bailey – Moved here because of location. Emeryville is the most accessible and easiest. Restricting growth is not wise, not benefiting Emeryville, the more we go up, the better. Single family homes are no longer affordable.
 - Carol Handelman– Emeryville trying to preserve SFR, so families could live here, although any new homes in City will not be SFR.

What could be built in Emeryville? She has home, through RDA rehab funding, city helped preserve it.

- Nora Davis – Is there a definition of family friendly housing? What is it?
 - Deborah Diamond – Don't have it yet, will come with zoning ordinance update.
 - Nora Davis – Very important definition to nail down.
 - Most have their own perceptions of SFR, what exactly is family friendly housing now?
 - Deborah Diamond- Bedrooms, play areas.
 - Ed Treuting- Can be a development playground showing kids are welcome.
 - Amy Hiestand – Chapter 2, local opportunity groups, where we can talk more specifically regarding families and children. Policy 4B4 – promote housing for families regarding children and on-site amenities with usable play space.
 - Gale Bailey – These are referring to big projects, where will play areas be placed to provide for families. It's not real.
 - Carol Handelman – Bedrooms too small now, 3 bedrooms may mean better for 3 college students to share. This may be the reality.
 - Gale Bailey – Elephant in the room, need to fix our schools for children.
 - Vickie Jo Sowell- Disabilities, need better sidewalks. Infrastructure needs to be accommodating.
- Bridget Burch-Chavis – Been living in Triangle Court for 17 years, needs 3 bedrooms constantly. Smallest room is “large walk-in closet.” What are we doing regarding low-income housing that has been built? Is disabled, walls not where they're supposed to be, earthquakes.
 - Amy Hiestand – Need to follow up, project would have been inspected by the city according to codes at that time.
 - Bridget Burch-Chavis - Railing kept coming down because not aligned with studs.
 - Amy Hiestand – There is an asset manager.
 - Vickie Jo Sowell – need railing rules.
- Matt Weber– Existing housing stock. Energy efficiency, there are two different ways of making more housing (habitable). Building more or taking underutilized housing through improvement. Housing rehab program for weatherization, are there other programs planned or in place for housing improvement. What is City's role? Technical, resources pointing to proper place, revolving loan?
 - Amy Hiestand – Existing rehab program, green and healthy building. Policy on retrofit assistance, solar. Encourage energy conservation, green building, remodeling. Building counter information availability, through website with resources on weatherization and green building.

- Matt Weber- More as a single place to be directed to other agencies, instead of cities providing programs and resources themselves?
 - Amy Hiestand – Rehab program already in place, for low and moderate income. More of a resource thrust for information.
- Laura Garnier – City between Berkeley and Oakland, one street between cities. Emeryville doing great job with sidewalks and parks, making things nicer, and it stops at one point. Certain parts cannot be walked on because it's Oakland. Is there any discussion with Berkeley and Oakland regarding making sure borders are kept up? Safety issues.
 - Deborah Diamond – Police and fire have jurisdictional policies regarding borders – first come first serve. Planning director meets monthly with all jurisdictions regarding adjoining cities. A number of projects that cross cities. Berkeley and Oakland have their own budgets and problems; we can't set the priority for them.
 - Laura Garnier – Spillover doesn't take place in terms of projects in Oakland.
 - Nora Davis – Having improvements made in north Oakland with resident groups. They need to do more work, have neighbors join neighborhood groups to dump money into north Oakland. Oakland residents could do the same as Emeryville residents.
 - Deborah Diamond– Golden Gate area of Oakland is under redevelopment area.
 - Nora Davis – Oakland improved San Pablo from 17th to 36th, but no upkeep.
- Delores Prince – Family housing. How many actual Emeryville residents have their kids going to Emeryville schools? Family housing and land space, how do we know that this is a viable investment? Guilty of sending kids to private school. Where are Emeryville kids going? Private School, charter school. Families with children moving here may not actually attend Emeryville schools.
 - Amy Hiestand – 500 students in Emeryville are in the school district, age 5-17. Not sure how many overall children there are.
 - Delores Prince– How many of these actual 500 students are in Emeryville, how many actually go to private and charter school?
 - Liz Altieri – 850 students all together at schools, higher percentage of Emeryville students attending than ever before.
 - Ed Treuting – Household room size in Emeryville 3.3, County 5. Would like to move to 3.5
- Call for additional comments.
 - No comments.
- End of workshop.

PLEASE POST

EMERYVILLE HOUSING COMMITTEE

Edward Treuting, Chairperson
Lawrence Cardoza, Vice-Chairperson
Ruth Atkin, Councilmember
Nora Davis, Councilmember
Frank Flores
Pat Hooper
Frank Jorden
Kris Owens
Kevin Rooney
Tina Rhodes
Vickie Jo Sowell

EMERYVILLE HOUSING COMMITTEE

Regular Meeting of the Advisory Committee
Emeryville Civic Center, 1333 Park Avenue
Garden Level, Emeryville, CA 94608

Wednesday, April 1, 2009

6:00 p.m.

All Advisory Committee meetings are noticed as Special City Council Meetings so that any or all of the City Council may attend and participate in the Advisory Committee's deliberations. However, actions taken by Advisory Committees are not official actions of the City Council but must be ratified at a regular City Council. All writings that are public records and relate to an agenda item below which are distributed to a majority of the Emeryville Housing Committee (including writings distributed to a majority of the Emeryville Housing Committee less than 72 hours prior to the meeting noticed below) will be available at the Information Counter, 1333 Park Avenue, Emeryville, California during normal business hours (9am to 5pm, Monday through Friday, excluding legal holidays).

AGENDA

- I. Call to Order and Roll Call
- II. Public Comment
- III. Approval of Minutes of March 4, 2009 Meeting (Attachment)
- IV. Action Items
 - A. Consideration of 2009-2014 Housing Element Approval (Attachment; 6:05-7:20; 1 hour; 15 minutes)
- V. Information Items
- VI. Staff Comments (7:20-7:25; 5 minutes)
- VII. Member Comments (7:25-7:30; 5 minutes)
- VIII. Next Meeting Date – May 6, 2009
- IX. Adjournment (7:30)

FURTHER INFORMATION may be obtained by contacting Amy Hiestand, Committee Secretary, Community Economic Development Coordinator, Economic Development and Housing Department, at (510) 596-4354. The next regular meeting is scheduled for April 1, 2009 at 6:00 p.m.

DATED: March 25, 2009
Posting Date: March 27, 2009
Post Until: April 3, 2009

KAREN HEMPHILL, CITY CLERK

MEMORANDUM

DATE: April 1, 2009

TO: Emeryville Housing Committee

FROM: Amy Hiestand, Economic Development and Housing Department
Deborah Diamond, Planning and Building Department

SUBJECT: Consideration of the 2009-2014 Housing Element Revision

RECOMMENDATION OR ACTION REQUESTED

Staff recommends that the Emeryville Housing Committee discuss the revised “2009-2014 Emeryville Housing Element” at its upcoming April 1st meeting and make a recommendation on its approval to forward to the Emeryville Planning Commission for its April 23rd meeting and Emeryville City Council for its June 2nd meeting.

BACKGROUND

On April 1st, staff will present the revised Housing Element to the Housing Committee. The presentation will focus on the substantive changes that have been made to the document since the first draft was finalized in spring 2008. In particular, the presentation will focus on changes made to the following three chapters of the Housing Element:

- Chapter 2 – The Housing Needs Assessment
- Chapter 3 – The Analysis of Governmental and Non-Governmental Constraints and Resources
- Chapter 6 – The Housing Action Plan (the Action Plan includes by reference all those goals, objectives, policies and programs found in Chapter 5).

Edits in Response to State HCD Comments

This memo presents an overview of the key revisions made to the Housing Element, based on comments received back from the State of California Department of Housing and Community Development in a letter to the City dated August 22, 2008. As discussed at the Housing Committee’s March meeting, the main comments from HCD included the following:

- Analyze needs of Extremely Low Income Households.
- Provide data on tenure and income level of seniors and large families.
- Provide more data on cost burden for owners and renters.
- Expand Table 50, (*now called Table 2-55 in Chapter 2*), which lists the projected housing to be built through 2014, to include how affordability is established and how income levels are designated.
- Provide greater analysis of site characteristics for those sites zoned to meet Emeryville’s regional housing need allocation in terms of zoning, remediation

- constraints, development standards, etc.
- Provide additional analysis on permit procedures for potential impacts on the cost and supply of housing.
- Provide additional analysis of zoning and development standards for development of housing for people with disabilities.
- Provide more detailed analysis of the Affordable Housing Set Aside Ordinance and how the City offsets the impacts of the requirement on the cost and supply of housing (i.e. application of concessions and incentives)
- Provide more analysis on homeless count in Emeryville, and characteristics of homeless needs.
- Provide additional chart/matrix showing quantified objectives by housing type (new construction, rehabilitation) and income level of the number of units to be created over the Five-Year Housing Element period.
- Revise Housing Action Program – Chapter 6 as following:
 - a. Specific completion dates added
 - b. More specific actionable steps added with responsible party
 - c. Objectives, Programs and Policies have been revised in response to needs and sites analysis revisions
 - d. Meet requirements of Senate Bill 2 which became effective in January 2008, requiring every California city and county to provide detailed analysis of emergency shelter, transitional and supportive housing in their next Housing Element revision, including designation of zoning districts to accommodate that need.
 - e. Add programs to assist development of housing for extremely low income households
- Provide detailed discussion of public participation efforts to encourage participation of low to moderate income persons.

Attachment 1 to this report includes the State HCD memo, with staff's comments in the margins as to where in the revised Housing Element that comment has been addressed.

Overall Edits Completed

In addition to reviewing State HCD's comments and how these could be incorporated and addressed in the revised Housing Element, staff reviewed the entire document in an attempt to make improvements to the readability of the document and updated data where possible. Extra copies of the redline version of the entire document will be available at the Housing Committee meeting.

DISCUSSION

Summary of Revisions to Housing Element

The revised Housing Element and updated Appendices may be found as attachments to this memo. The major revisions are discussed below.

Table of Contents

- The Table of Contents will be revised and expanded to document individual sections, tables, and figures prior to the version submitted to the Planning Commission for its April 23rd meeting.

Executive Summary

- This section has been updated.

Chapter 1 – Introduction

- This chapter has been updated with geographical context introduction and a more detailed narrative on public participation efforts spanning the first review of the Housing Element in fall 2007 through spring 2008, as well as the spring 2009 update period.

Chapter 2 – Housing Needs Assessment

- Special Needs section (pages 13-28) revised as follows:
 - Page 13: Large Families. Data expanded to include family size by tenure for 2000; table 2-10 added.
 - Pages 14-16: Elderly People. Data expanded to include 1) elderly tenure information; Table 2-12 added; 2) elderly cost burden by tenure information; Table 2-13 added.
 - Page 19: Mental Illness. Text added about behavioral health issues and estimates on number of people living with mental illness in Alameda County.
 - Page 21: Developmental Disabilities. Text added about new project serving people with developmental disabilities, “Magnolia Terrace” (the four-plex project), to be developed during timeframe of Housing Element.
 - Pages 24-28: Homeless Profile. This section has been expanded to provide a profile of countywide homeless characteristics and County-wide collaborative effort, as documented in the county-wide EveryOne Home Plan, and to provide information on local efforts to address homelessness and assist people at-risk of homelessness.
- Local Opportunity Groups section (pages 29-31) has been expanded to include: 1) more data on Emeryville’s families with children and those living in poverty as well as efforts made to provide housing for families with children in the school district; 2) updated data on City employees and participation in homebuyer programs.
- Housing Affordability Section (pages 49-58) has been revised as follows:

- Page 49: Household Income Characteristics. Table 2-42 added to provide tenure by income level including extremely low, very low, low, and above-low income)
- Page 49-51: Extremely Low Income Household Needs. This section has been added to profile extremely low income households' tenure and cost burden information. A household is cost burdened if it spends greater than 30% of its income on housing costs. Table 2-43 has been added.
- Page 52: Cost Burden by Household Type. Table 2-44 has been added to provide cost burden information by household type (elderly, small-related, large-related, and all other household types).
- Page 53: Rental Market. Table 2-45 has been updated with current market rental rates.
- Page 55: Ownership Market. This section has been revised with more current data on for-sale housing prices through 2008 (updated Table 2-47).
- Page 56: Foreclosure Crisis. This is a new section added since the last revision. It includes information on the City's 8-point Foreclosure Prevention Strategy as well as the local incidence of foreclosures.
- Pages 65-66: Table 2-55 – Housing Production 2006-2014. This table has been revised to include projects that have been completed, have received approvals through the Planning Commission, or have been proposed. The total count of units is measured against the Regional Housing Need Allocation (RHNA) for the 2006-2014 period. This table matches up with Table 3-2 in Chapter 3. A column has been added to the table to describe how affordability is designated in a project; for example, through the Affordable Housing Set Aside Ordinance, through a Disposition and Development Agreement, etc.

Chapter 3 – Analysis of Governmental and Non-Governmental Constrains and Resources

- This chapter, starting on page 67, has been rearranged to begin with the inventory and analysis of sites and facilities, followed by zoning information, and concluding with the analysis of government and non-governmental constraints to housing development.
- The inventory and analysis of sites and facilities has been expanded to give a better picture of the sites and facilities available to meet the City's housing allocation. Information has been provided about pre-existing uses of each site and information about any toxics issue. It has also been updated to reflect the new land use designations anticipated by adoption of the Draft General Plan.
- Page 67-68: Table 3-1. Analysis of Previous Housing Productions. Background information on sites developed for housing during the previous RHNA cycle has been added to establish the City's successful track record.

- Page 70-73: Table 3-2. Inventory and Analysis of Housing Sites. This table has new and updated information about the sites that will provide the RHNA units between 2006 and 2014. It corresponds to Table 2-55 in Chapter 2. New columns have been added to show current or pre-existing uses on each site and the status of remediation of toxics. It is followed by analysis and evaluation of the permits required for three sample sites.
- Pages 74-75: Table 3-3. Inventory and Analysis of Tentative Sites. This is a new table providing information about other sites that are appropriate for housing development but, as yet, have no specific proposals. It includes existing uses for each site and information on site contamination. It is followed by a discussion of how the housing capacity is determined, using three sites as examples.
- Page 78: Diagram 3-1. Current and Potential Housing Sites. The map of sites has been redrawn to conform to Tables 3-2 and 3-3.
- Pages 80 – 81: Facilities and Infrastructure. The water and wastewater sections have been reworded to clarify that these services have capacity to accommodate growth.
- o The discussion of land use and zoning has been embellished with information about the Land Use Element of the Draft General Plan and zoning for a variety of housing types.
- o The section on governmental constraints on housing development (pages 87-93) has been expanded upon to better address regulations in the following areas:
 - Secondary dwelling units;
 - Group residential uses;
 - Emergency shelters and transitional housing;
 - Density bonus for affordable housing;
 - Regulations on housing for disabled persons;
 - Fees and exactions;
 - Permit processing;
 - Code enforcement; and
 - Environmental review.

The analysis resulted in the addition of new policies to amend the zoning regulations that govern secondary dwelling units, group residential uses, emergency shelters and transitional housing, and density bonuses for affordable housing.

- o The section on non-governmental constraints on housing development (pages 94-97) has been updated with recent information on affordable and market rate sales prices and rents.
- o The government resources section, starting on page 98, has been expanded upon by providing more detail on the Affordable Housing Set Aside Ordinance and how it is

implemented, and the Ownership Housing Assistance Program. A new section has been added on the City's strategy for prevention of foreclosures and predatory lending.

Chapter 4 – Progress Report on 2001 Housing Element

- This chapter has been revised to reflect the progress made in terms of the 2001 Housing Element up through Calendar Year 2008. The previous draft Housing Element included progress only through Calendar Year 2006. On March 17, 2009, the Emeryville City Council approved the Calendar Year 2008 Housing Element Progress Report.

Chapter 5 – Goals, Objectives, Policies and Programs

- This chapter has been updated in response to the needs findings update of Chapter 2 (Needs Assessment) and Chapter 3 (Governmental and Non-Governmental Constraints and Resources). See below under Chapter 6 comments.

Chapter 6 – The Housing Action Plan

- Chapter 6 has been revised in accordance with additional findings from the Needs Assessment and the revised analysis of governmental and non-governmental constraints conducted in Chapter 3. Specific statutory requirements that were not met in the first draft have also been incorporated as new programs and/or policies. A general revision made throughout the Housing Action Plan is the assignment of timeframes or completion dates for each program and policy. Each of the revisions will be reviewed in detail at the Housing Committee meeting. Revised or new objectives, policies and programs are noted below. The text of the seven Housing Element goals remains unchanged.
- Attachment 2 includes the redline version of Chapter 5, the Housing Element Goals, Objectives, Policies and Programs, indicating the determination on why the revision is proposed.
- Chapter 6 in the Housing Element shows all revisions in underline, including revisions made to the completion dates and measurable outcomes where appropriate.
- A matrix has been added to the end of Chapter 6, summarizing the quantified objectives for housing production during the 2009-2014 Housing Element period.

Appendices

- Appendix C – revised Master Fee Schedule for Planning and Building as of July 1, 2008 added.
- Appendix F – new appendix with excerpts from EveryOne Home Plan to provide overview of EveryOne Home regional effort and homeless profile in Alameda County.
- Appendix G – this appendix will be incorporated prior to version that is submitted to Planning Commission. Appendix will be list of housing organizations, developers, resource groups.

- Appendix H – expanded to include copies of all relevant materials relating to public participation efforts.

CONCLUSION

Staff recommends that the Emeryville Housing Committee discuss the revised “2009-2014 Emeryville Housing Element” at its upcoming April 1st meeting and make a recommendation on its approval to forward to the Emeryville Planning Commission for its April 23rd meeting and Emeryville City Council for its June 2nd meeting.

Attachment 1: State HCD letter with staff response notations

Attachment 2: Redline Version of Chapter 5 – Goals, Objectives, Policies and Programs

Attachment 3: 2009-2014 Emeryville Housing Element Document

Attachment 4: 2009-2014 Emeryville Housing Element Appendices

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Overview.doc

PLANNING COMMISSIONERS:

Lawrence C. (Buzz) Cardoza, Commissioner
Frank Flores, Commissioner
Patricia Jeffery, Commissioner
James A. Martin, Commissioner
John Scheuerman, Commissioner
Arthur Hoff, Vice Chairperson
Gail Donaldson, Chairperson

**AGENDA
EMERYVILLE CITY PLANNING COMMISSION
CITY COUNCIL CHAMBERS
1333 PARK AVENUE
EMERYVILLE, CALIFORNIA**

**THURSDAY APRIL 23, 2009
6:30 P.M.**

A COMPLETE COPY OF THE TEXT PORTION OF THE AGENDA PACKET WILL BE AVAILABLE FOR PUBLIC VIEWING IN THE PLANNING COMMISSION OFFICE, THE POLICE STATION PUBLIC COUNTER AT 2449 POWELL STREET, 2ND FLOOR, AND GOLDEN GATE BRANCH OF THE OAKLAND PUBLIC LIBRARY, 5606 SAN PABLO AVENUE AND FOR REPRODUCTION AT: (1) ACCESS PRINT, 1306 65TH STREET; (2) PERMA COPY, 2000 POWELL STREET, SUITE 120, AND (3) KINKO'S, 5895 CHRISTIE AVENUE, FROM THE MONDAY BEFORE THE COMMISSION MEETING. THE MEETING IS SHOWN LIVE ON EMERYVILLE CABLE TELEVISION AND AGAIN AT 4:00 P.M. THE MONDAY FOLLOWING THE PLANNING COMMISSION MEETING. ALL WRITINGS THAT ARE PUBLIC RECORDS AND RELATE TO AN AGENDA ITEM BELOW WHICH ARE DISTRIBUTED TO A MAJORITY OF THE PLANNING COMMISSION (INCLUDING WRITINGS DISTRIBUTED TO A MAJORITY OF THE PLANNING COMMISSION LESS THAN 72 HOURS PRIOR TO THIS MEETING) WILL BE MADE AVAILABLE AT THE INFORMATION COUNTER, 1333 PARK AVENUE, EMERYVILLE, CA DURING NORMAL BUSINESS HOURS (9:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY, EXCLUDING LEGAL HOLIDAYS).

If you challenge the adequacy of the subject application in court, you will be limited to raising only those issues or alleged inadequacies which you presented to the Emeryville Planning Commission, orally or in writing, at or prior to the public hearing. You may not be entitled to maintain a legal action against the application unless you object to it, orally or in writing, at or prior to the public hearing.

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, you should contact the office of the City Manager/City Clerk at (510) 596-4373. Notification 72 hours prior to the hearing will enable the city to make reasonable arrangements to assure accessibility to this hearing.

Persons who wish to speak on matters set for PUBLIC COMMENT will be heard when the Presiding Officer calls for comments from those persons who are in support of or in opposition thereto. After persons have spoken, the Hearing is closed and brought back to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Commission.

I. **CONVENE, ROLL CALL, AND PLEDGE OF ALLEGIANCE**

II. **PUBLIC COMMENT**

III. **ACTION RECAP – March 26, 2009**

IV. **DIRECTOR'S REPORT**

A. **Quarterly Update on East BayBridge Center**

V. **STUDY SESSIONS**

A. **SB 375: Regional Land Use and Transportation Planning to Reduce Greenhouse Gas Emissions** – Presentation by Ted Droettboom, Regional Planning Program Director of the Joint Policy Committee, on "Draft Policies for the Bay Area's Implementation of SB 375".

VI. **PUBLIC HEARINGS**

A. **Magnolia Terraces – 4001 Adeline Street (UP05-12/DR05-13/VAR05-04)** – A request to amend a Conditional Use Permit, Design Review, and Variance for restoration of an existing fourplex previously relocated from 1077 41st Street to the northwest corner of 40th and Adeline Streets. The request is to change the use from four residential units to five independent living units for people with developmental disabilities, and to eliminate the lower level parking garage. The original permits were approved by the Planning Commission on October 27, 2005. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303(b), which applies to new construction and conversion of small structures of up to six dwelling units in urbanized areas. General Plan Designation: Commercial (C); Zoning: General-Commercial (C-G). (Applicant: Housing Consortium of the East Bay) (Owner: Emeryville Redevelopment Agency) (APN: part of 49-1025-21-5, and all of 49-1025-26-3)

B. **Krubiner Pre-fabricated House, 5507 Beaudry Street (UP08-01/DR08-01/VAR08-01)** – Request for a one-year extension of a Conditional Use Permit, Design Review, and Variance to construct a 2,053 square foot single family residence on a 2,940 square foot vacant parcel. The project included a front setback variance to allow an 11 foot front setback where 18 feet is the required minimum. CEQA Status: This project is exempt from environmental review under State CEQA Guidelines Section 15303 which applies to small, new structures. General Plan Designation: Medium Density Residential (M); Zoning Classification: Medium Density Residential (R-M). (Applicant/Owner: Seth Krubiner) (APN: 49-1313-13). The project was approved by the Planning Commission on February 28, 2008.

C. **Housing Element of the General Plan** – Consideration of revised Housing Element. Revisions include updated data and added information in response to the State Housing and Community Development Department (HCD) review comments. CEQA Status: A Notice of Intent to Adopt a Negative Declaration was circulated on March 20, 2009.

D. **Green Building and Bay-Friendly Landscaping Ordinance** – Consideration of an Ordinance adding Chapter 18 to Title 8 of the Emeryville Municipal Code entitled "Green Building and Bay-Friendly Landscaping." The ordinance will require City projects and Public-Private Partnership projects over defined thresholds to meet specific green building and sustainable landscaping standards. CEQA Status: This project is exempt from environmental review under the "General Rule" provisions at Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that the proposed ordinance may have a significant effect on the environment and Section 15378(b)(2), which applies to general policy and procedure making.

VII. COMMISSIONERS COMMENTS

VIII. ADJOURNMENT

THE NEXT SCHEDULED MEETING WILL BE HELD ON THURSDAY, MAY 28, 2009 AT 6:30 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 1333 PARK AVENUE, EMERYVILLE, CA 94608.

EMERYVILLE PLANNING COMMISSION

STAFF REPORT

Agenda Date: April 23, 2009

Report Date: April 15, 2009

TO: Emeryville Planning Commission

FROM: Planning and Building Department

SUBJECT: Housing Element of the General Plan
(GPA 09-01)

PROJECT

LOCATION: Citywide

PROJECT

DESCRIPTION: Consideration of revised Housing Element. Revisions include updated data and added information in response to the State Housing and Community Development Department (HCD) review comments.

ENVIRONMENTAL

STATUS: A Notice of Intent to Adopt a Negative Declaration was circulated on March 20, 2009.

APPLICABLE

ZONING

ORDINANCE

PROVISION: Section 9-4.81 General Plan Amendment Procedure

COMMISSION

PROCEDURE: After taking public testimony, the Planning Commission may recommend or not recommend adoption of the Housing Element (a General Plan Amendment) with all or some of the recommended changes. If more information is required, the Planning Commission may continue the hearing.

RECOMMENDED

COMMISSION

ACTION:

1. Open public hearing and take testimony regarding the Draft 2009 Housing Element
2. Close public hearing and consider the Draft 2009 Housing Element and Staff Report.
3. Adopt Resolution CPC No. GPA09-01 approving the 2006-2014 Housing Element and forwarding it to the City Council for adoption.

BACKGROUND:

State law requires cities to revise the housing elements of their General Plans periodically to assess the needs and meet the demands for future housing. By state statute, housing elements are to be updated every five years; however the State Department of Housing and Community Development (HCD) granted an extension to Bay Area jurisdictions to submit their final housing elements to the State by June 30, 2009 to accommodate the release of a new Regional Housing Needs Allocation (RHNA) by the Association of Bay Area Governments (ABAG). The ABAG Executive Board adopted the final RHNA for Bay Area jurisdictions at its meeting on March 20, 2008. Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need and to demonstrate how the needs will be met in their housing elements.

PROJECT DESCRIPTION:

In 2008 staff drafted a new Housing Element for the period of 2009 to 2014. The Element includes a housing needs assessment, analysis of resources and constraints to housing development and affordability, a summary of the achievements made during the previous housing element period, and housing goals with an action plan for their implementation. Emeryville's Housing Committee, Planning Commission and City Council reviewed a preliminary draft in March, April, and May of 2008. Subsequently the draft was sent to HCD in June 2008 for preliminary review. HCD's comments on the Draft Housing Element were received on August 22, 2008. The letter requested additional information and analysis, and revisions to the Housing Action Plan. Staff has responded to HCD's comments and is now circulating the attached revised Housing Element for final review and adoption (Attachment D). The HCD letter, annotated with staff responses, is included as Attachment B and is summarized below.

On April 1, 2009 the Housing Committee reviewed the changes responding to HCD's comments. The Committee requested that language be added to emphasize that Emeryville, because of its small size and built-out nature, will at some point reach a limit on how much new housing it can accommodate. The Committee also requested removal of a table showing longer-term housing sites (those considered available for housing beyond the period of the Element). With those modifications the Housing Committee approved forwarding the Element to the Planning Commission and the City Council for adoption.

An Initial Study/Negative Declaration for the proposed Housing Element (Attachment C) was filed with the State Clearinghouse on March 20, 2009. The public review period ends on April 20, 2009. To date, no comments have been received in the Negative Declaration. Any comments received prior to the deadline, and staff's responses, will be presented at the Planning Commission meeting. Notice of the proposed Planning Commission action was given pursuant to Government Code Section 65090.

Edits in Response to State HCD Comments

The key revisions made to the Housing Element are summarized below. These are based on comments received back from the State of California Department of Housing and Community Development in a letter to the City dated August 22, 2008.

- Analyze needs of Extremely Low Income Households.
- Provide data on tenure and income level of seniors and large families.
- Provide more data on cost burden for owners and renters.
- Expand Table 50, (*now called Table 2-55 in Chapter 2*), which lists the projected housing to be built through 2014, to include how affordability is established and how income levels are designated.
- Provide greater analysis of site characteristics for those sites zoned to meet Emeryville's regional housing need allocation in terms of zoning, remediation constraints, development standards, etc.
- Provide additional analysis on permit procedures for potential impacts on the cost and supply of housing.
- Provide additional analysis of zoning and development standards for development of housing for people with disabilities.
- Provide more detailed analysis of the Affordable Housing Set Aside Ordinance and how the City offsets the impacts of the requirement on the cost and supply of housing (i.e. application of concessions and incentives)
- Provide more analysis on homeless count in Emeryville, and characteristics of homeless needs.
- Provide additional chart/matrix showing quantified objectives by housing type (new construction, rehabilitation) and income level of the number of units to be created over the Five-Year Housing Element period.
- Revise Housing Action Program – Chapter 6 as follows:
 - Specific completion dates added
 - More specific actionable steps added with responsible party
 - Objectives, Programs and Policies have been revised in response to needs and sites analysis revisions
 - Meet requirements of Senate Bill 2 which became effective in January 2008, requiring every California city and county to provide detailed analysis of emergency shelter, transitional and supportive housing in their next Housing Element revision, including designation of zoning districts to accommodate that need.
 - Add programs to assist development of housing for extremely low income households
- Provide detailed discussion of public participation efforts to encourage participation of low to moderate income persons.

Next Steps

Adoption of the Draft Housing Element would ensure timely approval of the Housing Element by HCD. Upon Planning Commission approval, the City Council will hold a public hearing on June 2, 2009 to consider adoption of the Housing Element with the recommended revisions. The revised Housing Element will then be sent to HCD for approval. If the Planning Commission hearing is continued, the schedule for HCD adoption and approval will not be met.

RECOMMENDED ACTION:

After hearing public testimony, it is recommended that the Commission Adopt Resolution CPC No. GPA09-01 (Attachment A) approving the Negative Declaration and the 2006-2014 Housing Element and forward them to the City Council for adoption.

Attachments:

- A. General Plan Amendment Resolution
- B. State HCD letter with staff response notations
- C. Initial Study/Negative Declaration
- D. 2009-2014 Emeryville Housing Element Document
- E. 2009-2014 Emeryville Housing Element Appendices*

*Planning Commission only. Others may access this document at
<http://www.emeryville.org/econdev/housing-update.html>.

PLEASE POST

NOTICE OF PUBLIC HEARING
EMERYVILLE CITY COUNCIL
Tuesday, June 16, 2009

NOTICE IS HEREBY GIVEN that the Emeryville City Council, at its regular meeting on Tuesday, June 16, 2009, will hold a public hearing commencing at 7:16 p.m., or as soon thereafter as the matter can be heard, in the City Council Chambers located at 1333 Park Avenue, Emeryville, CA, to consider the following:

Consideration and Adoption of 2009 – 2014 Emeryville Housing Element of the General Plan -
The City Council will consider a resolution approving a Negative Declaration and adopting the 2009-2014 Housing Element of the General Plan and authorizing the City Manager to submit the Housing Element to the State of California Department of Housing and Community Development for its review and certification.

ALL INTERESTED PARTIES are invited to attend the above public hearing and express opinions or submit evidence for or against the proposed actions. Further information may be obtained or viewed at the Office of the City Clerk, 1333 Park Avenue, Emeryville, California, telephone (510) 450-7800.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, you should contact the City Clerk at (510) 450-7800. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

NOTE: If you challenge the adequacy of the subject proposed actions in court, you will be limited to raising only those issues or alleged inadequacies which you presented to the City Council orally or in writing at or prior to the public hearing. You may not be entitled to maintain a legal action against the proposed action unless you object to it, orally or in writing, at or prior to the public hearing.

DATED: May 26, 2009

Karen Hemphill
City Clerk

Post on: June 1, 2009
Post until: June 17, 2009

Published in Oakland Tribune on

FEB. 2008 ISSUE
SENT TO ALL RESIDENTS
AND BUSINESSES

Future of Housing Policy Now Underway

by Amy Hiestand
Project Coordinator, City of Emeryville

Preparation of the 2009 Housing Element is in progress, and you are invited to get involved. There will be ample opportunity to review the first draft of the 2009 Housing Element. The City of Emeryville would love to hear from you at the following events:

February 6th and March 5th at 6 p.m., City Administrative Offices, 1333 Park Avenue, Emeryville. The City of Emeryville Housing Committee will review the draft.

Saturday, March 15th, 10 a.m. to 12 p.m., City Council Chambers, 1333 Park Avenue. A special community workshop will be held to review the draft Housing Element.

March 27th at 6:30 p.m., City Council Chambers, 1333 Park Avenue. The draft will be presented to the Planning Commission.

May 6th, 6:30 p.m., City Council Chambers, 1333 Park Avenue. Council/Redevelopment Agency Joint Study Session on the draft.

The Housing Element is one of several elements of the City's General Plan. The Housing Element provides the policy and programmatic framework for residential development in the City. Bay Area jurisdictions are required to submit their housing element updates to the State Housing and Community Development by June 30, 2009. It is the goal of City staff to complete and submit the first draft of Emeryville's

Housing Element to the HCD this spring in order to incorporate comments by the 2009 deadline.

The Housing Element consists of six chapters. They include an overview of state requirements and the legal context of the Housing Element; information on Emeryville's demographics and housing needs; the City's land use policies and government and non-government related constraints to housing development; a report on the City's achievement of the 2001 Regional Housing Needs Assessment and implementation of the City's 2001 housing element objectives and policies; a statement of new housing goals, objectives, and policies, and their implementation strategies; and, finally, an implementation plan outlining the timeline, funding, constraints, and responsible parties for each action program.

If you are unable to attend the meetings, there are other ways to stay informed about the Housing Element's progress and to share your thoughts. Please contact Amy Hiestand at ahiestand@emeryville.org, 510-596-4354 or 1333 Park Avenue, Emeryville, CA 94608 to receive future updates and to provide your input. Current news and events can be found also on the City's website, <http://www.emeryville.org/news/>, and be sure to look for periodic updates in The Connection.

The City looks forward to hearing from you as it plans for the future of housing in Emeryville.

the emeryville connection

city news

Recreation



Patrons inside the Golden Gate Badminton Club's spacious facilities. The club opened last fall at 4230 Hubbard Street.

Photo/Roger Brigham

Golden Gate Badminton Club Offers New Recreation Options to Residents

Emeryville Housing Element Community Workshop Announced

Special to the Emeryville Connection

Save the date – Saturday, March 28th, from 10 a.m. to 12 p.m. – for a Community Workshop on the proposed 2009-2014 City of Emeryville Housing Element! The Workshop will be held at Emeryville City Hall in the Council Chambers and light refreshments will be provided. Emeryville City Hall is located at 1333 Park Avenue in Emeryville, at the corner of Park Avenue and Hollis Streets. The Housing Element is a required “chapter” or “element” of the Emeryville General Plan, and must be adopted by the City Council prior to June 30, 2009. Preparation of the Housing Element is underway, and all members of the community are invited to get involved. The purpose of this workshop is

to provide a brief overview of the Housing Element Update and discuss the major housing issues facing the City of Emeryville.

If you are unable to attend the Community Workshop, there are other ways to stay informed about the 2009 Housing Element’s progress and to tell City staff your thoughts.

Please visit the City’s website at www.emeryville.org and go to the “Spotlight” section to learn more about the Housing Element process. You may also submit feedback and comments to the Housing Element Project Managers, Amy Hiestand, at ahiestand@emeryville.org or 510-596-4354, or Deborah Diamond, at ddiamond@emeryville.org or 510-596-4303. The City looks forward to hearing from you!

New \$8,000 Homebuyer Credit

Special to the Emeryville Connection

The federal government has recently authorized a new federal tax credit for first time homebuyers who purchase homes between January 1st and November 31, 2009. The credit is for 10% of the home purchase price, up to \$8,000.

The credit is a dollar-for-dollar credit on the homebuyer’s federal income taxes that provides more assistance than a tax deduction, which would only reduce the amount of income upon which

the taxpayer is taxed. The credit amount would be reduced for single persons with incomes over \$75,000 and couples with incomes over \$150,000. The credit does not have to be repaid if the homebuyer does not sell the home during the first three years.

The National Association of Home Builders provides more detailed information at <http://www.federalhousingtaxcredit.com/2009/faq.php#>.

Consult a professional tax advisor to confirm this information.

the emeryville connection

local news

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New “8-To-Go” Transportation Service for Seniors and Disabled



Photo/Kevin Laven

The new “8-to-Go” van is now available for seniors and people with disabilities in the 94608 Zip code. Contact the Emeryville Senior Center at 510-596-3730 for additional information.

Special to The Emeryville Connection

The City of Emeryville is ex-

with disabilities within the 94608 zip code area of Emeryville and Oakland

and other ACTIA Measure B Special Transportation projects, please visit their website at <http://www.actia.org>

HunterDouglas



NEWS & EVENTS GOVERNMENT CITY SERVICES GUIDE COMMUNITY BUSINESS SITE INDEX

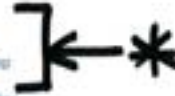
City of Emeryville
Quick Search SEARCH

March 13, 2008

Spotlight

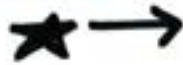
City to hold Housing Element Workshop on Saturday, March 15th
South Bayfront Pedestrian Bicycle Bridge Project Updates
UPRIL Parcel G Remediation Analysis of Brownfields Cleanup Alternatives and Draft Site Cleanup Plan
2nd 4th Friday's E News
City Council Redevelopment Agency Agendas 03-04-08
Planning Commission Agenda 3-20-08
City's General Plan
Emeryville Utility Users Tax
Site B Remediation Project: Revised Draft Feasibility Study and Remedial Action Plan

City of Emeryville
1311 Park Avenue - Emeryville, California 94608
Tel: 510-596-4300 Fax: 510-658-8093



News & Events

City Events Calendar
Emeryville News Archive
News and Events Archive



City to hold Housing Element Workshop on Saturday, March 15th

To view more information on the City's Housing Element Workshop click [here](#).
To review the draft 2009 Housing Element, click [here](#)

Triangle Traffic Calming Newsletter

To view more information on the Triangle Traffic Calming Project click [here](#). You can also get information via email by emailing triangletraffic@ci.emeryville.ca.us.

Disaster Preparedness Training - Community Classes Offered

[more](#)

Selection Panel for South Bayfront Pedestrian-Bicycle Bridge

[more](#)

Emeryville City Hall Goes SOLAR [more](#)

"LIFT OFF" an Emeryville Community Picnic Celebrating Schools and Community

[more](#)

[Fact Sheet](#)

Community and Police in Action Email Group

The Emeryville, CA - Community & Police in Action (CPA) - Group is an online group that is an active partnership between the City of Emeryville community and Emeryville Police where all areas of concern, quality of life issues and questions can be discussed through a communication line between the community and police personnel in their respective areas. It is a first line resource for the community in a non-confrontational atmosphere and it promotes positive exchange between community and police.

Foreclosure Prevention Workshop

[more](#)

Capital Improvement Program Fiscal Years 2006-07 through 2010-11

[more](#)

Get Involved in the Update of Emeryville's General Plan

[more](#)

Calendar of City Events

Now you can view the schedule of upcoming City meetings, community events and general announcements in the Calendar of Events. [more](#)

Emeryville's Cable Channel Has Moved

ETV live broadcasts and replays of City Meetings can be found on cable channel 27.

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 [SEARCH](#)

- News & Events
- Government
- City Departments
- City Services
- Visitors Guide
- Community
- Business
- Job Opportunities
- Who to Contact



Spotlight

- [03-17-09 City Council and Redevelopment Agency Agendas](#)
- [02-26-09 Planning Commission Agenda](#)
- [Emeryville Housing Element Community Workshop](#)
- [Arts and Culture Center Project](#)
- [8 To Go](#)
- [South Bayfront Pedestrian Bicycle Bridge Project](#)
- [Calendar of Events](#)
- [Winter - Spring Activity Guide](#)
- [City's General Plan](#)
- [City of Emeryville Enews](#)
- [Parking Policy and Management Implementation Plan](#)

City of Emeryville
1333 Park Avenue Emeryville, California 94608
Tel: 510-596-4300 Fax: 510-658-8095

[HOME](#)
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[GOVERNMENT](#)
[CITY SERVICES](#)
[GUIDE](#)
[COMMUNITY](#)
[BUSINESS](#)
[SITE INDEX](#)


City of Emeryville
 California

[Economic Development & Housing](#)

[SEARCH](#)

[BACK](#)

Emeryville Housing Element Update

Economic Development & Housing

Redevelopment Activity

[Redevelopment Projects](#)
[Past Projects](#)
[Mapped Real Estate Data](#)
[Master Fee Schedule](#) (pdf, 17k)

Related Site

[South Bayfront Shellmound Project](#)

Housing Programs

[Housing Element Update](#)
[AB987 Summary Document](#)
[Ownership Housing](#)
[Rental Housing](#)
[Housing Rehabilitation](#)
[Community Resources](#)
[Predatory Lending & Foreclosure](#)

Public Art Program

[Emeryville's "Art in Public Places" Program](#)
[Public Art Walking Map](#)
[City-Sponsored Installations](#)
[RFQs/RFPs](#)
[Public Art Committee](#)

Related Links

Market Data

[Emeryville Demographics](#)
[Major Employers](#)
[Resources for Job Seekers](#)

Public Art Photos

Enjoy our photo tour of Public Art in Emeryville.
[< read more >](#)

What is the Housing Element?

The City of Emeryville's Five Year Housing Element is an element of the Emeryville General Plan and covers a five-year period from 2009 to 2014 and identifies development sites to accommodate a variety of housing types for all income levels, analyzes resources and constraints to housing development and affordability, and outlines policies to promote housing opportunities for all persons. With a 33% increase in population since 2000, and a regional housing needs allocation of 1,137 units citywide for the period of 2006 to 2014, the housing element looks at how the City may facilitate the development of housing at all income levels, community amenities to support that housing, and services for all income levels within Emeryville.

Participate

Schedule for comment

The Emeryville City Council and Planning Commission invite all interested members of the public to participate in the update of the Housing Element. For information on public participation opportunities, please contact us and watch for more information about the Housing Element Update on this website.

To be added to an interest list for future updates regarding the Housing Element and the upcoming dates in the public participation process, send a blank email with the subject, "Housing Element List" [here](#).

Staff Contacts

Deborah Diamond, Project Manager; (510) 596-4303 or ddiamond@emeryville.org

Amy Hiestand, Projects Coordinator; (510) 596-4354 or ahiestand@emeryville.org

Community Workshop – March 28, 2009

[PowerPoint Presentation](#)
[Notes](#)

Housing Element Text

[Emeryville Housing Element 2009-2014 \(March 2009\)](#)
[Appendix A: Glossaries and Housing Terminology](#)
[Appendix B: NPH Report – "Opening New Doors" – Bay Area Housing Affordability Measures - Excerpts](#)
[Appendix C: Planning and Building Fee Schedule; Zoning Districts, Building Heights and Building Intensity Maps](#)
[Appendix D: Green Building Information](#)
[Appendix E: Emeryville Redevelopment Agency Ten Year Housing Compliance Plan 2005-2014](#)
[Appendix F: Housing Developers, Advocacy Organizations, Housing Resources](#)
[Appendix G: Public Outreach Efforts](#)

[City Council Resolution Adoption of Draft Housing Element \(May 20, 2008\)](#)

Additional Resources

[Department of Housing and Community Development](#)
[Housing Element Law](#)
[ABAG Housing Needs Plan 2007-2014](#)