



HOUSING ELEMENT UPDATE



CITY OF EMERYVILLE

City Council

July 15, 2014

Overview

- ▶ Housing Element update process
- ▶ Regional Housing Needs Allocation analysis
- ▶ Key program changes
- ▶ Next steps

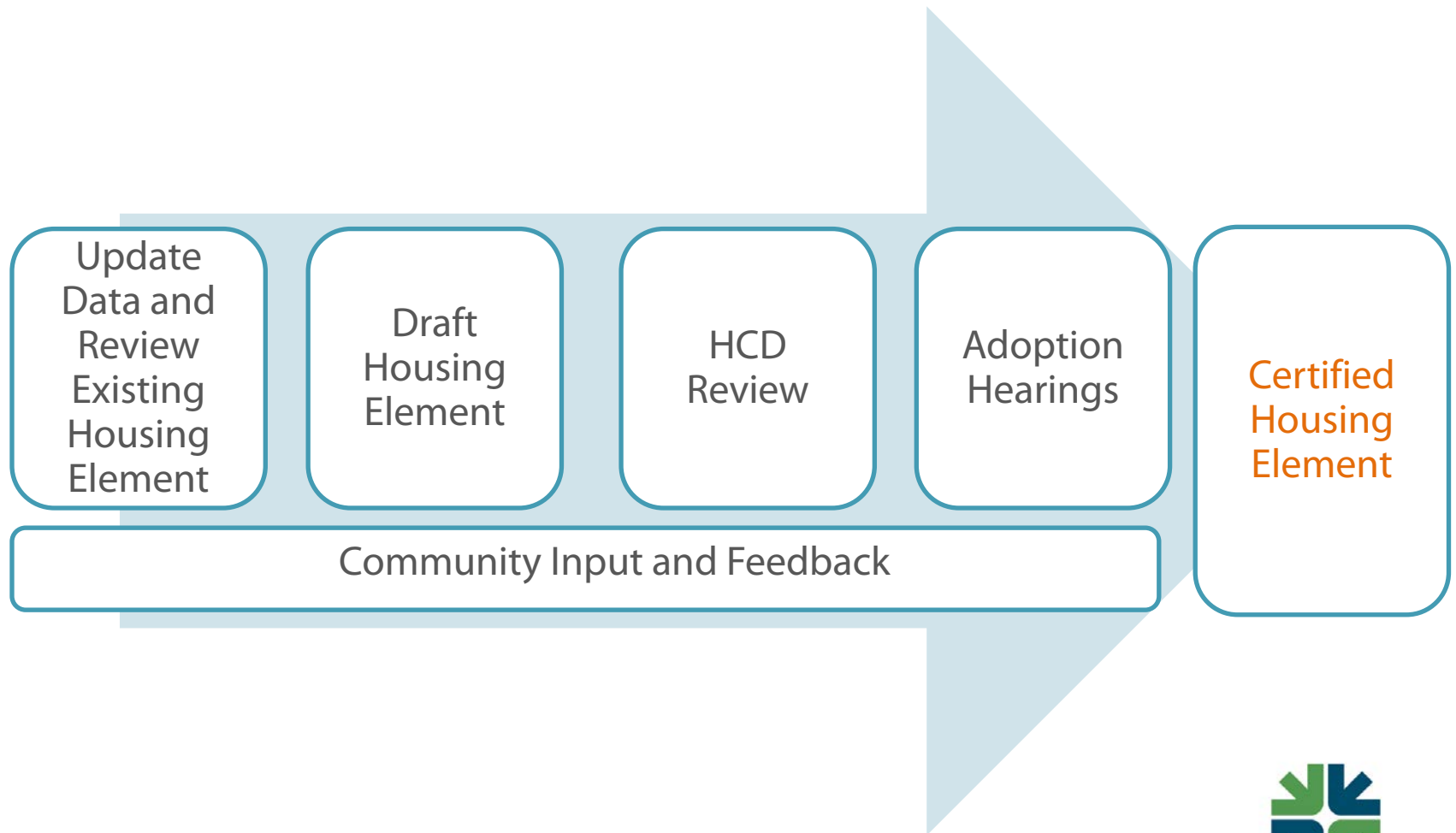


Housing Element Update Process



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Update Process



Update Schedule

Friday, May 23	Public review draft Housing Element
Wednesday, June 4	Housing Committee meeting
Thursday, June 26	Planning Commission hearing
Tuesday, July 15	City Council hearing
July – September	HCD review (up to 60 days)
October/December	Adoption hearings
December/January – February/March	Final HCD review and certification (up to 90 days)

Community Input



- ▶ Web page
- ▶ Community workshop
- ▶ Online survey
- ▶ Housing and service provider round table
- ▶ Housing Committee meetings (3)
- ▶ Planning Commission study session
- ▶ City Council study session



Regional Housing Needs Allocation

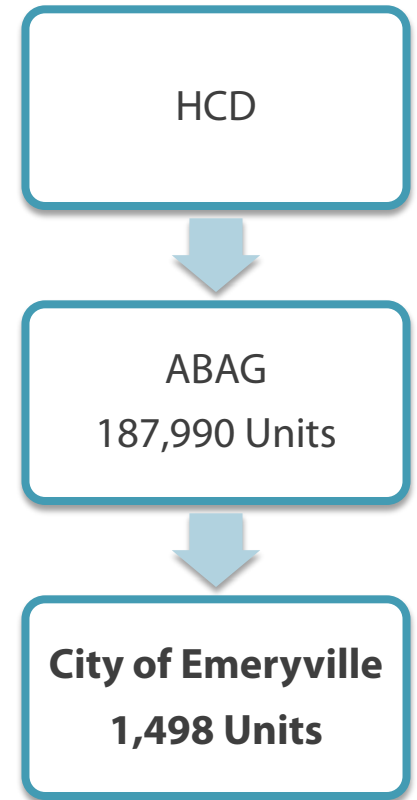


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Regional Housing Needs Allocation (RHNA)

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- ▶ State law requires HCD to determine regional housing needs
- ▶ ABAG allocates the regional number among its jurisdictions
- ▶ Allocation is distributed among income categories



2014-2022 RHNA

Income Category	Annual Income Range*	Number of Units	Percentage of Total
Extremely Low	≤ \$28,050	138	9%
Very Low	\$28,051-\$46,750	138	9%
Low	\$46,751-\$67,600	211	14%
Moderate	\$67,601-\$112,200	259	17%
Above Moderate	> \$112,200	752	50%
Total		1,498	-

* Based on a 4-person household

Sources: ABAG Regional Housing Needs Allocation, 2013; HCD Income Limits, 2014



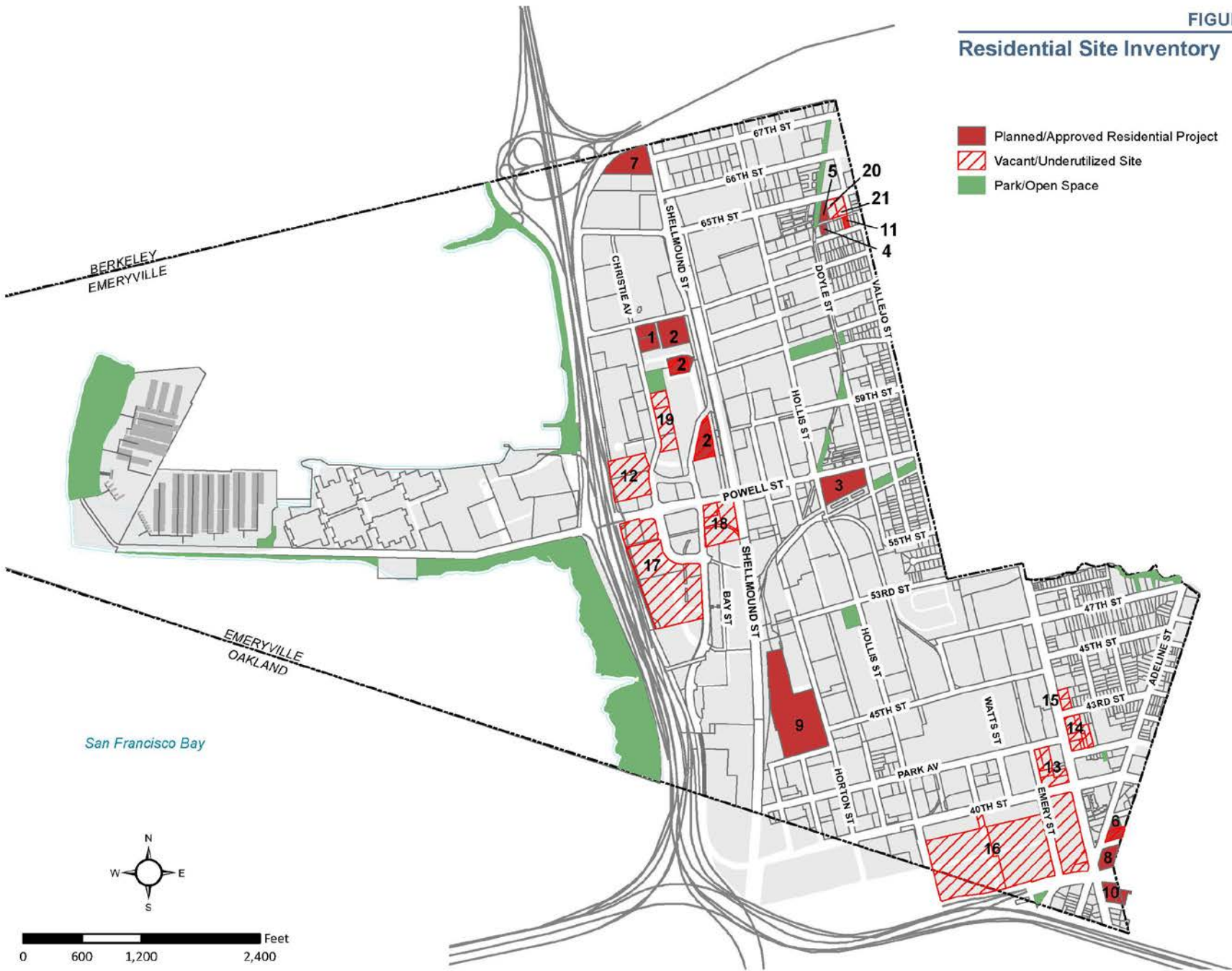
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Capacity to Accommodate the RHNA

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

FIGURE 4-1

Residential Site Inventory



Key Program Changes



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Programs Deleted

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

Programs Deleted

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

Programs Deleted

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

Programs Added

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

Programs Added

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

Programs Added

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

Planning Commission Recommendations



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PC Recommendations

- ▶ **Program H-4-2-6.** Promote quality and diversity in the architectural style of new housing developments.
~~Consider amending the City's Design Guidelines to encourage multifamily housing that features eaves, recessed windows, and gabled roofs.~~
- ▶ **Program H-7-2-5.** Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion,
~~such as gabled or sloped roofs, eaves, stoops, awnings, recessed windows, lintels over doors or windows, or protruding window frames.~~

PC Recommendations

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

Questions/Comments

