



HOUSING ELEMENT UPDATE



CITY OF EMERYVILLE

Planning Commission

June 26, 2014

Overview

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

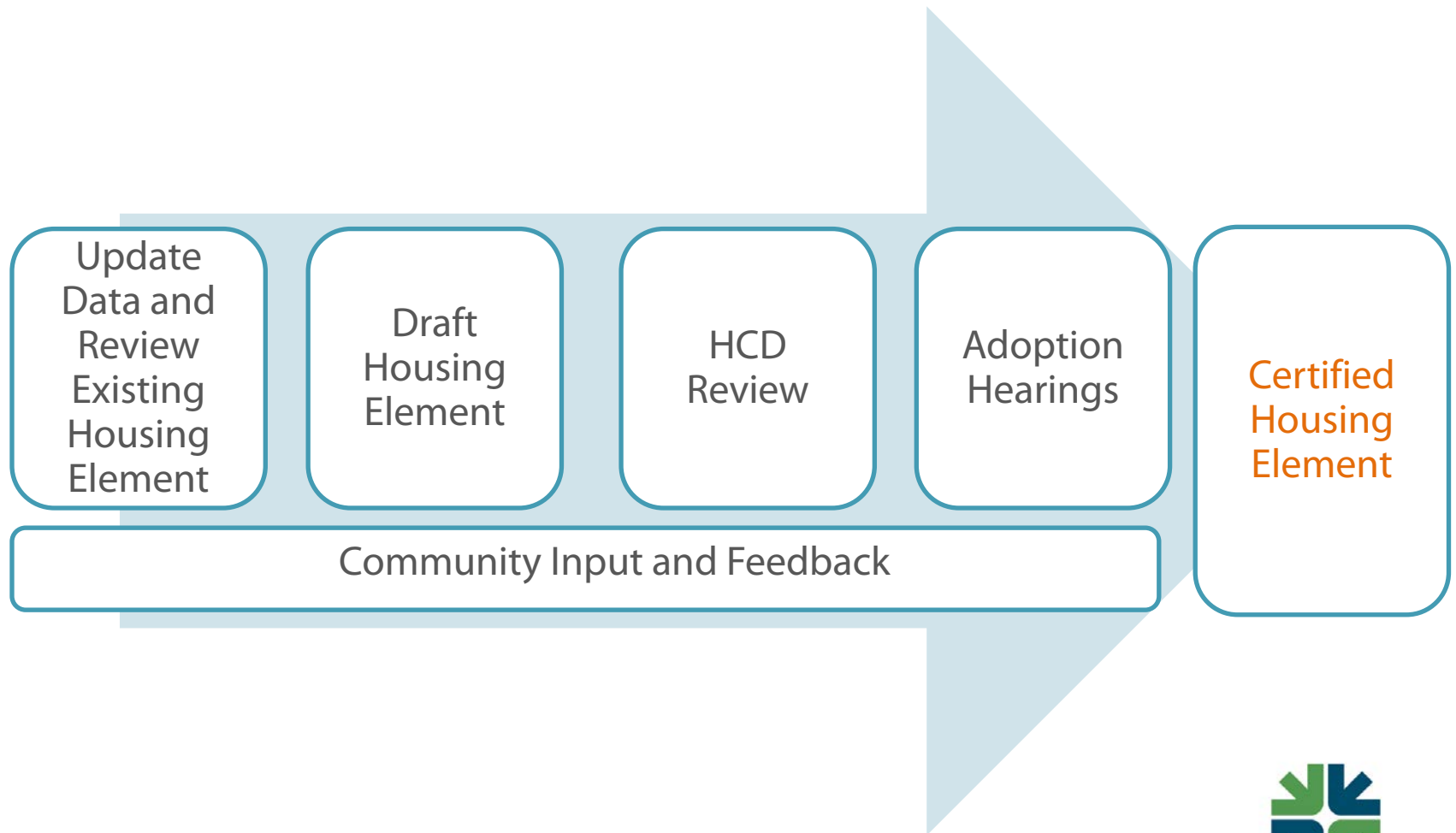


Housing Element Update Process



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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

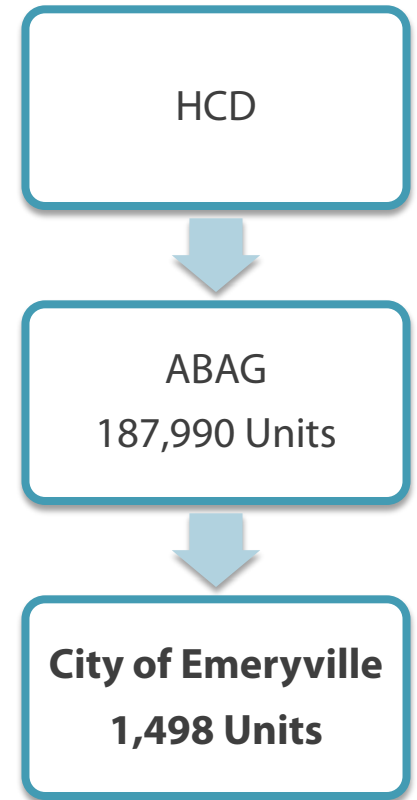


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Regional Housing Needs Allocation (RHNA)

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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



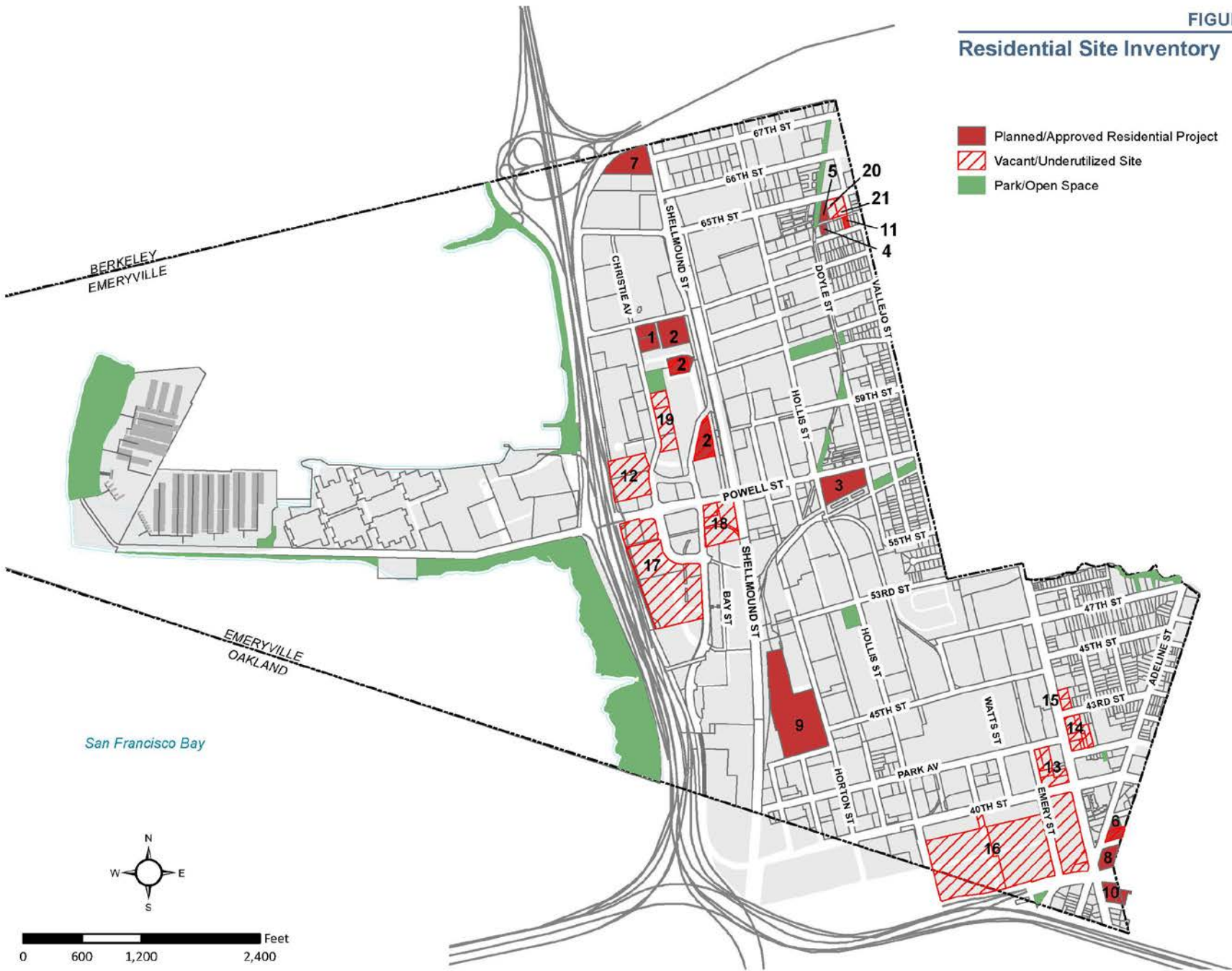
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Capacity to Accommodate the RHNA

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)

Next Step



City Council hearing	
When:	Tuesday, July 4, 7:00 pm
Where:	City Council Chambers, Emeryville Civic Center



Questions/Comments

