

2023-2031 HOUSING ELEMENT

for the City of Emeryville



Agenda

- » Housing Needs Assessment (HNA)
- » Assessment of Fair Housing (AFH)
- » Schedule



Housing Needs Assessment (HNA)



HNA Introduction

- » **Quantification and descriptive analysis of existing and projected housing needs and resources available to address these needs.**
 - Extremely Low-Income Housing Needs
 - Housing Stock Characteristics
 - Overpayment and Overcrowding
 - Population, Employment, and Household Characteristics
 - Projected Housing Needs (RHNA)
 - Special Needs Populations (Farmworkers, Large Families and Female-Headed Households, People Experiencing Homelessness, Persons with Disabilities, Seniors)
 - Assisted Housing Developments at Risk of Conversion

Demographic Characteristics

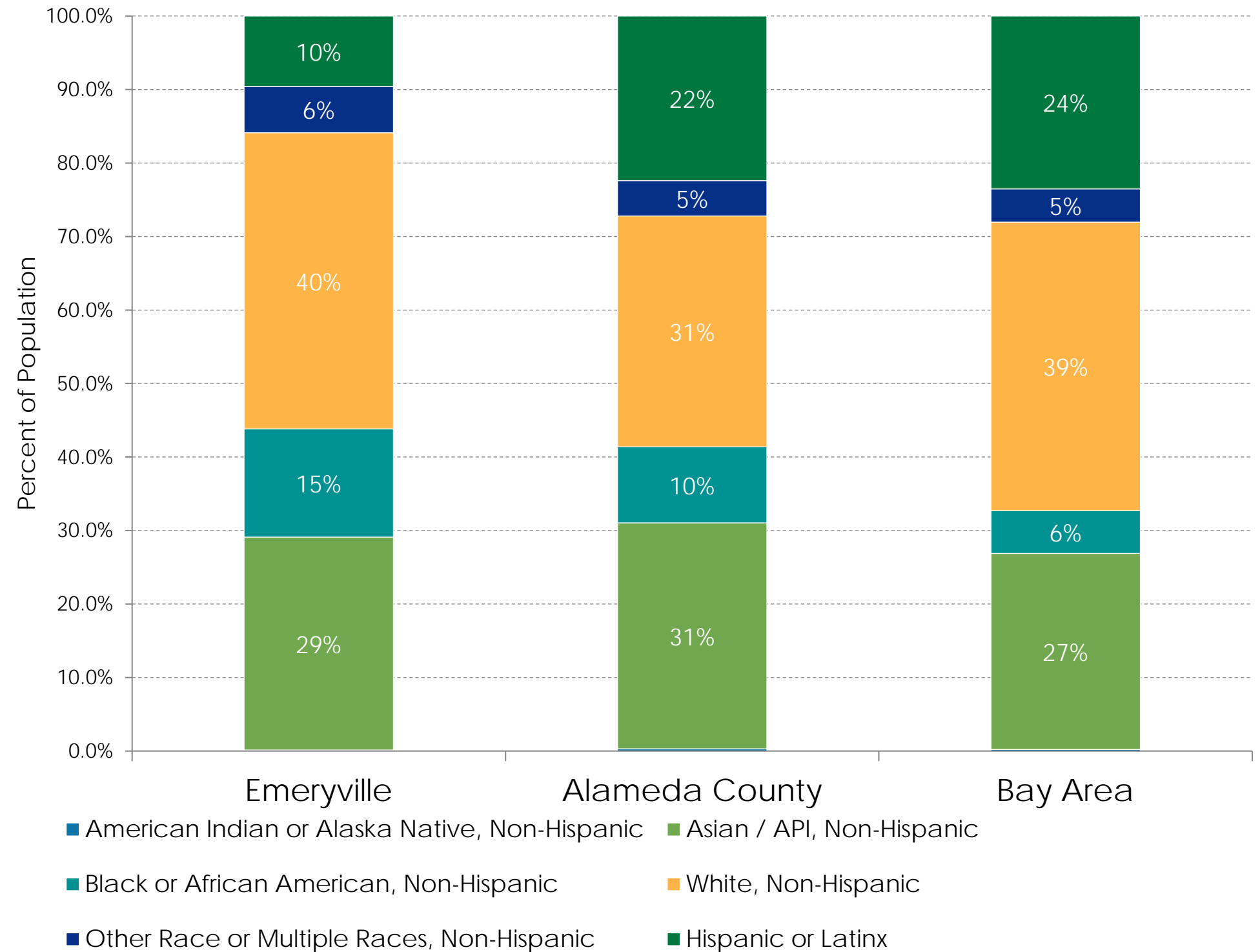
Population and Age, Emeryville

Age Range	2010		2019		Percentage Change
	Number of Persons	% of Total Population	Number of Persons	% of Total Population	
19 and younger	1,191	12%	1,109	9%	-7%
20 to 64	7,883	78%	9,263	78%	18%
65 and older	1,006	10%	1,527	13%	52%
Total Population	10,080	100%	11,899	100%	18%
Sources: US Census 2010, American Community Survey 5-Year Data (2015-2019)					

Population Projections	
Year	Total Population
2030	16,050
2040	34,130
Source: ABAG, 2021	

Demographic Characteristics

Race and Ethnicity



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002)

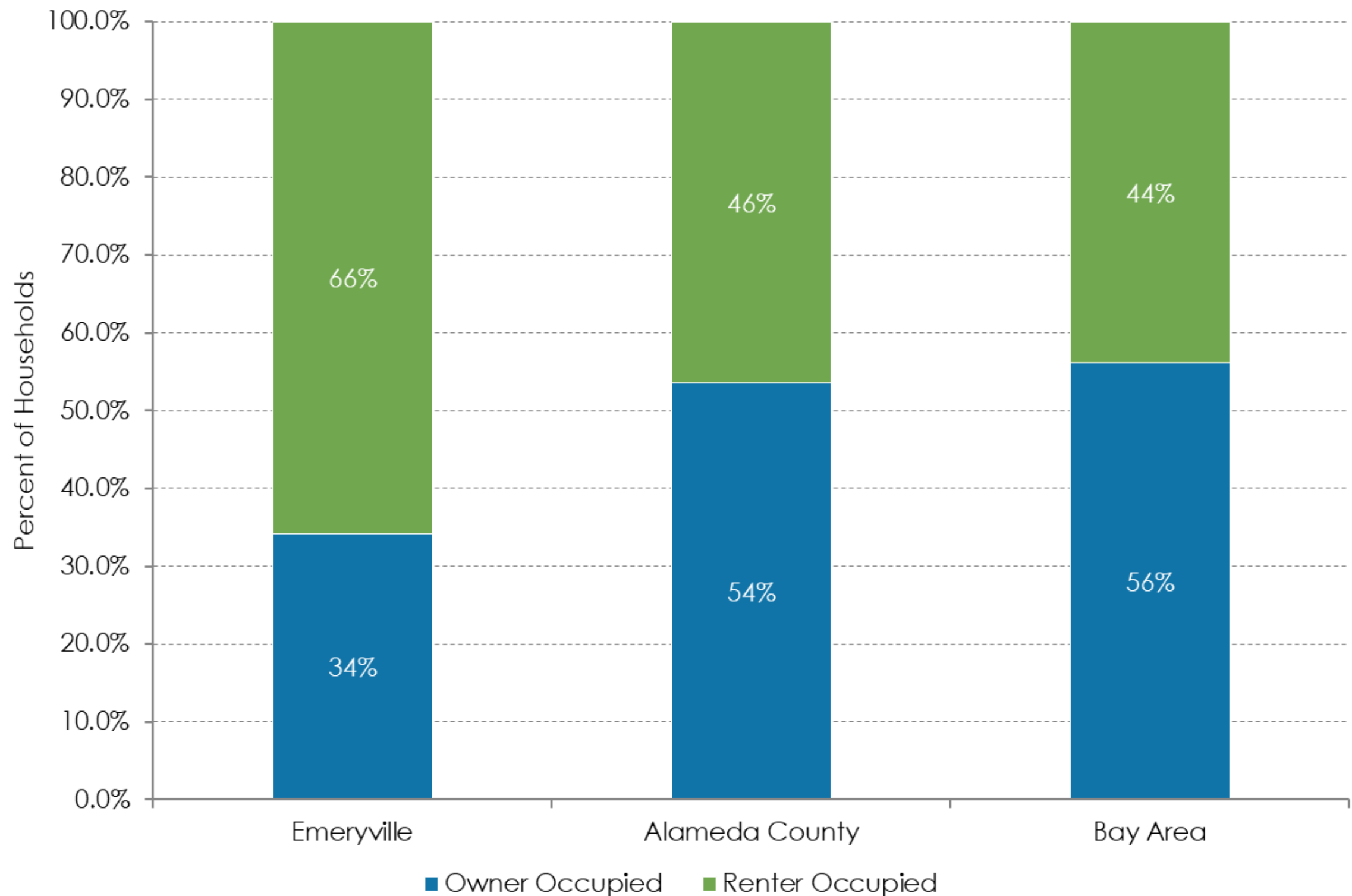
Housing and Household Characteristics

Bedrooms per Unit, Emeryville, 2019		
Number of Bedrooms	Number of Units*	Percentage
0 bedroom (studio)	1,087	17%
1 bedroom	3,082	47%
2 bedrooms	1,905	29%
3-4 bedrooms	494	8%
5 or more bedrooms	0	0%
Total housing units	6,568	100%
Source: American Community Survey 5-Year Data (2015-2019) (ABAG Data Profiles for Housing Elements, 2021)		

Household and Family Size, 2019		
Jurisdiction	Average Household Size	Average Family Size
Emeryville	1.81	2.56
Alameda County	2.82	3.37
California	2.95	3.53
Source: American Community Survey 5-Year Data (2015-2019)		

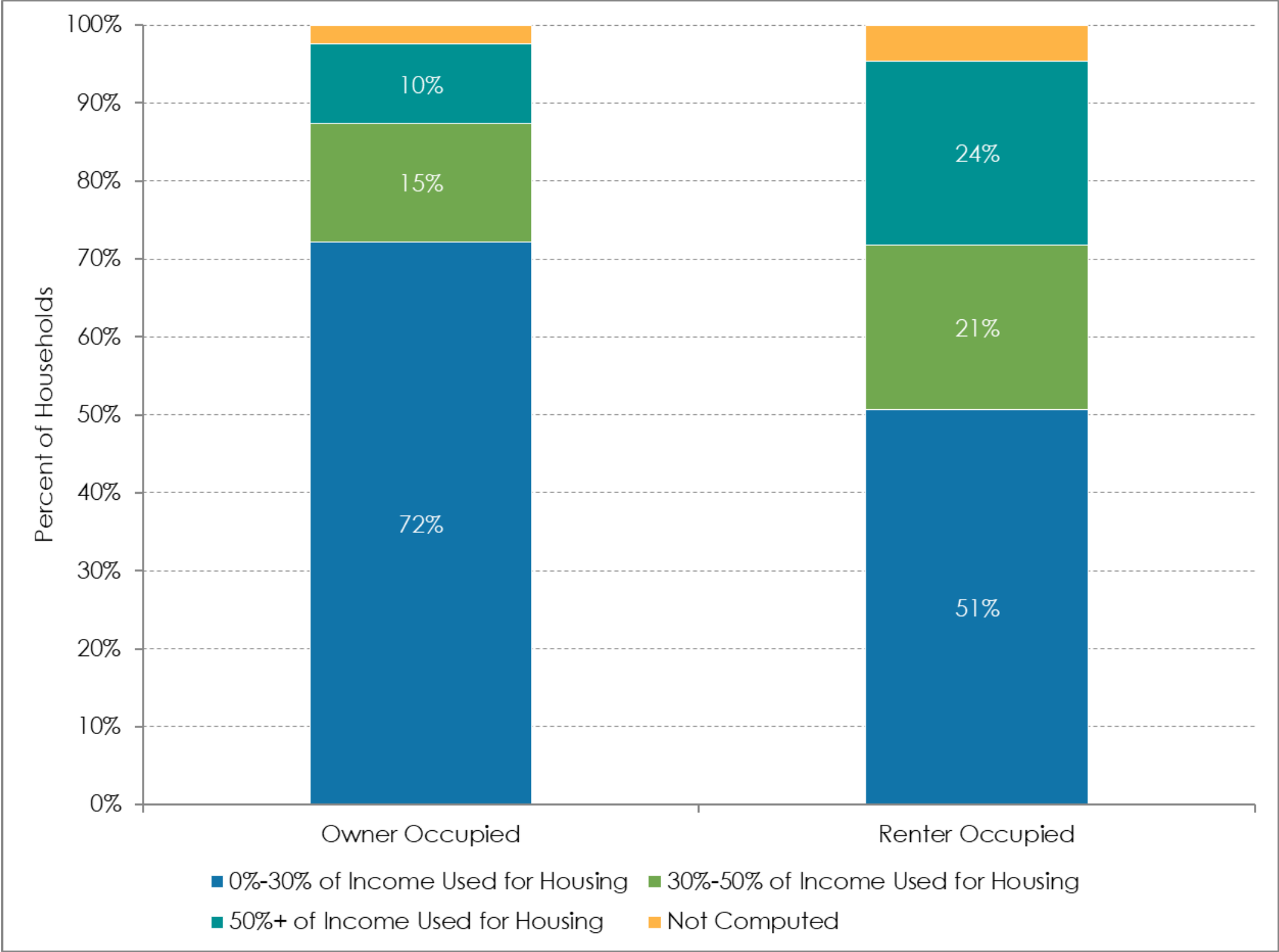
Housing Tenure

Source: U.S. Census Bureau,
American Community Survey
5-Year Data (2015-2019)



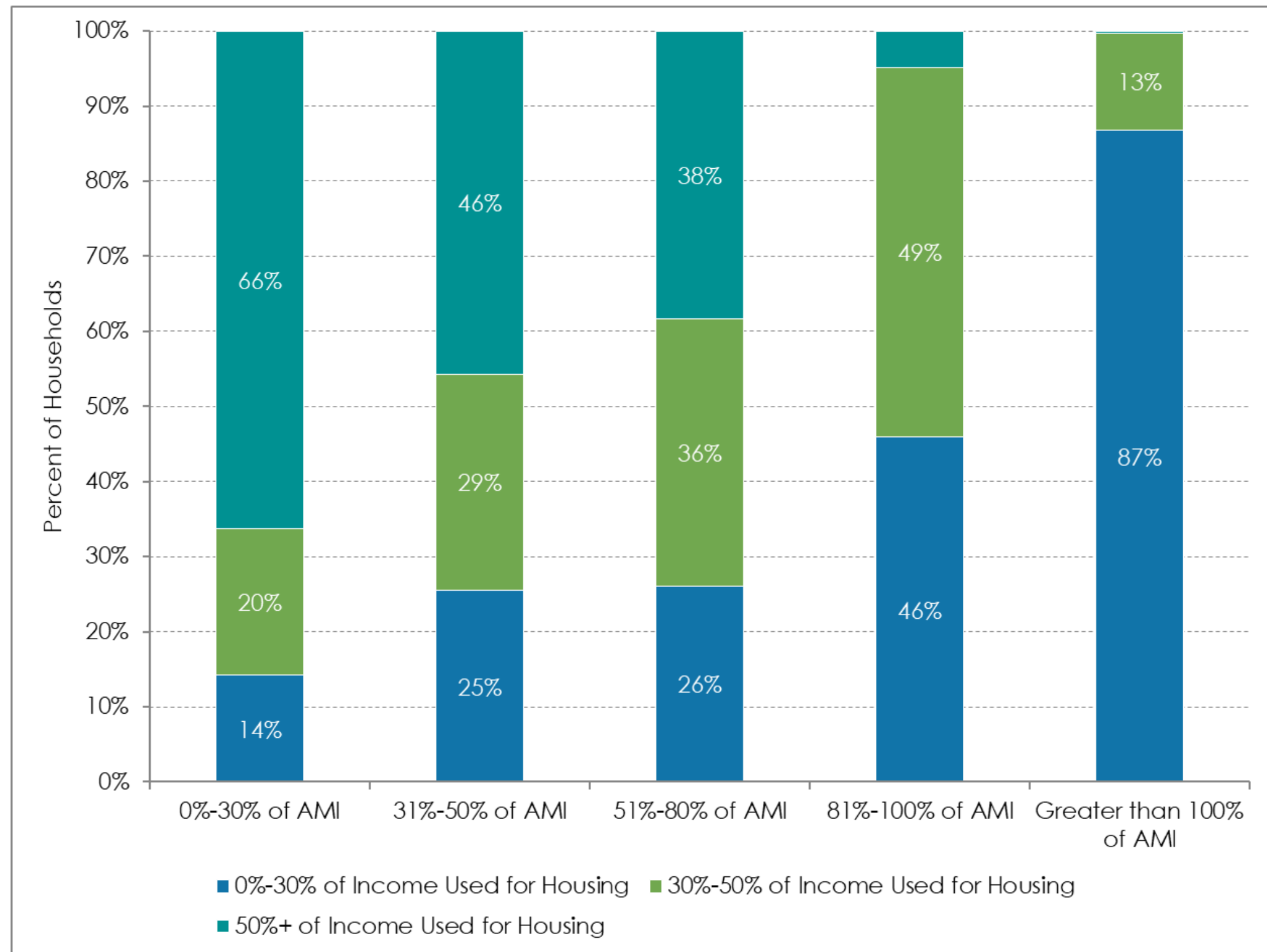
Cost Burden by Tenure

Source: U.S. Census Bureau,
American Community Survey
5-Year Data (2015-2019)



Cost Burden by Income Level

Source: Comprehensive Housing Affordability Strategy (CHAS), 2013-2017



Housing Costs and Affordability

Alameda County	LOW INCOME HOUSEHOLDS: 51%-80% AMI		MODERATE INCOME HOUSEHOLDS: 81%-120% AMI	
	2 person/ 1 Bedroom	4 person/ 3 Bedroom	2 person/ 1 Bedroom	4 person/ 3 Bedroom
Income Limit	\$54,801 - \$87,700	\$68,501 - \$109,600	\$87,701 - \$120,550	\$109,601 - \$150,700
Gross Affordable Rent	\$1,508	\$1,884	\$2,764	\$3,454
Median List Rents	\$2,400	\$3,578	\$2,400	\$3,578
Affordable Sales Price	\$191,821	\$224,120	\$420,026	\$510,419
Median Home Sale Price	\$530,000			

Sources: City of Emeryville Housing Affordability Table, 2021, Zillow, 2021, Caldecott Properties, 2020

Vacancy Rate

	Rental	Homeowner
Alameda County	2.9%	0.6%
Emeryville	3.4%	1.4%

Source: American Community Survey 5-Year Data (2015-2019)

Assessment of Fair Housing (AFH)



AFH Introduction

» Terms:

- Affirmatively Furthering Fair Housing (AFFH)
- Assessment of Fair Housing (AFH)

» **AB 686 (2018) expands upon the fair housing requirements and protections outlined in the Fair Employment and Housing Act (FEHA)**

- All state and local public agencies must facilitate deliberate action to combat discrimination and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- New requirements for housing elements.

AFH Introduction

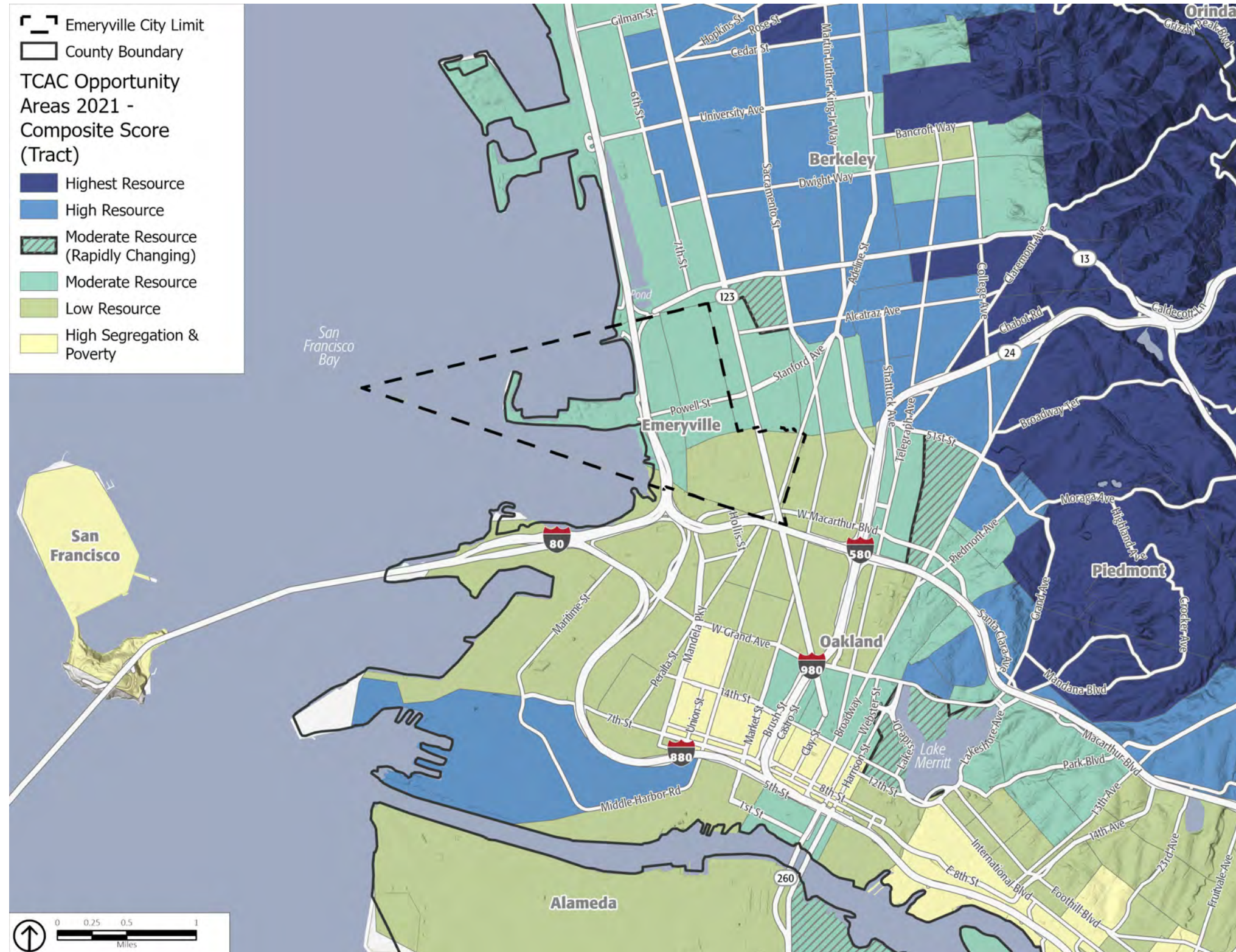
» New requirements for housing elements:

- Outreach
- New section with an analysis of fair housing issues and contributing factors
- AFFH lens during sites analysis
- Priorities, Goals, and Actions: remediate identified fair housing issues and/or further promote fair housing.

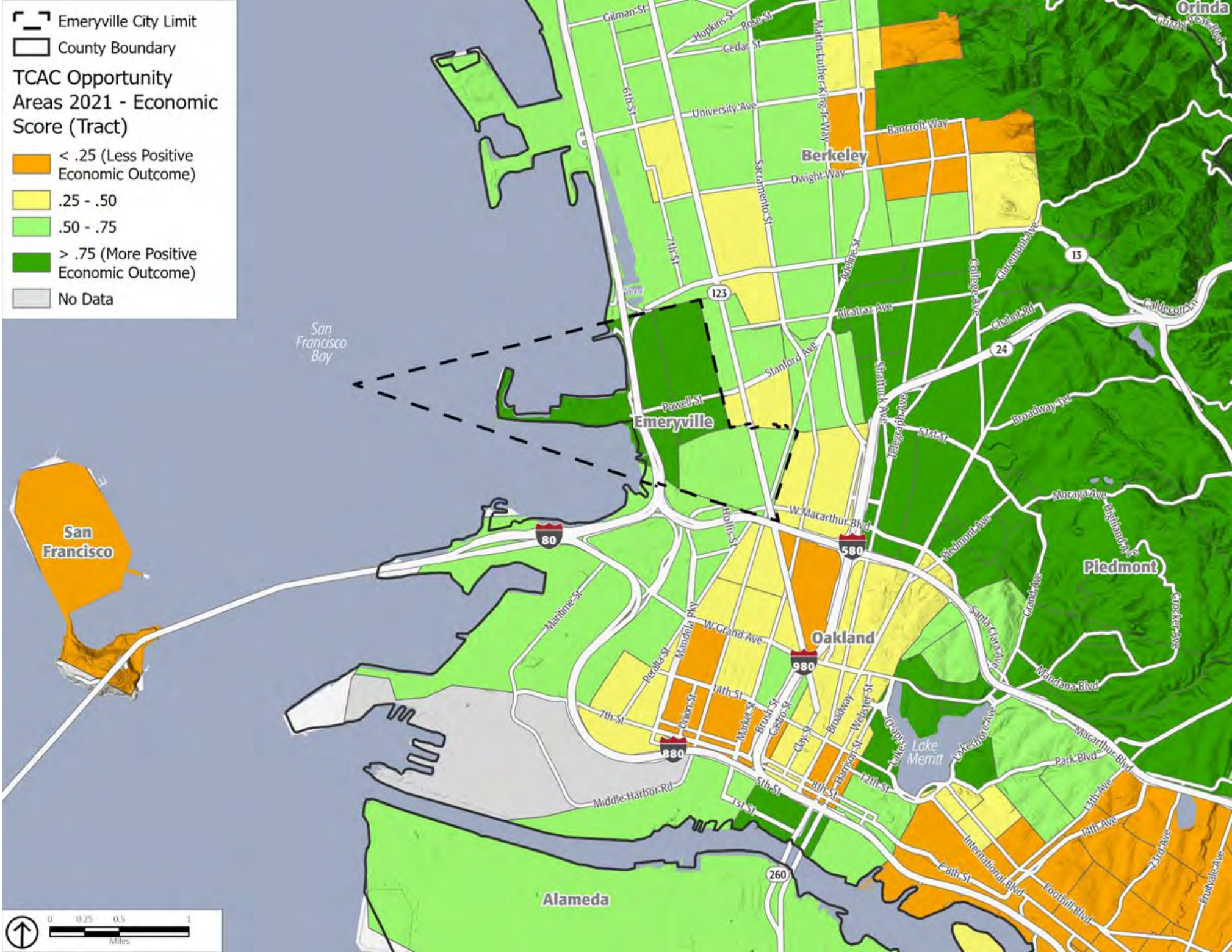
Maps

- » TCAC/HCD Opportunity Areas – Composite Score 2021
- » TCAC/HCD Opportunity Map– Economic Domain
- » TCAC/HCD Opportunity Map – Education Domain
- » Familial Status, 2019 (female-headed, single-parent households)
- » Population with a Disability, 2019
- » Predominant Population, 2019
- » Historic Redlining Map
- » Median Income, 2019
- » Poverty Status, 2019
- » Overpayment by Renter Households, 2019

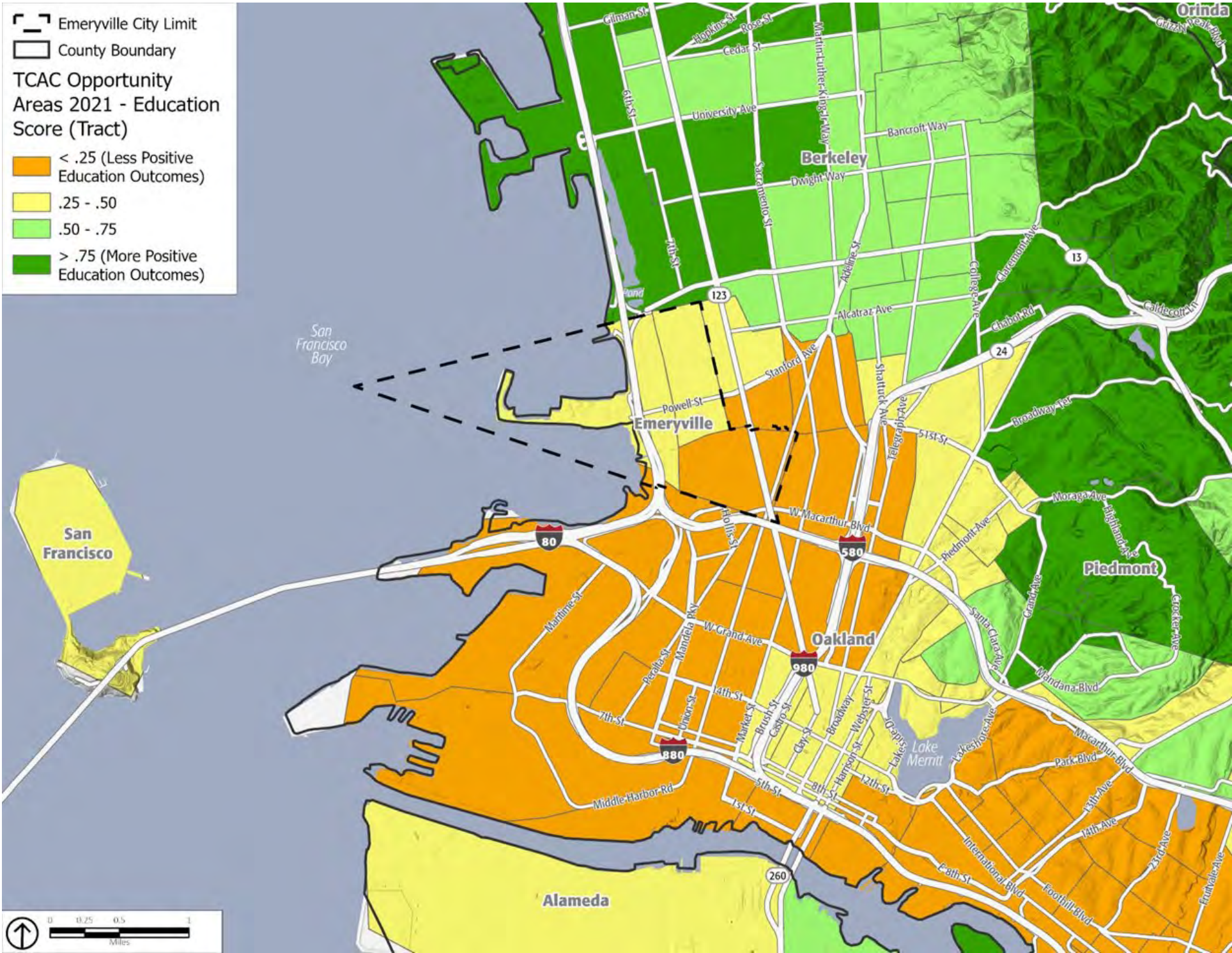
TCAC Opportunity Areas, 2021



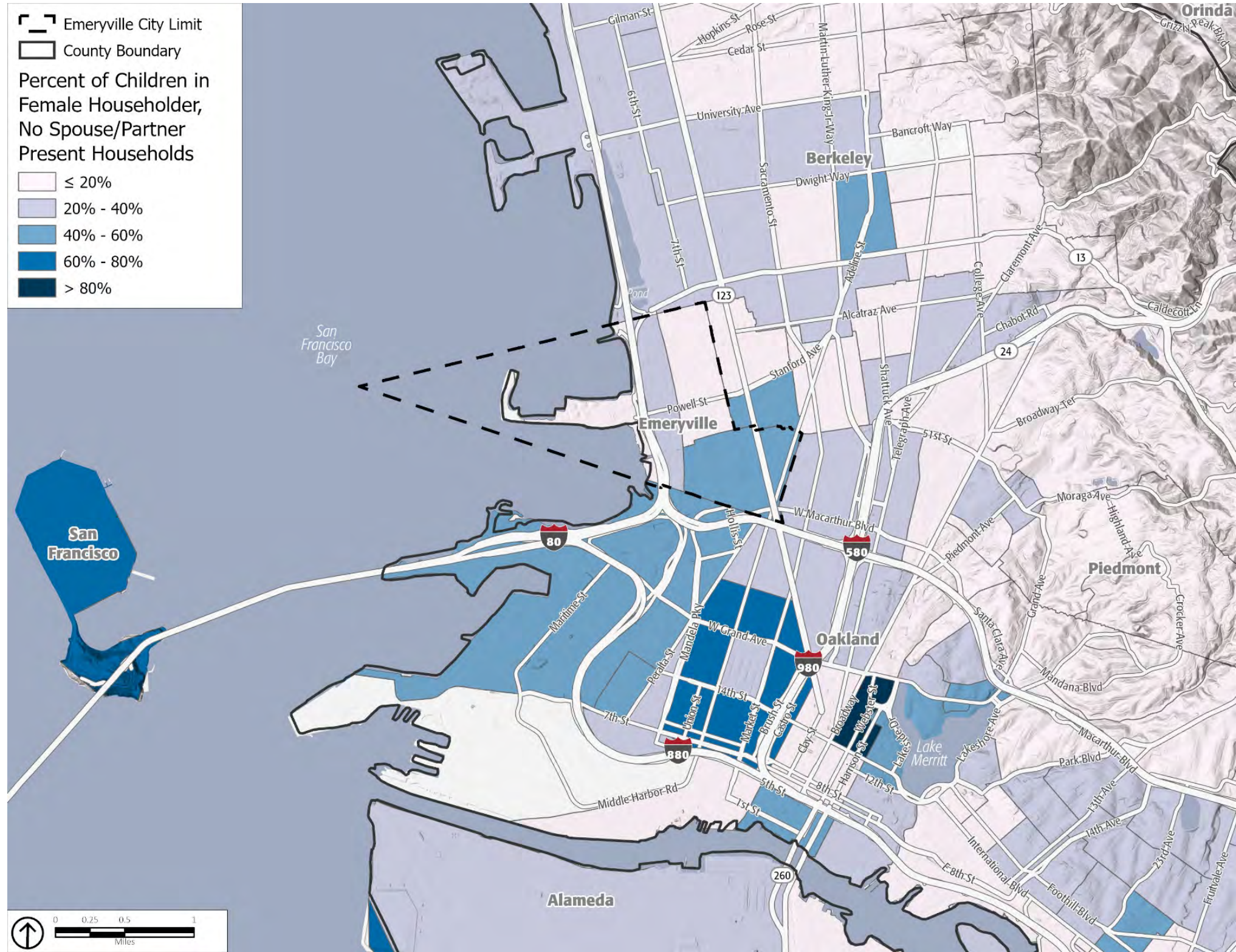
TCAC/HCD Opportunity Map - Economic Domain, 2021



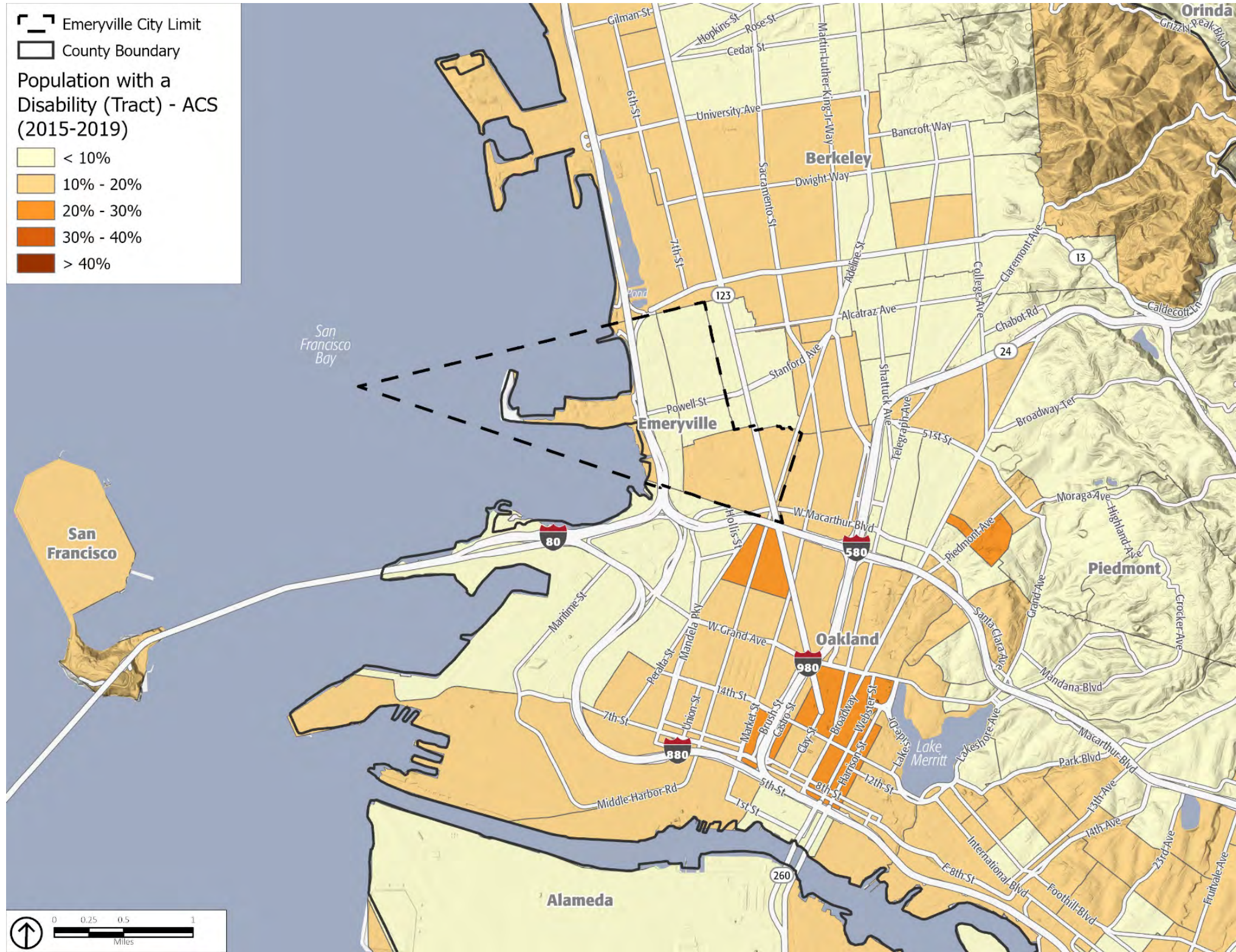
TCAC/HCD Opportunity Map – Education, 2021



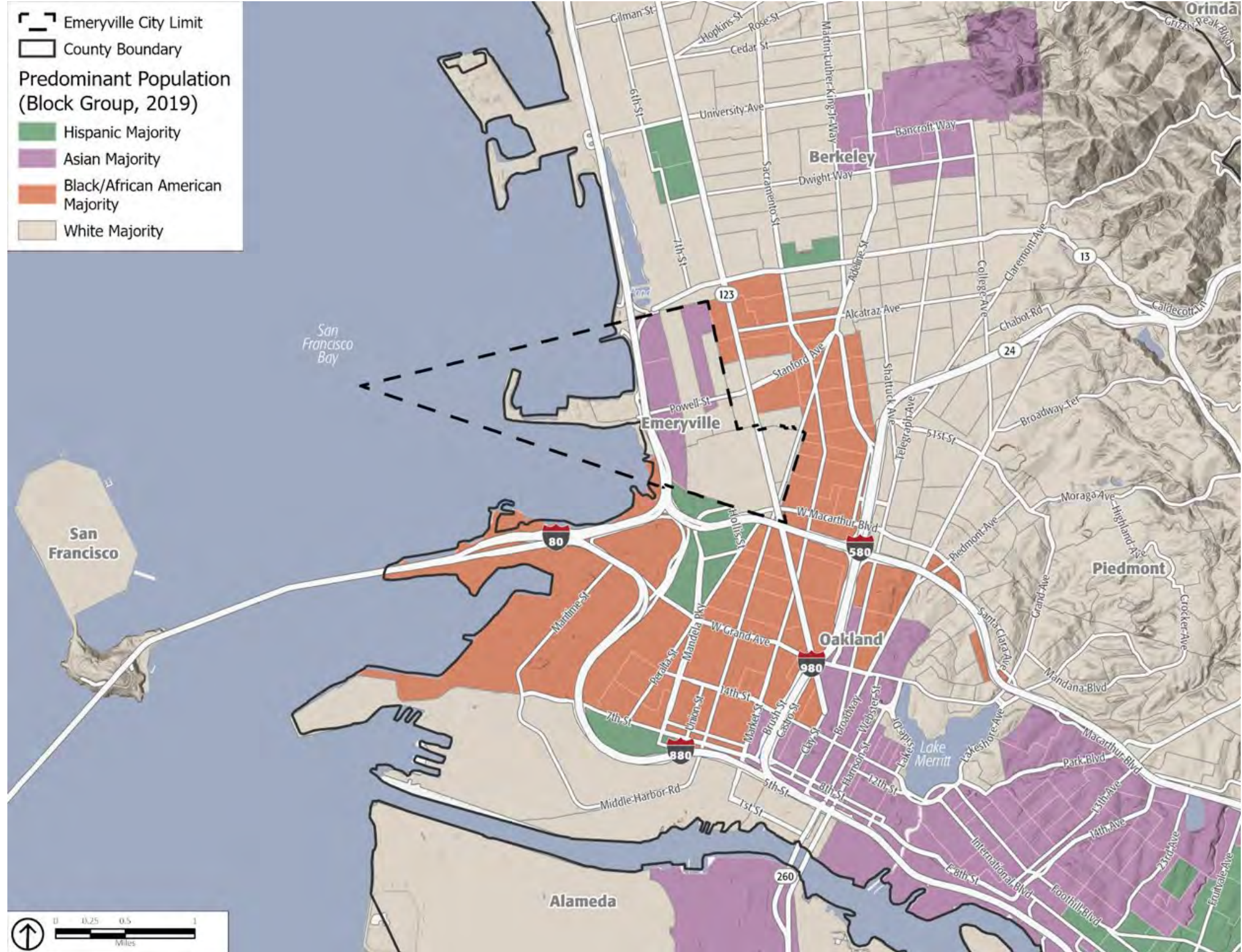
Familial Status: female-headed, single-parent households, 2019



Population with a Disability, 2019



Predominant Population, 2019



Schedule



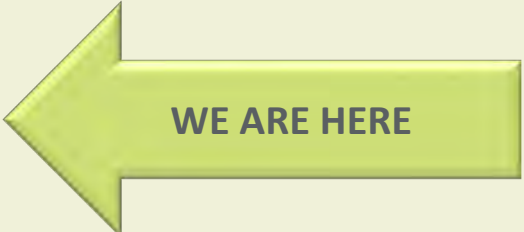
Project Schedule Overview



Project Kick-Off	March 2021
Community Workshop #1	June 29, 2021
Planning Commission and City Council Study Sessions	October and November 2021
Community Workshop #2	January 2022
Release Public Review Draft Housing Element	Spring 2022
Planning Commission and City Council Hearings to present the Public Review Draft	April and May 2022
Submit Draft to HCD (90-Days* Review)	May – July 2022
Submit Draft to HCD (2 nd review 60-Days Review – if needed)	August – September 2022
Planning Commission and City Council Adoption Hearings	October and December 2022
Submit Final Adopted Housing Element to HCD Review and Certification (Up to 60 Days)*	December 2022 – March 2023

*AB 215 – new timeframe for housing elements submitted to HCD after January 1, 2022

Housing Committee Schedule and Topics

Meeting	Date	Topics
1	April 7, 2021	<ul style="list-style-type: none"> Housing Element Overview
2	July 7, 2021	<ul style="list-style-type: none"> Input received during Community Workshop #1 2023-2031 goals and programs
3	October 6, 2021	<ul style="list-style-type: none"> Housing Needs Assessment (HNA) Assessment of Fair Housing (AFH) 
4	December 1, 2021	<ul style="list-style-type: none"> Input received during the Planning Commission and City Council Study Sessions Sites inventory and strategies for meeting RHNA
5	February 2, 2022	<ul style="list-style-type: none"> Input received during Community Workshop #2 Constraints, Resources and Opportunities
6	April 6, 2022	<ul style="list-style-type: none"> Public Review Draft: <i>Draft will be sent to Committee members by 3/23</i>

Thank
You!

