

2023-2031 HOUSING ELEMENT

for the City of Emeryville



Agenda

- » Constraints
 - Governmental
 - Nongovernmental
- » Administrative and Financial Resources
- » Schedule



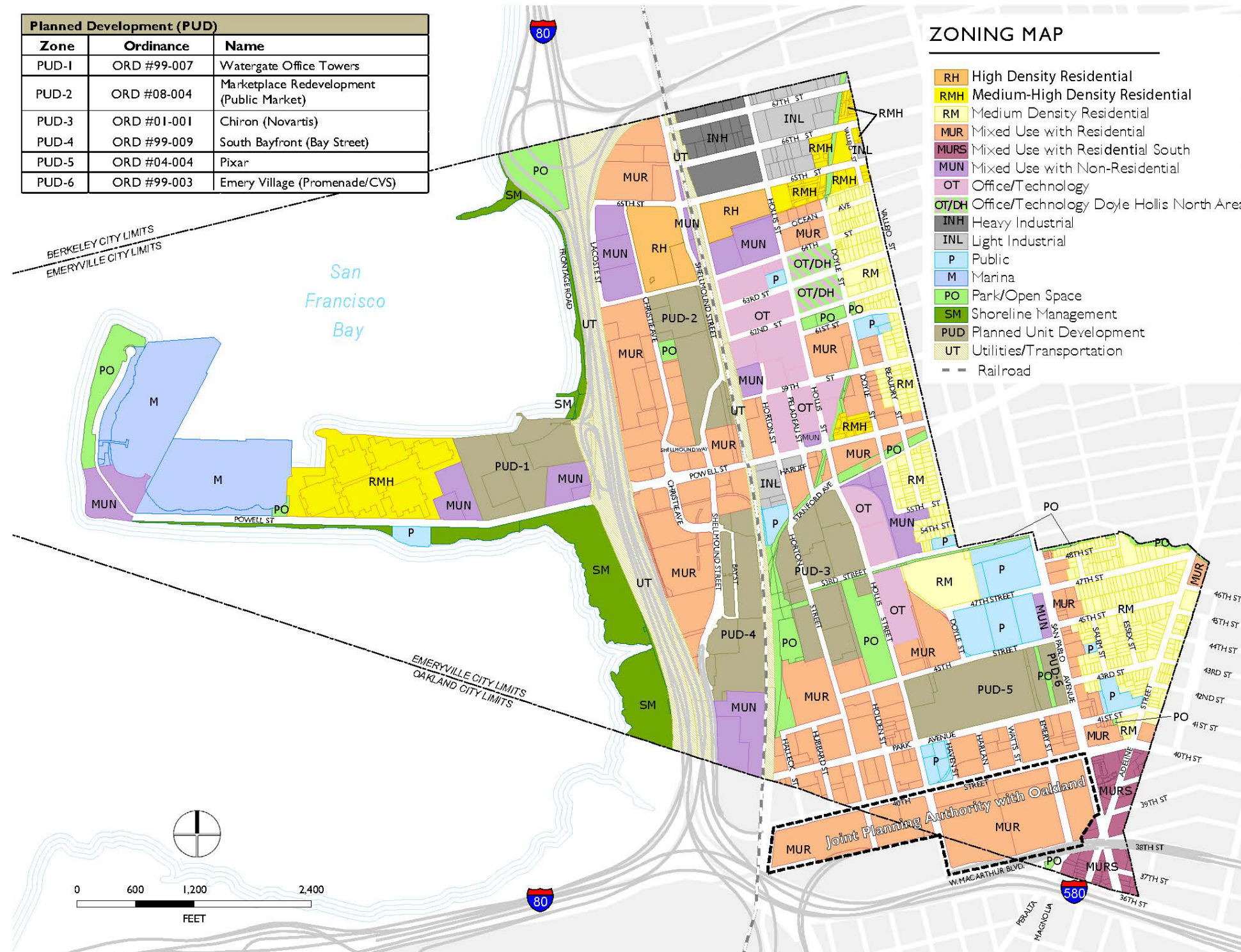
Constraints



Zoning Terms

- » **Permitted Use:** a use permitted by right in the zoning district in which it is located.
- » **By-right:** no need for a special permit, variance, amendment, waiver or other discretionary approval. Can be subject to site plan and environmental review.
- » **Ministerial approval process:** process where the appropriate City authority reviews an application to ensure that the proposed development meets objective standards but uses no special discretion or judgment in reaching a decision.
- » **Conditional Use Permit (CUP):** discretionary planning permit that may be granted by the appropriate City authority. Typically required for land uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings.

Planned Development (PUD)		
Zone	Ordinance	Name
PUD-1	ORD #99-007	Watergate Office Towers
PUD-2	ORD #08-004	Marketplace Redevelopment (Public Market)
PUD-3	ORD #01-001	Chiron (Novartis)
PUD-4	ORD #99-009	South Bayfront (Bay Street)
PUD-5	ORD #04-004	Pixar
PUD-6	ORD #99-003	Emery Village (Promenade/CVS)



Constraints

» Governmental Constraints

- Policies
- Procedures
- Fees

» Zoning for a Variety of Types of Housing

- Diversity
- Neighborhood stability
- Populations with special housing needs

» Nongovernmental Constraints

- Physical conditions
- Market conditions

Constraints

» Governmental:

- Land use controls, zoning regulations and development standards
- Planning and development impact fees
- Growth control ordinances
- Building code standards
- Environmental regulations
- Permit processing procedures, design review requirements

Constraints

- » Zoning for a Variety of Types of Housing:
 - Emergency Shelters and Low Barrier Navigation Centers
 - Transitional and Supportive Housing
 - Employee and Farmworker Housing
 - Manufactured Homes and Factory Built Housing
 - Multifamily Rental Housing
 - Residential Care Facilities
 - Single -Occupancy Units (SROs)
 - Accessory Dwelling Units (ADUs)

Constraints

» Nongovernmental Constraints:

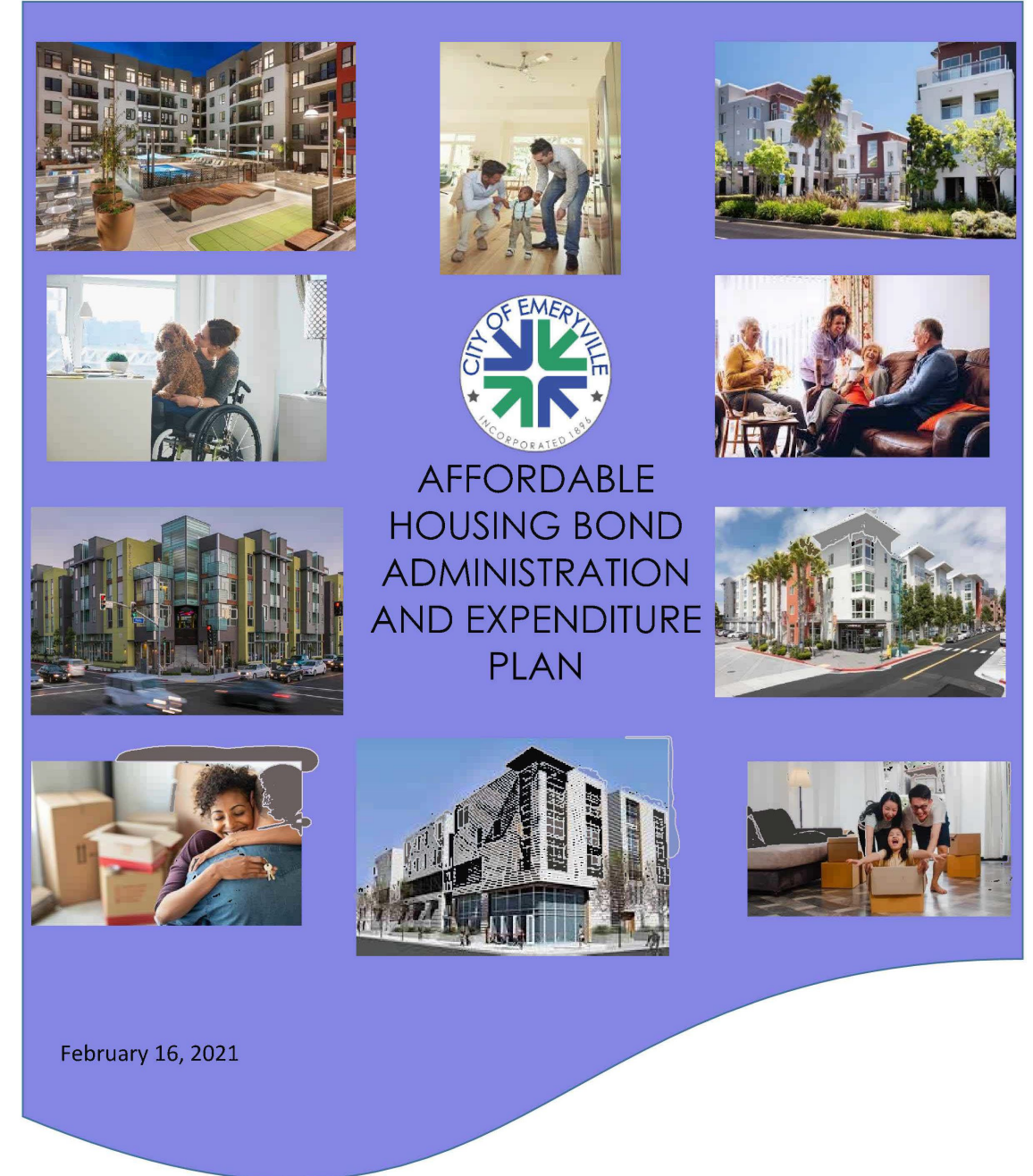
- Land costs
- Construction costs
- Availability of financing
- Macroeconomy
- Property owners' decisions
- Environmental hazards
- Availability of infrastructure and utilities
- Any locally relevant factors, such as, toxic clean-up.

Administrative and Financial Resources



Affordable Housing Bond Administration and Expenditure Plan

- » Measure C, approved by over 2/3 of voters in 2018, allows the City to issue bonds for affordable housing
- » The 2021 Plan itemizes:
 - Physical resources (four properties) including Housing Successor Assets and City Owned Assets
 - Financial Resources totaling approximately \$64,000,000 including:
 - Measure C Affordable Housing Bond Funds,
 - Low- and Moderate-Income Housing Asset Funds (LMIHAF),
 - Affordable Housing Fund, and
 - Affordable Housing Impact Fee and Measure A1 (Alameda County).



Affordable Housing Bond Administration and Expenditure Plan

» Plan Priorities:

- Preservation
 - Retention of BMR Homebuyer Units
 - Homebuyer Assistance
 - Foreclosure Prevention
 - Rental Preservation
 - Special Needs Housing
- Production
 - Rental Development
 - Housing Opportunities

County, State and Federal Financing Sources

	Home Purchase	Homeowner Rehabilitation	Acquisition for Affordable Housing	New Ownership Housing Development	New Rental Housing Development	Preservation of Affordable Housing	Rental Assistance / Operating Assistance	Homelessness
Affordable Housing and Sustainable Communities (AHSC)		Yes		Yes	Yes	Yes		
Alameda County Measure A-1 Housing Bond	Yes	Yes		Yes	Yes	Yes		
CalHOME	Yes			Yes				
California Emergency Solutions and Housing (CESH)								Yes
Community Development Block Grant (CDBG)		Yes	Yes			Yes		
Farmworker Housing Grant Program (FWHG)		Yes			Yes	Yes		
Golden State Acquisition Fund (GSAF)			Yes					
HOME American Rescue Plan Program (HOME-ARP)					Yes	Yes	Yes	Yes
HOME Investment Partnership Program	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Homekey			Yes		Yes	Yes		Yes

County, State and Federal Financing Sources

	Home Purchase	Homeowner Rehabilitation	Acquisition for Affordable Housing	New Ownership Housing Development	New Rental Housing Development	Preservation of Affordable Housing	Rental Assistance / Operating Assistance	Homelessness
Housing Choice Voucher (HCV)							Yes	
Infill Infrastructure Grant Program (IIG)				Yes	Yes			
Lead Based Paint & Lead Hazard Control (LBPLHC)		Yes				Yes		
Low Income Housing Tax Credits (LIHTC)					Yes	Yes		
Multifamily Housing Program (MHP)					Yes	Yes		
National Housing Trust Fund					Yes	Yes		
No Place Like Home							Yes	Yes
Permanent Local Housing Allocation (PLHA)		Yes	Yes	Yes	Yes	Yes		
Project Based Vouchers (PBV)					Yes	Yes	Yes	
Veterans Housing and Homelessness Prevention Program (VHHP)			Yes		Yes	Yes		

Affordable Housing Case Study: Estrella Vista

» 87 rental apartments:

- Studios, one-, two-, three- and four-bedroom units
- Sizes 569 to 1,572 square feet
- Reserved for 20-60% AMI (Area Median Income) level
 - Initial rents ranged from \$590-\$2,002

» Populations served:

- Working families, seniors, veterans, and people with special needs

» Developed by EAH Housing (Ecumenical Association for Housing), a 50-year-old nonprofit organization that specializes in affordable housing.

» Designed by KTGy Architecture + Planning

» Built by J.H. Fitzmaurice General Contractors.



Affordable Housing Case Study: Estrella Vista - Funding

- » Affordable Housing Funds
 - City of Emeryville (also provided land asset of the former Emeryville Redevelopment Agency)
 - City of Oakland
- » Low-Income Housing Tax Credit (LIHTC)
 - California Tax Credit Allocation Committee (CTCAC)
 - California Debt Limit Allocation Committee (CDLAC)
- » Affordable Housing and Sustainable Communities
 - California Department of Housing and Community Development (HCD)
- » Project Based Section 8
 - Oakland Housing Authority (OHA)
 - Housing Authority of the County of Alameda (HACA)



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	February 23, 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 (2nd 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"> Constraints, Administrative and Financial Resources
6	April 6, 2022	<ul style="list-style-type: none"> Input received during Community Workshop #2 Public Review Draft: <i>Draft will be sent to Committee members by 3/23</i>



Thank
You!

