

ARIZON
NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

DP05

ACS DEMOGRAPHIC AND HOUSING ESTIMATES

2009-2013 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Emeryville city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	10,206	+/-35	10,206	(X)
Male	5,190	+/-307	50.9%	+/-3.0
Female	5,016	+/-302	49.1%	+/-3.0
Under 5 years	448	+/-167	4.4%	+/-1.6
5 to 9 years	283	+/-76	2.8%	+/-0.7
10 to 14 years	174	+/-110	1.7%	+/-1.1
15 to 19 years	235	+/-114	2.3%	+/-1.1
20 to 24 years	785	+/-235	7.7%	+/-2.3
25 to 34 years	3,345	+/-403	32.8%	+/-3.9
35 to 44 years	1,606	+/-258	15.7%	+/-2.5
45 to 54 years	1,263	+/-277	12.4%	+/-2.7
55 to 59 years	375	+/-140	3.7%	+/-1.4
60 to 64 years	414	+/-160	4.1%	+/-1.6
65 to 74 years	738	+/-225	7.2%	+/-2.2
75 to 84 years	243	+/-124	2.4%	+/-1.2
85 years and over	297	+/-187	2.9%	+/-1.8
Median age (years)	34.5	+/-1.2	(X)	(X)
18 years and over	9,117	+/-219	89.3%	+/-2.1
21 years and over	9,015	+/-227	88.3%	+/-2.2
62 years and over	1,545	+/-258	15.1%	+/-2.5
65 years and over	1,278	+/-266	12.5%	+/-2.6
18 years and over	9,117	+/-219	9,117	(X)
Male	4,601	+/-310	50.5%	+/-3.0
Female	4,516	+/-286	49.5%	+/-3.0
65 years and over	1,278	+/-266	1,278	(X)
Male	504	+/-181	39.4%	+/-10.9
Female	774	+/-204	60.6%	+/-10.9
RACE				
Total population	10,206	+/-35	10,206	(X)

Subject	Emeryville city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
One race	9,606	+/-288	94.1%	+/-2.8
Two or more races	600	+/-281	5.9%	+/-2.8
One race	9,606	+/-288	94.1%	+/-2.8
White	4,806	+/-462	47.1%	+/-4.5
Black or African American	1,750	+/-395	17.1%	+/-3.9
American Indian and Alaska Native	131	+/-161	1.3%	+/-1.6
Cherokee tribal grouping	0	+/-19	0.0%	+/-0.3
Chippewa tribal grouping	0	+/-19	0.0%	+/-0.3
Navajo tribal grouping	0	+/-19	0.0%	+/-0.3
Sioux tribal grouping	0	+/-19	0.0%	+/-0.3
Asian	2,906	+/-437	28.5%	+/-4.3
Asian Indian	541	+/-251	5.3%	+/-2.5
Chinese	801	+/-265	7.8%	+/-2.6
Filipino	494	+/-260	4.8%	+/-2.5
Japanese	86	+/-81	0.8%	+/-0.8
Korean	505	+/-213	4.9%	+/-2.1
Vietnamese	50	+/-45	0.5%	+/-0.4
Other Asian	429	+/-217	4.2%	+/-2.1
Native Hawaiian and Other Pacific Islander	0	+/-19	0.0%	+/-0.3
Native Hawaiian	0	+/-19	0.0%	+/-0.3
Guamanian or Chamorro	0	+/-19	0.0%	+/-0.3
Samoa	0	+/-19	0.0%	+/-0.3
Other Pacific Islander	0	+/-19	0.0%	+/-0.3
Some other race	13	+/-24	0.1%	+/-0.2
Two or more races	600	+/-281	5.9%	+/-2.8
White and Black or African American	56	+/-54	0.5%	+/-0.5
White and American Indian and Alaska Native	33	+/-39	0.3%	+/-0.4
White and Asian	184	+/-118	1.8%	+/-1.2
Black or African American and American Indian and Alaska Native	135	+/-207	1.3%	+/-2.0
Race alone or in combination with one or more other races				
Total population	10,206	+/-35	10,206	(X)
White	5,115	+/-476	50.1%	+/-4.7
Black or African American	2,087	+/-474	20.4%	+/-4.6
American Indian and Alaska Native	430	+/-292	4.2%	+/-2.9
Asian	3,273	+/-473	32.1%	+/-4.6
Native Hawaiian and Other Pacific Islander	37	+/-47	0.4%	+/-0.5
Some other race	22	+/-28	0.2%	+/-0.3
HISPANIC OR LATINO AND RACE				
Total population	10,206	+/-35	10,206	(X)
Hispanic or Latino (of any race)	641	+/-226	6.3%	+/-2.2
Mexican	376	+/-200	3.7%	+/-2.0
Puerto Rican	50	+/-54	0.5%	+/-0.5
Cuban	16	+/-21	0.2%	+/-0.2
Other Hispanic or Latino	199	+/-116	1.9%	+/-1.1
Not Hispanic or Latino	9,565	+/-225	93.7%	+/-2.2
White alone	4,369	+/-430	42.8%	+/-4.2
Black or African American alone	1,738	+/-388	17.0%	+/-3.8
American Indian and Alaska Native alone	16	+/-19	0.2%	+/-0.2
Asian alone	2,900	+/-437	28.4%	+/-4.3
Native Hawaiian and Other Pacific Islander alone	0	+/-19	0.0%	+/-0.3
Some other race alone	0	+/-19	0.0%	+/-0.3
Two or more races	542	+/-275	5.3%	+/-2.7
Two races including Some other race	9	+/-14	0.1%	+/-0.1
Two races excluding Some other race, and Three or more races	533	+/-276	5.2%	+/-2.7

Subject	Emeryville city, California			
	Estimate	Margin of Error	Percent	Percent Margin of Error
Total housing units	6,591	+/-431	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

The ACS questions on Hispanic origin and race were revised in 2008 to make them consistent with the Census 2010 question wording. Any changes in estimates for 2008 and beyond may be due to demographic changes, as well as factors including questionnaire changes, differences in ACS population controls, and methodological differences in the population estimates, and therefore should be used with caution. For a summary of questionnaire changes see http://www.census.gov/acs/www/methodology/questionnaire_changes/. For more information about changes in the estimates see <http://www.census.gov/population/hispanic/files/acs08researchnote.pdf>.

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011. (pdf format)

While the 2009-2013 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



EMERYVILLE HOUSING ELEMENT 2015-2023

OCTOBER 2014



CITY OF EMERYVILLE | Adopted:

1333 Park Avenue Emeryville CA 94608

ACKNOWLEDGEMENTS

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EMERYVILLE HOUSING ELEMENT 2015-2023

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EXECUTIVE SUMMARY

This Housing Element describes housing needs and conditions in the City of Emeryville and establishes goals, policies, and implementation actions to improve future housing opportunities. The planning period for this Housing Element is January 31, 2015, to January 31, 2023.

The Housing Element update serves as an important opportunity to address identified needs and outline strategies to improve the quality of living environments in Emeryville. This summary provides an overview of key findings.

Housing Needs

- Emeryville experienced significant population growth over the past 40 years. In the period from 2000 to 2010, the population increased approximately 46 percent. Continued growth is projected through 2040. The population is racially diverse, and residents are generally well-educated.
- Emeryville households are small in comparison to nearby cities and Alameda County as a whole. A smaller percentage of Emeryville households are families, and the percentage of residents age 19 and under is also smaller than in the county overall.
- The City's housing stock grew significantly from 2000 to 2010, increasing approximately 56

percent. Due to limited space, most new housing was provided in multi-family developments. As of 2010, 87 percent of the city's housing was in multi-family units. Most units (82 percent) were studios or one-bedroom units. There are limited opportunities for housing appropriate for families or larger households.

- There are more renters than homeowners in Emeryville. As of 2010, 65 percent of occupied units were occupied by a renter.
- Home prices climbed dramatically from 2012 to 2013 and continue to rise. Rents are unaffordable to lower-income households and are climbing. The Bay Area's economy is recovering rapidly and this, coupled with low inventories of available homes and interest rates at historic lows, is creating significant upward price pressures.
- There are significant housing needs among specific groups, including seniors, disabled persons, developmentally disabled persons, single-parent households, and homeless persons. The community continues to emphasize and prioritize the need to house families with children, artists, and civic employees.

Housing Resources

- Emeryville has ample sites available to facilitate new housing development and meet identified

housing production targets in the Regional Housing Needs Allocation. Nearly all identified sites are located within the Priority Development Area and are well served by transit, services, and amenities.

- Despite the loss of Redevelopment Agency funding, the City continues to operate rehabilitation and homebuyer assistance programs to improve housing conditions and opportunities for Emeryville residents.
- With City assistance, a new affordable family housing project was completed in 2013 (Ambassador) and another is in the beginning stages of development (3706 San Pablo Avenue). Additional City-owned properties provide opportunities for affordable housing.
- Land use policies and zoning standards allow for a variety of housing types at a range of densities.

Housing Goals

The City will pursue the following housing goals:

H-1. Preserve and improve the City's existing neighborhoods and housing stock.

H-2. Encourage the development of housing affordable to extremely low-, very low, and low-income households.

H-3. Promote the development of affordable housing for persons with special needs.

H-4. Provide a wide variety of housing types appropriate for households at all socioeconomic levels and with a variety of lifestyles and preferences.

H-5. Promote equal opportunity in housing.

H-6. Improve the balance in housing tenure and unit sizes to specifically address the need for family-friendly housing and increase owner occupancy.



1 INTRODUCTION

This chapter provides an overview of the Emeryville community and the statutory requirements for housing update processes and content, a discussion of General Plan consistency, a description of community outreach efforts and input, and outlines the organization of this Housing Element.

1.1 COMMUNITY CONTEXT

Emeryville is located in the San Francisco Bay Area at the gateway to the East Bay. Emeryville is one of the smallest cities in the Bay Area, covering an area of just 1.2 square miles. It is located between Berkeley (to the north), Oakland (to the south and east), and the San Francisco Bay (to the west). Emeryville is located at the eastern end of the Bay Bridge, a major crossing between the East Bay and San Francisco.

Emeryville was incorporated in 1896 as a city of industry and business at transportation crossroads. Today, Emeryville is a bustling mixed-use city that includes a vibrant arts community, high-tech industries such as software, animation, and biotechnology, retail and entertainment destinations, and a variety of housing, from older single-family neighborhoods to converted live/work lofts and higher-density apartments and condominiums.



Emeryville is centrally located in the Bay Area, adjacent to Oakland and Berkeley, and across the Bay Bridge from San Francisco.

1.2 LEGAL CONTEXT

The Housing Element is one of seven state-mandated elements of the General Plan. It is the only General Plan element that is subject to review and certification by the state. Emeryville's Housing Element was last adopted and certified in 2010. Until this planning cycle, housing elements were required to be updated every five years. Based on Senate Bill 375 (2008), housing elements that achieve timely adoption and certification for this planning cycle (2015 to 2023 for Bay Area jurisdictions) will move to an eight-year update cycle.

State requirements for housing elements are more detailed and specific than for other general plan elements. This Housing Element meets the requirements of housing law specified in California Government Code Sections 65580 through 65589.8. The law emphasizes the availability of housing as a statewide priority and requires participation from

regional and local governments as well as the private sector. State law says that the housing element "shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing."

1.3 GENERAL PLAN CONSISTENCY

State law requires that the General Plan and all of its elements comprise an integrated, internally consistent, and compatible statement of policies. The other elements of the Emeryville General Plan (Land Use; Transportation; Parks, Open Space, Public Facilities, and Services; Urban Design; Conservation, Safety, and Noise; and Sustainability) were adopted in 2009 and amended in 2010, 2012, and 2013.

This Housing Element builds upon the current General Plan and is consistent with its goals, policies, and implementation actions. The City will continue to review the General Plan for internal consistency as amendments are proposed and adopted.

In addition, the City is aware of the provisions of Assembly Bill 162 (2007) which relates to flood hazard policies in the Safety, Conservation, and Land Use Elements of the General Plan.

1.4 PUBLIC OUTREACH

The City conducted an outreach campaign to gather information regarding housing needs, issues, and preferences in the community. Outreach events included a community workshop, a housing and service provider roundtable discussion, and a series of

OCTOBER 2014

public study sessions and hearings with the Housing Committee, Planning Commission, and City Council.

The City provided information regarding the update on a dedicated page of the City's website and offered opportunities for input through an online survey. The draft Housing Element was posted to the website beginning in May 2014 and the most current version remained available throughout the review and adoption process.

Participation opportunities were advertised on the City's website, in the City's Activity Guide, through flyer distribution, and via direct e-mail to stakeholders, including local property managers, developers, community groups, nonprofit service organizations, residents, and elected officials.

Community Workshop

The City held a community workshop on March 13, 2014, at Emeryville City Hall. City staff and consultants presented an overview of the Housing Element update, initial demographic and housing market data, and the Regional Housing Needs Allocation (RHNA). The workshop was attended by 14 members of the community including members of the Housing Committee and the Planning Commission, representatives from community organizations, and housing and housing-related service providers. Following is a summary of input from this workshop.

Segments of the population in need of housing and needed housing types:

- Housing and amenities for families with children (suggested by multiple attendees) and low- and moderate-income families

- Young adults
- Homeless services and facilities, including permanent supportive housing for the chronically homeless, transitional housing, and rapid re-housing for families with temporary setbacks (suggested by multiple attendees)
- Section 811 housing
- Senior housing (suggested by multiple attendees), particularly senior housing that is affordable to lower-income senior households and housing that is accessible and provides a high quality of life
- Expanded public transportation
- More parks and recreation opportunities
- Neighborhood identities (sense of place)
- Quality of life features

Vision for future housing in Emeryville:

- People-friendly neighborhoods (walkable and bikeable)
- Energy-efficient and environmentally sensitive
- City reflects a "can do" attitude
- Family-friendly with play areas for children of all ages
- Supportive services for low-income families
- High quality transit services
- Creative vertical housing with a variety of ground-floor uses, roof uses, and indoor family programming
- More variations of mixed use
- Less industrial and retail uses and more housing

- Overcome railroad tracks as a barrier and find a way to "cap" the highway to better unify the city and make better use of the highway and rail space – connect Emeryville to the bay
- Affordable housing for seniors and larger senior housing units
- Housing linked to parks, transit, and schools
- In-lieu/impact fee for market-rate housing
- More single-family homes

Emeryville 2014-2022 Housing Element Update



Community Workshop

Please join us at a community workshop to discuss housing conditions and share your vision and ideas for how we can improve housing opportunities in the City of Emeryville.

The City is in the process of updating the Housing Element of the General Plan.

The Housing Element is a policy guide that describes housing-related needs and resources in the community, particularly the availability, affordability, and adequacy of housing.

We invite you to learn more about the update process and participate in a conversation that will help shape the City's updated housing plan.

When & Where

Date: Thursday, March 13
Time: 6:00pm – 7:30pm
Location: City Council Chambers
Civic Center, 1333 Park Avenue, Emeryville
Light refreshments will be provided.

Contact

Kim Obstfeld
Housing Element Update Project Manager
kobstfeld@emeryville.org
(510) 596-4303

For more information & to participate in an online survey, please visit:

emeryville.org/housingelement



Community workshop flyer

- A greater home occupancy rate (target 50 percent) and greater diversity in unit types (owner versus rental, services and amenities, affordability levels, and unit sizes)

Housing and Housing-Related Service Provider Roundtable

The City invited affordable housing developers, housing advocacy organizations, organizations representing persons with special needs, and housing-related service providers to a roundtable discussion, held on April 10, 2014. The roundtable was intended to serve as a forum to discuss the housing needs of lower-income households and other underserved populations.

The event was attended by representatives from 10 organizations as well as staff from multiple City departments including Community Services, Housing



Residents and community stakeholders noted the importance of housing in close proximity to transit, services, and amenities.

and Economic Development, and Planning and Building. Organizations represented included EAH, Inc., Fred Finch Youth Center, Rebuilding Together, Resources for Community Development, East Bay Asian Local Development Corporation, Berkeley Food and Housing Project, Housing Consortium of the East Bay, and Satellite Affordable Housing Associates.

Following is summary of input from this workshop:

Strengths (good existing programs or resources):

- City support, understanding, and recent request for proposals process for selecting an affordable housing developer
- Homelessness Prevention and Rapid Re-Housing Program (was good but is no longer available)
- Avalon Senior Housing
- Emery Villa
- Market-rate rentals
- Past opportunities related to inclusionary rental units
- Capable nonprofit developers
- Proximity to transit, services, and neighboring cities

Housing needs and underserved populations:

- More affordable family housing (the Ambassador family housing development, occupied in late 2013, had 1,300 applicants in a three-week period)
- Homeless youth (persons aged 18 to 25 years)
- Homes for working-class and fixed-income families

- Seniors
- Larger households
- Supportive housing for special needs populations

Opportunities:

- Greater collaboration among East Bay jurisdictions (particularly for shelters and homeless services)
- Emeryville-Berkeley-Oakland Transit Study (EBOTS)
- Expanded Emery-Go-Round operations
- Align opportunity sites with priority development areas
- Development on City-controlled sites (potential for ground leases)
- Increase inclusionary housing requirements, incentivize deeper affordability
- Rent control
- Transit-oriented development
- Emphasize complete streets
- Identify new funding for housing assistance, such as an impact fee or designated Redevelopment Agency “boomerang” funds
- Advocate for the next phase of redevelopment
- Reduce parking requirements for projects with transit strategies
- Reduce open space requirements for projects near parks
- Participate in street outreach efforts to homeless persons

Online Survey

The City conducted an online housing survey to allow interested parties to provide input at their own convenience. The survey was open from February to April 2014 through a link on the Housing Element update page on the City's website. The survey was advertised through the website, on flyers for the workshop, and via e-mail to a list of stakeholders, and was announced at all Housing Element events and hearings.

The survey received 102 responses. Among respondents, 56 percent were Emeryville residents, 33 percent were considering moving to Emeryville, 24 percent own land or a home in Emeryville, 13 percent work for an organization that serves Emeryville residents, 7 percent work in Emeryville, and 2 percent are developers (note that respondents may have been included in more than one of these groups).

Respondents most frequently named proximity to services and amenities, proximity to transit, accessibility, and private outdoor spaces as important characteristics and amenities when choosing a home. The expense of housing, lack of affordable housing for lower-income households, and lack of larger units (2, 3, and 4 bedrooms) were ranked as the most significant housing issues in Emeryville.

Respondents most frequently ranked energy efficiency resources, age-in-place resources, home maintenance and rehabilitation assistance, and down payment assistance programs as the resources that are important to themselves and/or their family or friends. When asked which programs the City should support, respondents most frequently selected energy efficiency resources, age-in-place resources, home maintenance and rehabilitation assistance,

transitional and supportive housing, and fair housing assistance.

Many respondents offered additional comments regarding housing in Emeryville. One noted that the City should create incentives for low-income family-friendly rental housing near parks and schools and ownership housing in industrial zones. Another suggested that the City look for ways to increase parks and decrease noise from freeways and trains. Additional comments included:

- Rent control and other laws to protect renters are needed, particularly for seniors
- Too many rental and not enough for-sale units
- Not enough below market rate housing, especially for low-income families and seniors
- More single-family homes to balance over abundance of condos
- More amenities such as non-chain restaurants, food stores, parks, and locally owned shops
- Clean up air pollution through strict laws on diesel idling, non-fossil fuel Emery-Go-Round, etc.
- Apartment complexes increase rent annually and show a lack of concern for residents and the community
- Development is not a bad thing, developers must be able to make a profit or they will not build
- The public pool should be reopened and free internet access should be available to residents

Housing Committee Study Sessions

City staff and the consultant attended Housing Committee meetings during the preparation of the

Housing Element on February 5, 2014, and March 27, 2014, and presented the draft Housing Element to the committee on June 4, 2014. At the first meeting, City staff and the consultant provided an overview of the update process and housing element requirements. Committee members provided initial suggestions and ideas for consideration, including the following:

- Look at needs and policies related to special populations such as supportive housing for veterans, transitional housing, and other populations that are not necessarily required to be discussed under housing element law
- Consider air rights for housing (similar to housing over Bay Street), particularly given the physical constraints to developing new housing in Emeryville
- Look at office/housing mixed use
- Consider the proximity of housing to transit



Many residents and City leaders would like to see additional family-friendly housing and increased opportunities for home ownership.

At the second meeting, City staff and the consultant presented initial findings from the housing needs assessment, key accomplishments in the implementation of the 2009–2014 Housing Element, and potential revisions to Housing Element goals, objectives, policies, and programs for the 2015 to 2023 planning period. The Housing Committee agreed to a structure and format change to the housing plan, as well as wording changes to some existing goals. The committee recommended the addition of a new goal to address the imbalance in housing types, unit sizes, and housing tenure. Specifically, the committee recommended that the Housing Element include a goal to increase the availability of family-friendly homes and encourage owner occupancy.

In addition, the Housing Committee discussed and agreed upon proposed program topics including those relating to family-friendly design guidelines, housing impact fees, universal design, special needs housing, regulatory incentives, Mortgage Credit Certificates, homeowners association outreach and assistance, and state and regional funding sources. The committee suggested consideration of quality and design issues related to multi-family housing as well as ground-floor uses that serve family and community needs (rather than just retail).

Planning Commission Meetings

City staff and the consultant attended Planning Commission meetings on March 27, 2014, and June 26, 2014. At the first meeting, City staff and the consultant provided an overview of the Housing Element and the update process, shared input from the community workshop, presented initial findings from the needs assessment, and reviewed existing housing resources. Commissioners inquired about the housing needs of persons with developmental disabilities and discussed

how the City might encourage developers to provide ownership housing. At the second meeting, City staff and the consultant presented the draft Housing Element for review and comment.

City Council Meetings

City staff and the consultant attended City Council meetings on April 22, 2014, and July 15, 2014. At the first meeting, City staff and the consultant provided an overview of the Housing Element and the update process, shared input from community outreach events and previous Housing Committee and Planning Commission hearings, presented initial findings from the needs assessment, and reviewed accomplishments in achieving the 2009–2014 Housing Element goals and program considerations for the new planning period.

A member of the public commented that while larger units (3 bedrooms) are important, they only help families if they are affordable. Council members suggested that staff look into housing under the mobile home category. Additionally, they commented on the large number of studio units and the potential for separating the balance in unit types, tenure, and unit sizes into three goals; the possibility of encouraging housing that has direct access to the street (rather than podium housing); exterior design that encourages architectural variety with features such as gables and eaves (for aesthetic purposes and to address water infiltration issues); and potential policy issues related to tenure. They inquired about changes in rent levels for the past few years, the number of persons with developmental disabilities, and tenure by unit type.

At the second meeting, City staff and the consultant presented the draft Housing Element for review and comment.

1.5 HOUSING ELEMENT ORGANIZATION

This Housing Element is organized as follows:

Chapter 2. Housing Needs Assessment – A profile of the community, including an analysis of the city’s population, housing characteristics, employment and income trends, and special housing needs.

Chapter 3. Potential Constraints – A review of potential governmental, market, and environmental constraints that may inhibit housing development.

Chapter 4. Housing Resources – An evaluation of the land, programmatic, and financial resources available to meet Emeryville’s housing needs.

Chapter 5. Review of the 2009–2014 Housing Element – A discussion of measures taken to implement policies and programs from the 2009–2014 Housing Element, accomplishments toward meeting objectives, and the continued appropriateness of each policy and program for the upcoming planning period.

Chapter 6. Goals, Policies, and Programs – A housing plan with goals, policies, and programs to address Emeryville’s housing needs for the 2015–2023 planning period.



2 HOUSING NEEDS ASSESSMENT

This chapter provides an analysis of demographic trends, an overview of the existing housing stock, an analysis of economic and income indicators, and a discussion of the housing needs of special groups, including seniors, homeless persons, disabled persons, and developmentally disabled persons, as well as local opportunity groups. In addition, the chapter describes the City's housing need as described by the Regional Housing Needs Allocation.

2.1 DEMOGRAPHIC & HOUSING CHARACTERISTICS

Population Trends and Projections

According to the California Department of Finance, the Emeryville population was 10,491 as of 2014. The city's population has increased significantly since 1970. As illustrated in **Table 2-1**, the Association of Bay Area Governments (ABAG) projects continued growth in Emeryville through 2040, at which time the city's population is expected to reach 21,000.

From 2000 to 2010, the Emeryville population grew approximately 46 percent, from 6,882 to 10,080 persons. As shown in **Table 2-2**, growth in Emeryville significantly outpaced growth in nearby cities and in Alameda County as a whole.

Table 2-1. Population Trends and Projections, 1950 to 2040

YEAR	POPULATION	PERCENTAGE CHANGE
1950	2,889	—
1960	2,686	-7%
1970	2,681	- <1%
1980	3,714	39%
1990	5,740	55%
2000	6,882	20%
2010	10,080	46%
2020*	13,500	34%
2030*	17,100	27%
2040*	21,100	23%

Sources: California Department of Finance Historic Populations, 2013; US Census 2000, 2010; ABAG Data Profiles for Housing Elements, 2014; ABAG Projections, 2013

* ABAG Projection

Table 2-2. Population Growth Comparison, 2000 to 2010

JURISDICTION	2000 POPULATION	2010 POPULATION	PERCENTAGE CHANGE
Emeryville	6,882	10,080	46%
Oakland	399,484	390,724	-2%
Berkeley	102,743	112,580	9%
Alameda County	1,443,741	1,510,271	5%

Sources: US Census 2000, 2010; ABAG Data Profiles for Housing Elements, 2014

Table 2-3. Household Population and Composition, 2000 and 2010

	2000		2010		PERCENTAGE CHANGE
	NUMBER OF PERSONS	% OF TOTAL POPULATION	NUMBER OF PERSONS	% OF TOTAL POPULATION	
Household population	6,815	99%	10,007	99%	47%
In family households	3,277	48%	4,910	49%	50%
In non-family households	3,538	51%	5,097	51%	44%
Population in group quarters	67	1%	73	1%	9%
Total population	6,882	100%	10,080	100%	46%

Sources: US Census 2000, 2010

Household Size and Composition

As of 2010, nearly all Emeryville residents were part of the household population, with only 1 percent residing in group quarters. The city's household population was split between those residing in family households (49 percent) and those in non-family households (51 percent). As shown in **Table 2-3**, while there was growth in family and non-family households and the population in group quarters from 2000 to 2010, there was little change in the overall composition (based on percentage of total population).

As of 2010, the average household size in Emeryville was 1.71 persons. As shown in **Table 2-4**, the average in Emeryville was low in comparison to the Alameda County and statewide averages of 2.71 and 2.87, respectively. Similarly, the average family size of 2.61 persons in Emeryville was low in comparison to Alameda County and the State of California, which had averages of 3.30 and 3.45, respectively.

Table 2-4. Household and Family Size, 2010

JURISDICTION	AVERAGE HOUSEHOLD SIZE	AVERAGE FAMILY SIZE
Emeryville	1.71	2.61
Alameda County	2.71	3.30
State of California	2.87	3.45

Source: US Census 2010

Age Characteristics

The median age of Emeryville residents held steady at 35 years of age from 2000 to 2010. This was the same as the statewide median in 2010 and comparable to the median age in Alameda County, which was 37.

As shown in **Table 2-5**, while there was growth in the Emeryville population at all age levels, the overall age composition was similar from 2000 to 2010. The percentage of the population aged 25 to 34 increased from 22 to 29 percent. The percentage of the population aged 20 to 64 decreased slightly, and there were increases in the percentage of children/young adults (aged 19 and under) and seniors (aged 65 and older).

Despite the increase in the population aged 19 and younger, the percentage of the population in this age group in Emeryville is markedly lower than that of nearby jurisdictions. As shown in **Table 2-6**, this age group represented 12 percent of the Emeryville population in 2010, whereas in Albany, Berkeley, and Oakland, it accounted for 21 to 26 percent of the overall population.

Table 2-5. Population Age Distribution, 2000 and 2010

AGE RANGE	2000		2010		PERCENTAGE CHANGE
	NUMBER OF PERSONS	% OF TOTAL POPULATION	NUMBER OF PERSONS	% OF TOTAL POPULATION	
4 and younger	257	3%	424	4%	65%
5 to 14	426	4%	486	5%	14%
15 to 19	210	3%	281	3%	34%
19 and younger	893	10%	1,191	12%	33%
20 to 24	810	12%	904	9%	12%
25 to 34	1,715	22%	2,937	29%	71%
35 to 44	1,192	19%	1,738	17%	46%
45 to 54	978	14%	1,266	13%	30%
55 to 64	623	10%	1,038	10%	66%
20 to 64	5,318	81%	7,883	78%	48%
65 to 74	386	4%	614	6%	59%
75 to 84	216	3%	292	3%	35%
85 and older	69	1%	100	1%	45%
65 and older	671	9%	1,006	10%	50%
Total Population	6,882	100%	10,080	100%	46%

Sources: US Census 2000, 2010

Table 2-6. Comparison of 19 and Under Population, 2010

JURISDICTION	TOTAL POPULATION	19 AND UNDER POPULATION	PERCENTAGE OF POPULATION
Alameda County	1,510,271	383,662	25%
Albany	18,539	4,900	26%
Berkeley	112,580	23,341	21%
Emeryville	10,080	1,191	12%
Oakland	390,724	92,374	24%

Source: US Census 2010; ABAG Data Profiles for Housing Elements, 2014

Racial and Ethnic Characteristics

Table 2-7 compares Emeryville's race and ethnic composition in 2000 and 2010. During this time period, all racial and ethnic groups in Emeryville increased in number, with the exception of American Indian/Alaska Native and Native Hawaiian/Pacific Islander.

The overall population remained relatively stable in terms of race and ethnic proportions and continues to

be predominantly non-Hispanic (91 percent). Whites comprise the largest racial group at 40 percent of the total population, Asians are the second largest group (27 percent), and Blacks or African Americans comprise the third (17 percent) largest. In terms of growth, the Asian population has experienced a 2 percent increase as a measure of the total population and the White and Black or African American groups have both experienced a decrease of 2 percent.

Table 2-7. Race and Ethnicity, 2000 and 2010

RACE OR ETHNICITY	2000		2010		PERCENTAGE CHANGE
	NUMBER OF PERSONS	PERCENTAGE OF TOTAL POPULATION	NUMBER OF PERSONS	PERCENTAGE OF TOTAL POPULATION	
Non-Hispanic	6,266	91%	9,153	91%	46%
White	2,861	42%	4,057	40%	42%
Black or African American	1,304	19%	1,733	17%	33%
American Indian and Alaska Native	22	<1%	19	<1%	-14%
Asian	1,749	25%	2,756	27%	58%
Native Hawaiian, and Pacific Islander	17	<1%	16	<1%	-6%
Other race	29	<1%	44	<1%	52%
2 or more races	284	4%	528	5%	86%
Hispanic	616	9%	927	9%	50%
Mexican	354	5%	554	5%	56%
Puerto Rican	33	<1%	66	1%	100%
Cuban	12	<1%	23	<1%	92%
Other Hispanic or Latino	217	3%	284	3%	31%
Total Population	6,882	100%	10,080	100%	46%

Sources: US Census 2000, 2010

Housing Characteristics

Housing Types

Prior to 1970, single-family homes and small apartments in the eastern neighborhoods typified residential housing in the city. In the 1970s and 1980s, two large residential projects (Pacific Park Plaza and Watergate) together added 1,830 units. In 2000, these two projects represented 30 percent of the city's total housing stock. In the 1990s, construction of live/work lofts, medium-density, mixed-use, and single-use residential projects typified development. Since 2000, this pattern of adding medium- to high- density housing and mixed-use housing has continued.

From 2000 to 2010, the number of housing units in Emeryville increased by approximately 56 percent. As shown in **Table 2-8**, while there was growth in housing units of all structure types, the majority of new units (78 percent) were in multi-family structures of five or more units. As of 2010, the majority of the

Emeryville housing stock (88 percent) is in multi-family housing. This percentage is high compared to the neighboring cities of Berkeley and Oakland, in which 53 percent and 52 percent of housing is multi-family, but necessary to accommodate a growing population in a small city with no potential for outward expansion.

Housing Tenure

Housing tenure refers to the occupancy of a unit—whether it is owner-occupied or renter-occupied. As of 2010, approximately 65 percent of the city's occupied housing units were renter-occupied. As shown in **Table 2-9**, this is an increase from 2000 when 63 percent of units were renter-occupied. A similar shift occurred in Alameda County as a whole and in communities throughout the Bay Area for this time period. It may be attributable to the economic recession and foreclosure crisis. In Emeryville, the shift may also be attributable to the increase in rental units added to the housing stock.

Ownership housing built in Emeryville during the first several years of the decade reflected Bay Area-wide market conditions that favored condominium development. Availability of financing and high demand fueled condominium growth. However, the 2008 downturn in the real estate market and the economy significantly changed the outlook for residential development in favor of rental units.

At outreach events during the preparation of this Housing Element, community members expressed concerns regarding housing tenure and a desire to improve the balance between owner and renter occupancy. Goal H-6 was added to address this imbalance, and Programs H-6-2-1 and H-6-2-2 commit the City to actions to improve homeownership opportunities.

Table 2-8. Housing Units by Structure Type, 2000 and 2010

STRUCTURE TYPE	2000		2010		PERCENTAGE CHANGE
	NUMBER OF UNITS	PERCENTAGE	NUMBER OF UNITS	PERCENTAGE	
Single-family, attached or detached	542	13%	821	13%	55%
Multi-family, 2 to 4 units	484	12%	751	11%	55%
Multi-family, 5 or more units	3,211	76%	5,038	77%	57%
Mobile home	37	1%	36	1%	-3%
Total housing units	4,237	100%	6,646	100%	56%

Sources: US Census 2000, 2010; ABAG Data Profiles for Housing Elements, 2014

Table 2-9. Housing Tenure, 2000 and 2010

TENURE	2000		2010		PERCENTAGE CHANGE
	NUMBER OF UNITS	PERCENTAGE OF TOTAL UNITS	NUMBER OF UNITS	PERCENTAGE OF TOTAL UNITS	
Emeryville	542	13%	821	13%	55%
Owner-occupied	1,476	37%	2,013	35%	36%
Renter-occupied	2,499	63%	3,681	65%	47%
Total occupied housing units	3,975	100%	5,694	100%	43%
Alameda County	4,237	100%	6,646	100%	56%
Owner-occupied	286,277	55%	291,242	53%	2%
Renter-occupied	237,089	45%	253,896	47%	7%
Total occupied housing units	523,366	100%	545,138	100%	4%

Source: US Census 2000, 2010; ABAG Data Profiles for Housing Elements, 2014

Housing Unit Size and Occupancy

As defined by the US Census, “rooms” include living rooms, dining rooms, bedrooms, and dens, but not kitchens, bathrooms, or closets. According to the 2008–2012 American Community Survey (ACS), housing units in Emeryville have a median of 3.5 rooms per unit. The median number of rooms in Emeryville is smaller than that of Alameda County and the State of California, which both have a median of five rooms.

As shown in **Table 2-10**, a large portion of the city’s housing stock, approximately 64 percent, is studio and one-bedroom units. As of 2012, only 5 percent of Emeryville homes had three or more bedrooms.

As can be expected given the data regarding household sizes, median rooms per unit, and bedrooms per unit, approximately half of occupied units in Emeryville are home to one person. An additional 34 percent

are occupied by two-person households. As shown in **Table 2-11**, while there was growth in units occupied by households of all sizes, the largest percentage increases were in two-, three-, and four-person occupancies. This may indicate growing households and families and a rising need for units that can accommodate them.

Members of the public and elected officials expressed concern at the lack of housing units with two or more bedrooms. They expressed concern that the lack of availability of these units may deter families from moving to Emeryville or force growing households out of the city to find a suitable home. Goal H-6 was added to address the imbalance in unit sizes, and Program H-6-1-1 commits the City to encouraging developers to provide larger units in new developments.

Table 2-10. Bedrooms per Unit, 2012

NUMBER OF BEDROOMS	NUMBER OF UNITS*	PERCENTAGE
0 bedroom (studio)	878	13%
1 bedroom	3,343	51%
2 bedrooms	2,015	31%
3 bedrooms	262	4%
4 bedrooms	65	1%
5 or more bedrooms	14	<1%
Total housing units	6,577	100%

Source: 2008–2012 American Community Survey

* The number of units presented in this table varies from previous tables due to the data source (the 2010 US Census counted a total of 6,646 housing units in Emeryville). The ACS has a high margin of error for smaller communities such as Emeryville.

Table 2-11. Persons per Occupied Housing Unit, 2000 and 2010

NUMBER OF PERSONS PER UNIT	2000		2010		PERCENTAGE CHANGE
	NUMBER OF UNITS	PERCENTAGE	NUMBER OF UNITS	PERCENTAGE	
1 person	2,205	55%	2,871	50%	30%
2 persons	1176	30%	1,910	34%	62%
3 persons	328	8%	551	10%	68%
4 persons	150	4%	230	4%	53%
5 or more persons	116	3%	132	2%	14%
Total occupied housing units	3,975	100%	5,694	100%	43%

Source: US Census 2000, 2010

Overcrowding

Overcrowded units, as defined by the US Census Bureau, have 1.01 to 1.5 persons per room; “severely overcrowded” units have more than 1.5 persons per room. Overcrowding can affect public facilities and services, reduce the quality of the physical environment, and create conditions that contribute to deterioration. As shown in **Table 2-12**, approximately 2 percent of occupied Emeryville housing units were estimated to be overcrowded. Approximately 67 percent of overcrowded households were renters.

Emeryville’s overcrowding rate was lower than that of Alameda County, where approximately 5 percent of occupied housing units were overcrowded. While overcrowding is not a major issue, this Housing Element includes programs to promote the supply of larger-sized family units with three and more bedrooms (Program H-6-1-2) and to expand affordability by working with affordable housing developers (Program H-2-2-5).

Table 2-12. Overcrowded Housing Units, 2010

	OWNER-OCCUPIED UNITS		RENTER-OCCUPIED UNITS	
	NUMBER OF UNITS	PERCENTAGE OF TOTAL UNITS	NUMBER OF UNITS	PERCENTAGE OF TOTAL UNITS
Total overcrowded units	35	1%	70	1%
Overcrowded units	20	<1%	15	<1%
Severely overcrowded units	15	<1%	55	1%
Total occupied housing units	5,580	4%	230	4%

Source: 2006–2010 American Community Survey; ABAG Data for Housing Elements, 2014

* The number of occupied units presented in this table varies from previous tables due to the year and the data source (the 2010 US Census counted a total of 5,694 occupied housing units in Emeryville). The ACS has a high margin of error for smaller communities such as Emeryville.

Housing Density

Table 2-13 reports densities for a selection of projects and neighborhoods in Emeryville. Density is equal to units per gross residential acre. Gross residential acres include public or private internal roads and open spaces in addition to the building coverage area. The 30-story Pacific Park Plaza is the highest-density project in the city. Emeryville’s early twentieth-century neighborhoods have lower densities. Those projects completed or proposed after 2000 have densities of at least 39 units to the acre.

Table 2-13: Densities of Select Residential Projects and Neighborhoods

PROJECT	ADDRESS/LOCATION	NUMBER OF UNITS	ACRES	UNITS PER GROSS ACRE	YEAR BUILT
Ambassador Family Housing	1168 36th Street	69	0.79	87.3	2013
Oak Walk Condos/Townhomes	41st and San Pablo	53	1.49	39.0	2009
AgeSong	4050 Horton Street	28	0.70	40.0	2008
Glashaus Condos	65th St./Hollis Street	145	3.60	40.3	2008
Icon at Park Apartments	1401 Park Avenue	54	0.60	90.0	2007
Blue Star Corner	Hubbard Street	20	0.50	40.0	2007
Key Route Lofts	Adeline and 40th	22	0.30	73.3	2006
Andante Condos	3998 San Pablo Avenue	125	1.83	68.3	2006
Bay Street One Condos	Bay Street	95	2.40	39.6	2006
Windsor at Bay Street Apartments	Bay Street	284	4.52	62.8	2006
Liquid Sugar Condos	1284 65th St.	55	1.40	39.3	2003
Elevation 22 Condos	1300 Powell St.	71	1.82	39.0	2004
Courtyards at 65th Apartments	1465 65th Street	331	4.80	69.0	2004
Terraces at Emery Station	5855 Horton Street	101	2.00	50.5	2002
Oliver Lofts Condos	1200 65th Street	50	1.07	46.7	2002
Emeryville Warehouse Lofts	1500 Park	141	1.70	82.9	2000
Avalon Senior Apartments	3850 San Pablo Avenue	67	1.19	56.3	2000
Bridgecourt Apartments	1325 40th Street	220	3.90	40.2	1997
Triangle Court Apartments	1063-69 45th Street	20	0.91	22.0	1994
Archstone-Emeryville	6401 Shellmound	260	3.70	70.3	1993
Bridgewater Condos	6400 Christie Avenue	424	5.90	71.9	1988
Pacific Park Plaza	6363 Christie Avenue	583	5.86	99.5	1981
Emery Bay Village Condos	Temescal/Emery Bay	112	6.80	16.5	1979
Watergate Condominiums	Powell Street	1,247	25.90	48.1	1971
Neighborhood					
Triangle (east of San Pablo)				22.3	
53rd-54th Street				22.0	
Doyle Street - south of Powell				21.9	
Doyle Street - north of Powell				20.8	

Source: City of Emeryville Planning and Building Department 2007, 2014

Housing Conditions

City staff conducted a survey of exterior housing conditions in the city's older neighborhoods—Adeline South, Doyle North, Doyle South, and the Triangle. The survey, conducted in 2013, covered 1,015 units in 531 structures. Staff used a uniform rating system

to classify each structure. As shown in **Table 2-14**, the survey found that 80 percent of the units in these neighborhoods had no problems or only one or two minor problems (units with an A or B rating). This was an increase from City staff's 2007 survey, which found that 75 percent of the units had an A or B rating.

However, the increase may be attributable to slight changes in survey methodology or due to variations in judgment from surveying staff.

The survey rated the housing stock on nine different factors including roofs, walls, foundations, paint, and yard upkeep. The majority of problems were minor in nature.

Table 2-14. Conditions Survey of Early Twentieth-Century Neighborhoods

NEIGHBORHOOD	# OF STRUCTURES	# OF UNITS	UNIT CONDITION RATINGS*									
			A		B		C		D		F	
Adeline South	11	14	4	29%	9	64%	1	7%	0	—	0	—
Doyle North	141	268	135	50%	87	32%	38	14%	4	1%	4	1%
Doyle South	72	132	67	51%	45	34%	19	14%	1	1%	0	—
Triangle	307	601	183	30%	284	47%	124	21%	10	2%	0	—
Total	531	1,015	389	38%	425	42%	182	18%	15	1%	4	0%

*Grades: A (no problems), B (1–2 minor problems, 0 major problems), C (3–4 minor, 1–3 major), D (5–6 minor, 4 major), F (>6 minor, 5 or more major)

Source: City of Emeryville Planning and Building 2013

As shown in **Table 2-15**, none of the four neighborhoods surveyed had a disproportionately large share of minor or major problems, with the exception of porches/stairs and landscaping. Approximately 10 percent of units in the Doyle South and Triangle neighborhoods had minor porch/stair problems. About 20 percent of units in the Doyle North, Doyle South, and Triangle neighborhoods had minor landscaping problems. All neighborhoods surveyed had a high proportion of units with minor paint problems. Among all units in the surveyed neighborhoods, 35 percent had minor paint problems.

Table 2-15. Housing Problem Survey by Units

NEIGHBORHOOD	UNITS	SEVERITY	MAINTENANCE OR REPAIRS NEEDED BY BUILDING COMPONENT (# AND % OF UNITS NEEDING WORK)																	
			ROOF		WALLS		FOUNDATION		PORCH/STAIRS		PAINT		WINDOWS		DOORS		TRASH		LANDSCAPING	
Adeline South	14	Minor	1	7%	0	—	0	—	0	—	5	36%	0	—	0	—	0	—	1	7%
		Major	0	—	0	—	0	—	0	—	0	0%	0	—	0	—	0	—	0	—
Doyle North	268	Minor	9	3%	9	3%	0	—	11	4%	72	27%	24	9%	4	1%	7	3%	50	19%
		Major	4	1%	2	1%	3	1%	0	—	4	1%	5	2%	5	2%	9	3%	4	1%
Doyle South	132	Minor	4	3%	2	2%	0	—	14	11%	34	26%	2	2%	1	1%	2	2%	28	21%
		Major	2	2%	1	1%	0	—	0	—	3	2%	0	—	0	—	2	2%	2	2%
Triangle	601	Minor	58	10%	35	6%	6	1%	61	10%	244	41%	90	15%	12	2%	32	5%	116	19%
		Major	7	1%	0	—	0	—	3	<1%	13	2%	5	1%	0	—	6	1%	7	1%
Total	1,015	Minor	72	7%	46	5%	6	1%	86	8%	355	35%	116	11%	17	2%	41	4%	195	19%
		Major	13	1%	3	<1%	3	<1%	3	<1%	20	2%	10	1%	5	0%	17	2%	13	1%

Source: City of Emeryville Planning and Building 2013

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As shown in **Table 2-16**, the survey found the highest concentration of units with door/window bars in the Adeline South neighborhood, where 50 percent of all units (seven units) had them installed. In the Doyle North and Triangle neighborhoods, approximately 20 percent of units had door/window bars. Chain-link fences were most common in the Adeline South and Triangle neighborhoods, where they were found in 14 percent and 12 percent of units, respectively.

As stated in Programs H-1-1-1 and H-1-1-2, the City will continue to offer a Housing Rehabilitation Program to maintain and improve Emeryville homes. In addition, the City will continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage improvement and maintenance of homes and older neighborhoods.

Affordable Units at Risk of Conversion to Market Rate

A variety of programs have provided incentives for the development of affordable rental housing in Emeryville. Programs are administered by the US Department of Housing and Urban Development

(HUD), insured by the Federal Housing Administration (FHA), financed by Multifamily Revenue Bond issuance or tax credits, or subject to a housing agreement under the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). In addition, several projects received financial assistance from the City's Redevelopment Agency (RDA) Low/Moderate Income Housing Fund prior to the dissolution of the RDA. Through these programs, units are restricted for periods of up to 55 years. Once the term of the contract is up, the owner of the rental units can raise rents to market rate. This can have the effect of displacing low- and very low-income tenants who cannot afford increased rents.

Based on information from the California Housing Partnership Corporation (CHPC) and City Economic Development and Housing staff, there are no affordable units at risk of converting to market rate in the ten year period from 2015 to 2025. (State law requires that housing elements examine units at risk for a 10-year period from the beginning of the planning period.)

While no affordable units are at risk in the immediate future, the City is committed to working proactively to continue to monitor and retain existing subsidized units (Program H-1-3-1). Potential nonprofit developers and housing assistance organizations that may be interested in purchasing at-risk units or assisting in tenant relocation are listed in Appendix A.

Table 2-16. Units with Door/Window Bars and Chain-Link Fences

NEIGHBORHOOD	DOOR/ WINDOW BARS	% OF NEIGHBORHOOD	CHAIN-LINK FENCES	% OF NEIGHBORHOOD
Adeline South	7	50%	2	14%
Doyle North	47	18%	21	8%
Doyle South	8	6%	11	8%
Triangle	120	20%	70	12%
Total and percentage of all units	182	18%	104	10%

Source: City of Emeryville Planning and Building 2013

2.2 ECONOMIC & INCOME INDICATORS

Employment

Housing needs are influenced by employment trends. Significant shifts in employment opportunities in or around the city can lead to growth or decline in the demand for housing. According to ABAG, there were 16,040 jobs in Emeryville as of 2010. ABAG projects growth in jobs in Emeryville through 2040, with a particularly large increase (25 percent) in the period from 2010 to 2020. Top employers in Emeryville include Pixar, Novartis, AC Transit, Oaks Card Club, Bayer Healthcare Pharmaceuticals, LeapFrog, IKEA, Amyris Biotechnologies, Clif Bar & Company, and AAA Northern California, Nevada and Utah.

As of 2011, 6,272 Emeryville residents age 16 and older were employed. As shown in **Table 2-17**, the largest percentage, 27 percent, was employed in the education, health, and social services industry. The number of residents employed in this industry grew over 100 percent from 2000 to 2011. Another 19 percent were employed in the professional, scientific, management, administrative, and waste management industry. Employment in the wholesale trade, retail trade, and arts, recreation, accommodation, and food services industries also increased significantly from 2000 to 2011.

Unemployment

Over the past decade, unemployment in Emeryville peaked at 11.3 percent in 2010 due to the greater economic recession. As of April 2014, the city's unemployment rate was estimated at 4.7 percent per the California Employment Development Department. The unemployment rate in Emeryville was lower than in Alameda County as a whole, which had a rate of 6.6 percent, and the neighboring cities of Oakland and

Table 2-17. Employed Residents by Industry, 2000 and 2011

INDUSTRY	2000		2011		PERCENTAGE CHANGE
	NUMBER OF RESIDENTS	PERCENTAGE	NUMBER OF RESIDENTS	PERCENTAGE	
Agriculture, forestry, hunting, fishing and mining	12	<1%	0	—	-100%
Construction	199	5%	138	2%	-31%
Manufacturing	339	8%	465	7%	37%
Wholesale trade	54	1%	169	3%	213%
Retail trade	378	9%	708	11%	87%
Transportation, warehousing, and utilities	285	7%	183	3%	-36%
Information	257	6%	233	4%	-9%
Finance, insurance, real estate, and rental and leasing	362	8%	522	8%	44%
Professional, scientific, management, administrative, and waste management	842	20%	1,221	19%	45%
Education, health, and social services	826	19%	1,671	27%	102%
Arts, recreation, accommodation, and food services	282	7%	600	10%	113%
Other services (except public administration)	205	5%	192	3%	-6%
Public administration	183	4%	170	3%	-7%
Total employed civilian population (16 years and over)	4,224	100%	6,272	100%	48%

Source: US Census 2000; 2007–2011 ACS; ABAG Data Profiles for Housing Elements, 2014

Berkeley, with rates of 10.2 percent and 6.3 percent, respectively. Low unemployment translates to greater consumer confidence, spending power, and demand for new or improved housing. This spending power and demand has manifested in low vacancy rates and increasing rental and home sale prices as further discussed in Section 2.3, Housing Costs and Affordability.

Jobs/Housing Balance

The analysis of jobs/housing balance is used to assess the degree to which communities and subregions are inducing commuter travel. A community with a balance of jobs and housing has as many jobs as homes to accommodate local workers. A highly skewed jobs/housing ratio means that either residents must leave the community to reach employment or many people must live outside of the city and commute to reach their employer.

As of 2010, Emeryville had 16,040 jobs (ABAG Projections, 2013) and 6,646 housing units (US Census 2010), for a jobs/housing ratio of 2.41. Thus, Emeryville has an abundance of jobs with insufficient housing units to accommodate persons who work in the city. This may indicate a continued need for housing suitable to persons employed at jobs in the city. Reducing commute time improves quality of life and road congestion, and contributes to greenhouse gas reduction. As stated in Program H-7-3-1, the City will continue to promote housing within its Priority Development Area, which is the area best served by transit and where the majority of employers are located.

Education and Income Characteristics

Education

Emeryville's educational attainment profile was that of a fairly highly educated population as of 2012. As shown in **Table 2-18**, more than two-thirds of the population age 25 years and older held at least a bachelor's degree (70 percent), compared with 41 percent in Alameda County overall.

As shown in **Table 2-19**, approximately 12 percent of Emeryville's population was enrolled in undergraduate or graduate school in 2012, compared to 9 percent in Alameda County and 8 percent statewide. Emeryville is home to Ex'pression College and is located in close proximity to the University of California, Berkeley, and other learning institutions. College students often seek rental housing and some may leave the community or area after completing

their program to return to their homes or find employment.

Household Income

As of 2011, the median household income in Emeryville was \$69,724. This is an increase from 2000, when the median income was \$45,359. Adjusted for 2011 dollars, the 2000 median would be \$61,235. The Emeryville median was just below that of Alameda County as a whole, which had a median of \$70,821.

While the Emeryville median was a bit lower, the city is trending higher, while Alameda County trended downward. Alameda County's median decreased from \$75,527 in 2000 (after adjustment to 2011 dollars). The Emeryville increase was the largest in Alameda County for this period.

Table 2-18. Educational Attainment for Residents Age 25 Years and Older, 2012

EDUCATION LEVEL	EMERYVILLE		ALAMEDA COUNTY	
	NUMBER OF RESIDENTS	% OF POPULATION AGE 25+	NUMBER OF RESIDENTS	% OF POPULATION AGE 25+
Less than 9th grade	36	<1%	76,579	7%
Some high school, no diploma	240	3%	64,823	6%
High school graduate	530	6%	199,632	19%
Some college, no degree	1,270	16%	192,917	19%
Associate degree	359	4%	69,629	7%
Bachelor's degree	2,713	33%	249,246	24%
Graduate or professional degree	3,036	37%	172,364	17%
Total population 25 years and over	8,184	100%	1,025,190	100%

Source: 2008–2012 American Community Survey

Table 2-19. School Enrollment, 2012

ENROLLMENT BY EDUCATION LEVEL	NUMBER OF PERSONS	PERCENTAGE OF TOTAL POPULATION
Total population 3 years and over	9,744	100%
Total population 3 years and over enrolled in school	1,970	20%
Enrolled in nursery school or preschool	188	2%
Enrolled in kindergarten	76	1%
Enrolled in grade 1 to grade 4	31	1%
Enrolled in grade 5 to grade 8	68	2%
Enrolled in grade 9 to grade 12	10	2%
Subtotal enrolled in K-12	185	6%
Enrolled in college	495	5%
Enrolled in graduate school	702	7%
Subtotal enrolled in college or graduate school	1,197	12%
Alameda County enrolled in college or graduate school	142,889	9%
State of California enrollment in college or graduate school	3,129,406	8%

Source: 2008-2012 American Community Survey

While the median income increased, so did the percentage of households living below the poverty line. The percentage increased from 13 percent in 2000 to 14 percent in 2011. This increase may indicate a greater disparity in income among Emeryville households.

Table 2-20 compares Emeryville and Alameda County household income levels in 2000 and 2011. At both the city and county levels, striking growth can be observed in the highest earning quartiles. During this period, the number of Emeryville households earning \$100,000 per year or more increased 194

percent, increasing households at this income level to 32 percent of the population, up from 15 percent in 2000.

HUD has defined income categories for purposes of analysis and program qualification. Categories are based on the percentage of area median income (AMI) and are defined as follows:

- Extremely low income: less than 30 percent of AMI
- Very low income: 30 to 50 percent of AMI
- Low income: 51 to 80 percent of AMI
- Moderate income: 81 to 120 percent of AMI
- Above moderate income: more than 120 percent of AMI

Table 2-21 provides detail on household income by category and tenure in Alameda County and in Emeryville in 2010. Without consideration of tenure, the income level breakdown for both jurisdictions is very similar: almost 50 percent of all households have moderate incomes and just over a quarter of households have very low incomes. Analysis of tenure shows similar trends in the city and the county, namely over one-third of renter households (41 percent in the county and 38 percent in Emeryville) are very low income and over half the owner households are above moderate income. The percentage of above moderate-income owner households in Emeryville is higher (69 percent) than in the county (59 percent), as is the percentage of above moderate-income renter households (29 percent in Emeryville versus 23 percent in the county).

Extremely Low-Income Households

As noted above, extremely low-income households are those earning less than 30 percent of the area median income. Extremely low-income households can face great difficulty in securing housing, particularly housing that is affordable and large enough to accommodate the household size. Extremely low-income households face incidences of overpayment and overcrowding and are at a high risk for homelessness.

Table 2-20. Household Incomes, 2000 and 2011

	2000		2011*		PERCENTAGE CHANGE
	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE	
Emeryville					
Less than \$24,999	1,124	28%	1,267	23%	13%
\$25,000 to \$49,999	1,061	27%	797	14%	-25%
\$50,000 to \$74,999	746	19%	961	17%	29%
\$75,000 to \$99,999	443	11%	740	13%	67%
\$100,000 or more	594	15%	1,747	32%	194%
Total households	3,968	100%	5,512	100%	39%
Alameda County					
Less than \$24,999	110,952	21%	97,829	18%	-12%
\$25,000 to \$49,999	121,984	23%	96,437	18%	-21%
\$50,000 to \$74,999	103,553	20%	87,039	16%	-16%
\$75,000 to \$99,999	70,947	14%	66,324	12%	-7%
\$100,000 or more	116,351	22%	188,531	32%	62%
Total households	523,787	100%	536,160	100%	2%

Source: US Census 2000, SF3; 2007–2011 ACS Five-Year Estimate; ABAG Data Profiles for Housing Elements, 2014

* 2007–2011 five-year estimate in 2011 inflation-adjusted dollars

In addition, it can be challenging to develop affordable units for extremely low-income households because in addition to subsidies for unit, construction, rents affordable to extremely low-income are often too low to sustain operation of a development. Thus, the units require ongoing subsidies.

According to HUD's CHAS data system, approximately 20 percent of Emeryville households (1,095 households) were extremely low income as of 2010. The majority of these households (87 percent) were renters, and almost 90 percent of them were overpaying for housing (paying more than 30 percent of their monthly income toward housing costs). Many were severely overpaying (75 percent), meaning that they were paying over 50 percent of monthly income toward housing costs. As discussed below, housing costs at this level can impact a household's available funds for food, services (such as medical and dental treatment), and child care.

To address the needs of extremely low-income households, this Housing Element includes programs and policies to prioritize available funds for projects that assist this income group (Program H-2-2-1) and to support the inclusion of affordable units for extremely low-income households in City-assisted projects and projects subject to the Affordable Housing Program (formerly named the Affordable Housing Set-Aside Ordinance) (Programs H-2-2-2 and H-3-1-1).

Table 2-21. Households by Income Category and Tenure, 2010

INCOME CATEGORY	RENTER HOUSEHOLD		HOMEOWNER HOUSEHOLD		TOTAL	
	NUMBER OF HOUSEHOLDS	PERCENTAGE	NUMBER OF HOUSEHOLDS	PERCENTAGE	NUMBER OF HOUSEHOLDS	PERCENTAGE
Emeryville						
Very low (≤50% of AMI)	1,335	38%	210	10%	1,545	28%
Low (51–80% of AMI)	520	15%	255	13%	775	14%
Moderate (81–120% of AMI)	675	19%	160	8%	835	15%
Above moderate (>120% of AMI)	1,030	29%	1,395	69%	2,425	43%
Total households	3,560	100%	2,020	100%	5,580	100%
Alameda County						
Very low (≤50% of AMI)	97,083	41%	39,533	14%	136,616	26%
Low (51–80% of AMI)	41,994	18%	31,392	11%	73,386	14%
Moderate (81–120% of AMI)	43,463	18%	49,801	17%	93,264	18%
Above moderate (>120% of AMI)	54,859	23%	170,974	59%	225,833	43%
Total households	237,399	100%	291,700	100%	529,099	100%

Source: HUD CHAS Data; 2006–2010 ACS; ABAG Data Profiles for Housing Elements, 2014

Note: AMI is HUD's area median family income

2.3 HOUSING COSTS AND AFFORDABILITY

Rental Market Costs

City staff conducts an annual survey of market-rate rental prices among larger rental developments. As shown in **Table 2-22**, rents for units of all sizes increased every year from 2010 to 2013. The monthly rent for studios and one-bedroom units increased by 26 percent during this period. Two-bedroom units increased most dramatically, rising 31 percent.

As shown in **Table 2-23**, average rents in Emeryville ranged from \$1,804 for a studio to \$3,427 for a three-bedroom home as of June 2013. According to a report by Cassidy Turley for the fourth quarter of 2013, average rents for apartments in the East Bay (Alameda County and Contra Costa County) ranged from \$1,322 for a studio to \$2,178 for a three-bedroom. Emeryville rents are higher than those in the East Bay by as much as 43 percent. This may be attributable to the city's attractive location in close proximity to transit and major job centers, as well as the style and amenities in

Emeryville developments and their relatively recent construction.

The Cassidy Turley study showed a multi-family vacancy rate of 3.7 percent as of the fourth quarter of 2013. A vacancy rate of about 6 percent is generally considered to indicate a healthy market, one in which there is adequate housing available to allow for mobility but not so much as to depress the market. A low vacancy rate indicates high demand and results in upward price pressures.

Table 2-22. Average Monthly Rental Price by Unit Size, 2010 to 2013

NUMBER OF BEDROOMS	2010	2011	2012	2013	PERCENTAGE INCREASE 2010-2013
Studio	\$1,417	\$1,655	\$1,664	\$1,804	26%
1 bedroom	\$1,774	\$1,894	\$1,953	\$2,231	26%
2 bedroom	\$2,183	\$2,489	\$2,455	\$2,869	31%
3 bedroom	\$3,057	\$3,190	\$3,153	\$3,427	12%

Source: City of Emeryville Planning and Building Department, Rental Surveys, 2010, 2011, 2012, 2013

Table 2-23. Average Monthly Rental Price by Unit Size, Emeryville and East Bay, 2013

NUMBER OF BEDROOMS/ BATHROOMS	EMERYVILLE			EAST BAY
	AVERAGE RENT	AVERAGE SQ. FT.	RENT/SQ. FT.	AVERAGE RENT
Studio	\$1,804	551	\$3.27	\$1,322
1 bedroom/1 bathroom	\$2,231	818	\$2.73	\$1,509
2 bedroom/1 bathroom	\$2,824	1,049	\$2.69	\$1,608
2 bedroom/2 bathroom	\$2,914	1,194	\$2.44	\$1,952
3 bedroom/2 bathroom	\$3,427	1,492	\$2.30	\$2,178

Source: City of Emeryville Planning and Building Department, 2013; Cassidy Turley East Bay Apartment Market Report, Fourth Quarter 2013

Based on State Income Limits for 2014, a moderate-income household of four would have a maximum income of \$112,200. Assuming that the household spent 30 percent of its monthly income on housing costs (the standard for affordability set by HUD), the household could afford to pay \$2,805 per month. This household may find some two-bedroom units that are available at just below the average; however, its options may be limited. A low-income family of four could afford a monthly housing cost of \$1,690. This household would find few or no affordable options in

Emeryville, unless they lived in severely overcrowded conditions or in subsidized housing.

The same is true for two-person households. A moderate-income two-person household could afford a monthly housing cost of up to \$2,243. This is adequate to afford an average-priced one-bedroom unit. However, a low-income two-person household could spend up to \$1,352 and could not afford an average-priced studio.

Without subsidies or rent restrictions to units, rental housing in Emeryville is unaffordable to extremely low-, very low-, and low-income households. The need for affordable rental housing is evidenced by the initial rent-up of the Ambassador housing development. The developer took applications for the 69 new units at this property in 2013. In the three-week open application period, the developer received 1,038 applications.

At outreach events and through the online housing survey conducted during the preparation of this Housing Element, members of the public expressed strong concerns regarding rental home affordability for households at all income levels and increases to rental prices in occupied units. Respondents shared stories of residents receiving notification of large rent increases and being forced to move out of their apartments and out of Emeryville to find affordable homes. Imposing rent controls is not a viable option in Emeryville due to the Costa Hawkins Rental Act (1995), which disallowed rent control on buildings constructed after 1995. Most of Emeryville's rental housing was constructed after that time.

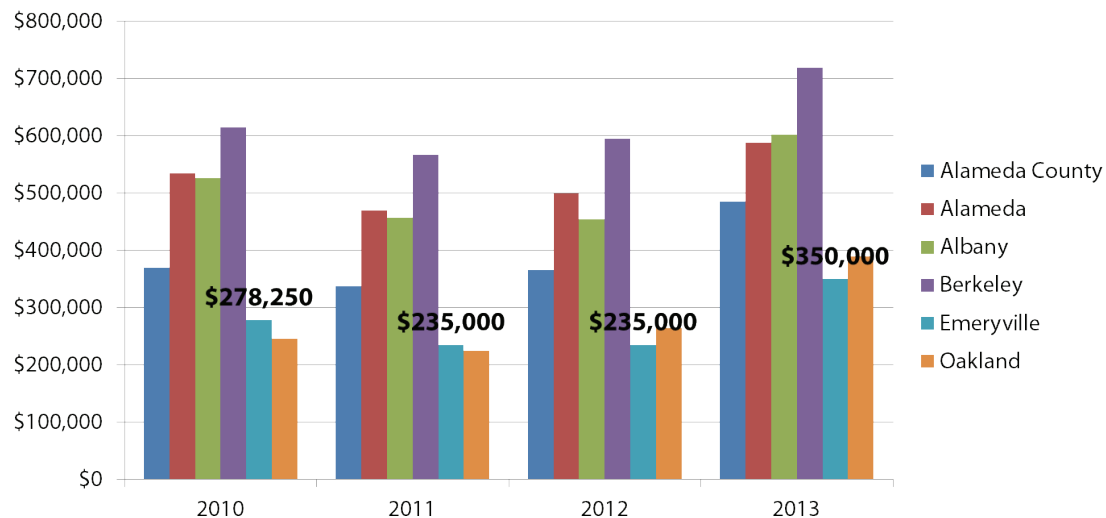
To address rental affordability issues, the City will work proactively to protect existing affordable rental homes (Program H-1-3-1), offer a density bonus for developments that include affordable units (Program H-2-1-1), and assist in the development of new affordable units (Programs H-2-2-1, H-2-2-2, and H-2-2-5).

Home Sales Prices

As of 2013, the median home sales price in Emeryville was \$350,000, up nearly 50 percent from the 2012 median of \$235,000. In early 2014, prices continued on an upward trend. The median home sale price in March 2014 was \$389,000. As shown in **Figure 2-1**, the median sale price in Emeryville and in nearby

Figure 2-1. Median Home Sales Prices, 2010 to 2013

Source: DataQuick (www.DQnews.com)



jurisdictions (and throughout the Bay Area) was steady from 2010 to 2012 before rising dramatically in 2013. The increase in prices is likely attributable to a low inventory of homes available for sale, interest rates at historic lows, and increasing consumer confidence due to a rapidly improving local economy.

The median sales price in Emeryville has been consistently lower than that in Berkeley, Albany, Oakland, and Alameda County as a whole. This is likely because unit sizes are smaller and most home sales in Emeryville are condominiums, in which the costs of some amenities are reflected in monthly homeowner association dues, rather than in the sale prices of individual units.

Assuming a house payment of no more than 30 percent, a 30-year fixed rate loan at 5 percent, and a down payment of \$20,000, a moderate-income

household of four could afford a home priced at \$361,272 (note that this includes a private mortgage insurance payment, property taxes, home insurance, and homeowner association dues of \$250 per month). Thus homeownership may be an affordable option for some moderate-income households. However, a four-person low-income household could only afford a home priced at \$211,481 under the same set of assumptions. This household would be unlikely to find a home of suitable size priced at an affordable level.

Elected officials and Emeryville residents emphasized the desire to see increased homeownership in the city. Homeownership can stabilize monthly costs and may encourage longer residency in the city. The City will implement a variety of programs to increase homeownership opportunities. The City will continue to require the inclusion of below-market-rate units

in residential projects of 10 or more units (Program H-2-1-2), offer down payment assistance to low- and moderate-income households (Program H-2-2-4), and promote the availability of Mortgage Credit Certificates through Alameda County (Program H-6-2-1).

Overpayment

A household is considered to be overpaying for housing and is cost burdened if it spends 30 to 50 percent of its gross income on housing (including a rent or mortgage payment and utility costs). A household is considered to be severely cost burdened if it spends greater than 50 percent of its gross income on housing costs. Overpayment for housing can result in insufficient income available for other basic needs and services, including food, child care, and medical attention.

As shown in **Table 2-24**, nearly half of Emeryville households were overpaying for housing as of 2010. Approximately 22 percent were cost burdened and another 28 percent were severely cost burdened. Overpayment was problematic for both renter and owner households. However, severe overpayment was particularly problematic for renter households.

Approximately 76 percent of very low-income households were severely cost burdened. Among low-income households, 39 percent were cost burdened and another 41 percent were severely cost burdened. As previously discussed, market-rate housing prices in Emeryville are unaffordable to lower-income households. The City will work to create greater affordable housing opportunities for these households, as stated in Programs H-2-1-1, H 2 1 2, H-2-2-1, H-2-2-2, H-2-2-4, H-2-2-5, and H-6-2-1.

Table 2-24. Housing Cost Burden, 2010

	RENTER HOUSEHOLDS	OWNER HOUSEHOLDS	TOTAL HOUSEHOLDS
Very Low Income ≤50% AMI	1,335	210	1,545
Percentage with cost burden	7%	10%	7%
Percentage with severe cost burden	75%	86%	76%
Low Income 51–80% AMI	520	255	775
Percentage with cost burden	56%	4%	39%
Percentage with severe cost burden	35%	55%	41%
Income >80% AMI	1,705	1,555	3,260
Percentage with cost burden	15%	34%	24%
Percentage with severe cost burden	1%	4%	2%
Total households with cost burden	644	565	1,209
Percentage with cost burden	18%	28%	22%
Total households with severe cost burden	1,199	380	1,579
Percentage with severe cost burden	34%	19%	28%
Total households	3,560	2,020	5,580

Source: HUD CHAS Data; 2006–2010 ACS; ABAG Data Profiles for Housing Elements, 2014

AMI is Area Median Income

Table 2-25. Households Size by Tenure, 2010

HOUSEHOLD SIZE	OWNER-OCCUPIED		RENTER-OCCUPIED		TOTAL	
	NUMBER OF HOUSEHOLDS	%	NUMBER OF HOUSEHOLDS	%	NUMBER OF HOUSEHOLDS	%
1 to 4 persons	1,972	98%	3,590	98%	5,562	98%
5 or more persons	41	2%	91	2%	132	2%
Total households	2,013		3,681		5,694	

Source: City of Emeryville Planning and Building Department, 2013; Cassidy Turley East Bay Apartment Market Report, Fourth Quarter 2013

2.4 SPECIAL HOUSING NEEDS

This section describes groups in the City of Emeryville with a range of housing and supportive service needs, including groups defined in state housing element law as having special needs. These groups consist of agricultural workers, large families, female-headed households, the elderly, persons with disabilities, and homeless people.

Large Households

Large households are identified as a special needs population because they may have difficulty locating adequately sized affordable housing. Large households are defined by the US Census as households containing five or more persons (related or unrelated). As previously discussed, Emeryville has a small household size and few large households. As shown in **Table 2-25**, only 2 percent of Emeryville households have five or more people. The majority (69 percent) of large households are renters.

The City will work to create greater opportunities for larger households by encouraging developers to provide larger unit sizes and family friendly design features (Program H-6-1-1). In addition, the City will work to provide affordable family housing development on City-controlled sites (Program H-6-1-2).

Female-Headed Households

Female-headed households are considered to be a special needs group due to the comparatively low rates of homeownership, lower income levels, and disproportionately high poverty rate experienced by this group. In addition, female-headed households with children can face housing discrimination. As of 2010, 24 percent of Emeryville families (435 families) were female-headed and 54 percent of female-headed

families included children under the age of 18 (238 families). The 2007–2011 ACS estimated that 45 percent of single-person householders in Emeryville were female.

This group may benefit from City efforts to provide affordable family housing. As stated in Programs H-6-1-1 and H-6-1-2, the City will work to encourage additional housing that includes on-site play areas, family programming, and other child-friendly considerations and amenities.

In addition to economic problems, single-mother families may be vulnerable to displacement due to domestic violence. As of 2013, 248 shelter beds were available exclusively for women escaping domestic violence and 45 beds in transitional housing specifically for victims of domestic abuse in Alameda County (Alameda County Housing and Community Development 2013; EveryOne Home 2013). The City of Emeryville annually allocates a portion of its federal Community Development Block Grant (CDBG) allocation to the Berkeley Food and Housing Project to support transitional housing for women and children.

Senior Households

Seniors are considered to have special needs because they are more likely to have fixed incomes, making it difficult to afford rent increases or home maintenance costs. As of 2010, approximately 10 percent of Emeryville residents were 65 years of age or older. Approximately 60 percent of senior households were aged 65 to 74, 30 percent were 75 to 84, and 10 percent were 85 or older.

As shown in **Table 2-26**, tenure among senior households was split between renting (48 percent) and owner occupancy (52 percent). However, the ownership rate among senior households is greater than that of the city as a whole.

Many senior households live on limited incomes. As shown in **Table 2-27**, as of 2011, approximately 43 percent of Emeryville senior households had an annual income of less than \$30,000. Approximately 14 percent of senior households lived in poverty. Low annual incomes can impact seniors' ability to pay rising housing costs or pay for basic services.

Two apartment buildings in Emeryville are reserved for very low-income seniors: Emery Villa (50 units)

and Avalon Senior Apartments (66 units). AgeSong provides 125 market-rate senior units.

The Alameda County Area Agency on Aging is the local arm of the national aging network that works to advance the social and economic health of elders (age 60 and over) in the county. In 2012, the agency completed a Four-Year Plan on Aging, which includes data and surveys identifying issues facing seniors residing in the North County (Alameda, Albany, Berkeley, Emeryville, Oakland, and Piedmont). The top-rated concern from survey respondents was having adequate money for living expenses.

The assessment also indicates that many elderly persons may need assistance in performing daily tasks. For example, 22 percent of seniors in the county reported an inability to do heavy housework, 9 percent were unable to shop, 14 percent cannot prepare their own meals, and 13 percent had no means of transportation. Among seniors who noted having serious difficulties in performing daily tasks, 59 percent indicated no one was available to help them shop, 76 percent indicated no one was available to help do heavy housework, and 71 percent indicated no one was available to help with transportation.

The need for affordable senior housing was noted in community workshops, on the online survey, and at hearings during the preparation of this Housing Element. In addition to housing that is affordable, seniors need housing that is accessible and within walking distance to services and amenities such as pharmacies and grocery stores. As stated in Program H-3-1-2, the City will support the development of senior housing facilities. The City will continue to offer a density bonus for the provision of universal design features that can improve housing accessibility for seniors and will consider making universal features a

Table 2-26. Senior Households by Tenure and Age, 2010

HOUSEHOLD AGE	RENTERS		OWNERS		TOTAL	
	NUMBER OF HOUSEHOLDS	PERCENTAGE	NUMBER OF HOUSEHOLDS	PERCENTAGE	NUMBER OF HOUSEHOLDS	PERCENTAGE
65 to 74 years	222	57%	256	62%	478	60%
75 to 84 years	118	31%	118	29%	236	30%
85+ years	46	12%	38	9%	84	10%
Total	386	48%	412	52%	798	100%

Source: US Census 2010

Table 2-27. Senior Households by Income, 2011

ANNUAL INCOME	NUMBER	PERCENTAGE
Less than \$30,000	330	43%
\$30,000 to \$49,999	92	12%
\$50,000 to \$74,999	115	15%
\$75,000 to \$99,999	60	8%
More than \$100,000	162	21%
Total	759	100%

Source: 2007–2011 American Community Survey; ABAG Data Profiles for Housing Elements, 2014

Note: The total number of senior households estimated in this table varies from other data in this Housing Element due to the data source and year. The 2010 US Census estimated 798 senior households and is the most reliable source. The ACS has a high margin of error for small cities such as Emeryville.

Table 2-28. Permanent Housing for People with Physical Disabilities

SPONSOR/OWNER/OPERATOR	PROJECT NAME	CITY	NUMBER OF UNITS
Alameda County Housing Authority	Ocean Avenue Apartments	Emeryville	6
Affordable Housing Associates, Inc.	Ashby Lofts Apartments	Berkeley	9
	University Neighborhood Apartments	Berkeley	9
	Sacramento Senior Homes	Berkeley	14
Resources for Community Development	Mable Howard Apartments	Berkeley	40
	Adeline Street Apartments	Berkeley	19
	Erna P. Harris Court	Berkeley	5
	The Harrison Hotel	Oakland	81
Satellite Housing Inc.	Valdez Plaza	Oakland	150

Sources: City of Emeryville Economic Development and Housing, 2013

requirement for a portion of new housing (Program H-3-1-1). In addition, the City will encourage the development in close proximity to transit, parks, and services (Policy H-7-3).

Persons with Disabilities

A disability is defined broadly by the US Census as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. Special needs for access and affordability can make it difficult for persons with disabilities to find adequate housing. According to the 2000 US Census, approximately 20 percent of Emeryville residents between the ages of 21 and 64 had a disability. As the population ages, the incidence of disability increases. Among the population aged 65 and older, 42 percent had a disability.

Disability status was not counted in the 2010 Census, and due to Emeryville's size, data from recent ACS counts is either not available or had an unacceptably high margin of error. As such, the 2000 data is the best available and is retained as a proxy in this analysis for current disability figures.

The cost of housing is a significant barrier. Many with disabilities depend on Supplemental Security Income (SSI) as their sole source of income and would be considered extremely low income. According to the 2007–2011 ACS, the mean SSI for households receiving assistance was \$8,926 per year (\$743 per month) in Emeryville. SSI payments alone leave recipients near the poverty level, established at \$10,830 per year in 2010 for a one-person household (US Department of Health and Human Services poverty guidelines).

Physical Disabilities. **Table 2-28** lists permanent housing located in or near Emeryville that serves physically disabled people and people with limited

mobility. The majority of the developments listed below are affordable senior housing projects that also allow physically disabled residents over the age of 18. Thus, while a number of units are potentially available to the physically disabled, a large portion of these units are occupied by seniors who may or may not have a physical disability.

Mental Illness. People with behavioral health problems, including mental illness and/or substance abuse, face substantial challenges obtaining and maintaining stable housing. As of 2012, approximately 4 percent of the total Alameda County population (65,175 persons) was in need of mental health services (California Mental Health and Substance Use System Needs Assessment, 2012). According to the 2010 US

Census, there were 178 persons in mental hospitals and psychiatric units in hospitals in Alameda County.

Table 2-29 lists the permanent housing units near Emeryville that are dedicated solely to serving people with mental illness. Throughout Alameda County, 6 family units, 16 family beds, and 118 individual beds are reserved for people with mental illness.

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, “development disability” means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also

includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the

Table 2-29. Permanent Housing for People with Mental Illness

SPONSOR/OWNER	FACILITY NAME	FAMILY UNITS	FAMILY BEDS	INDIVIDUAL BEDS
Alameda County Behavioral Health Care Services	Lakehurst SRO (Oakland)	—	—	3
Alameda Point Collaborative	Multiple Sites (Alameda)	—	—	10
Bay Area Community Services	Humphrey Lane (Oakland)	—	—	12
Bonita House	Channing Way (Berkeley)	—	—	4
	Hearst Street (Berkeley)	—	—	12
	Martin Luther King Street (Berkeley)	—	—	7
City of Berkeley Housing Department/Bonita House and Berkeley Mental Health	Shelter Plus Care (tenant-based)	2	6	37
Fred Finch Youth Center	Coolidge Court (Oakland)	—	—	19
Resources for Community Development/ Oakland Community Housing Inc.	MLK House (Berkeley)	—	—	8
Total		2	6	118

Source: Alameda County Behavioral Health Care Services, 2013; Alameda Countywide Homeless and Special Needs Housing Plan, April 2006

person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Regional Center of the East Bay (RCEB) serves Alameda and Contra Costa counties. The center is a private, nonprofit community agency that contracts with local businesses and organizations to offer a range of services to individuals with developmental disabilities and their families.

According to data provided by the RCEB, in collaboration with the Housing Consortium of the East Bay (HCEB), there were 94 persons with development disabilities in Emeryville as of January 2014. **Table 2-30** provides an estimate of developmentally disabled residents by age. Approximately 68 percent of developmentally disabled residents were aged 22 years or younger.

The RCEB, Area Board 5 (the local office of the State Council on Developmental Disabilities), and the HCEB collaborated to create a methodology to determine the housing needs of persons with developmental disabilities for jurisdictions in the East Bay. These organizations estimated a need for 32 units to accommodate developmentally disabled persons for the 2015 to 2023 Housing Element planning period. The estimate was based on demographic data as well as the professional experience and opinions of family members, social workers, service provider agencies, and senior staff at the RCEB and Area Board 5.

A variety of housing types are appropriate for people living with a developmental disability: rent-subsidized housing with services that is accessible and close to transit and community resources, tax credit financed special needs housing, licensed and unlicensed modified single family homes (typically 3 to 5 bedrooms), inclusionary units within larger developments, Section 8 vouchers, homeownership through financial assistance programs, and housing specially modified for the medically fragile (Senate Bill 962 homes). Affordability is a particular concern, as many persons with developmental disabilities live on extremely low fixed incomes.

The City is committed to facilitating the development of housing appropriate for persons with developmental disabilities. In 2010, the City assisted in the development of Magnolia Terrace, a five-unit development that serves extremely low-income developmentally disabled persons, operated by the HCEB. In addition, the City negotiated the inclusion of three below-market-rate units serving developmentally disabled persons in the Courtyard Apartments, built in 2004.

To improve access to housing for those with developmental disabilities, this Housing Element includes Program H-3-1-3 to continue offering a density bonus for the provision of universal design features and consider establishing a minimum requirement for universal design in new development. In addition, the City will evaluate the feasibility

Table 2-30. Developmentally Disabled Residents by Age, 2014

AGE RANGE	NUMBER OF PERSONS	PERCENTAGE
14 years and younger	14	15%
15 to 22	16	17%
23 to 54	48	51%
55 to 65	14	15%
65 and older	2	2%
Total	94	100%

Source: Regional Center of the East Bay 2014; Housing Consortium of the East Bay 2014



Magnolia Terrace, a 5-unit home for persons with developmental disabilities, opened in 2010.

of developing additional housing for persons with developmental disabilities on City-controlled sites.

Persons with HIV/AIDS

As of 2012, an estimated total of 1,541 persons were living with HIV and 3,809 persons living with AIDS in Alameda County, per the California Department of Public Health. The majority were male (82 percent), and the racial/ethnic group with the highest proportion of cases was African American (44 percent). In Emeryville, 42 people were diagnosed and living with AIDS. The majority of these residents were male, 52 percent were over 50 years old, 43 percent were between 30 and 49 years old, and the remaining

5 percent were 29 years or younger (Alameda County Public Health Department).

People with HIV and AIDS encounter significant housing problems, similar to those of the elderly and disabled persons. This can be due to limited incomes or to the structural capacity of the housing supply to accommodate their physical needs. The Baybridge Apartments project in Emeryville includes six units for very low-income households living with HIV/AIDS. The Ambassador Housing project, completed in 2013, offers five units for households living with

Table 2-31. Permanent Housing for People Living with HIV/AIDS in Alameda County

SPONSOR/OWNER	PROJECT NAME	FAMILY UNITS	FAMILY BEDS	INDIVIDUAL BEDS
Affordable Housing Associates, Inc.	University Neighborhood Apartments (Berkeley)	2	6	—
	Sacramento Senior Homes (Berkeley)	14		
Affordable Housing Associates/Building Opportunities for Self Sufficiency (BOSS)	Peter Babcock House (Berkeley)	—	—	5
Alameda Point Collaborative/Housing and Community Development (HCD)	Spirit of Hope (Alameda)	4	13	—
Allen Temple Housing Corporation	Allen Temple Manor (Oakland)	2	4	21
East Bay Asian Local Development Corporation	Swans Market (Oakland)	4	12	—
Resources for Community Development (RCD)	Providence House (Oakland)	—	—	40
	Bay Bridge Apartments (Emeryville)	—	—	6
	Concord House (Hayward)	—	—	8
	Dwight Way (Berkeley)	—	—	2
	Eastmont Court (Oakland)	—	—	4
	Harrison Hotel (Oakland)	—	—	14
	Marlon Riggs (Oakland)	—	—	12
	Oxford Plaza Apartments (Berkeley)	10	—	—
	Ambassador Housing (Emeryville)	5	—	—
Total		53	71	112

Source: City of Emeryville Economic Development and Housing 2014

HIV/AIDS. Additional housing is shown in **Table 2-31**.

The Alameda County HIV/AIDS housing and service system is supported by two federal programs: HUD's Housing Opportunities for Persons with AIDS (HOPWA) program and the Ryan White CARE Act. HOPWA funds are used for the development of emergency, transitional, and permanent housing. According to the US Health Resources and Services Administration (HRSA), Ryan White funds cannot be used for permanent rental or ownership housing, and the use of HOPWA for services should be limited to 35 percent of the total grant amount in a given project.

Alameda County has offered a partial rent subsidy program for people living with HIV/AIDS since 1996. Project Independence provides partial rent subsidies, support service coordination, and accessibility improvements to people living with HIV/AIDS who are at risk of homelessness. The project was initiated in the 1996 Alameda County Multi-Year AIDS Housing Plan.

Homeless Persons

Homelessness and housing instability have wide-ranging negative impacts. Persons or families who are homeless or at risk of becoming homeless are often unable to reach their full potential at home, at work, at school, or in the community. Homelessness is a symptom of a wide range of challenges. The high cost of housing in Alameda County increases cases of homelessness and presents a barrier to its prevention.

Alameda County has made a significant investment in affordable housing and services related to homelessness, behavioral health, and HIV/AIDS. In April 2006, the Alameda Countywide Homeless and Special Needs Plan (now known as the EveryOne Home Plan) was released by a collaborative of sponsoring agencies, including the Alameda County Housing and Community Development Department, Alameda County Behavioral Health Care Services, Alameda County Social Services Agency, Alameda County Public Health Department Office of AIDS Administration, the Cities of Oakland and Berkeley, and

the Alameda County Homeless Continuum of Care Council.

EveryOne Home Plan

The vision of the EveryOne Home Plan is to end chronic homelessness in Alameda County by 2020 through five major goals: 1.) prevention of homelessness through services for individuals exiting foster care, hospitals, or prisons; 2.) increasing countywide housing opportunities by bringing 15,000 new units online for people who are homeless or living with AIDS/HIV or mental illness; 3.) delivering flexible services to support stability and independence; 4.) measuring success and reporting outcomes so successful programs can be identified; and 5.) developing long-term leadership, community support, and political will to implement the plan. The EveryOne Home Plan seeks to address homelessness through a collaborative, regional approach.

Homeless Count

Every two years, EveryOne Home completes a point-in-time count of the homeless population in Alameda

Table 2-32. Alameda County Homeless Count, 2003-2013

YEAR	HOMELESS POPULATION	PERCENTAGE CHANGE
2003	5,081	—
2005	5,129	1%
2007	4,838	-1%
2009	4,341	-10%
2011	4,178	-3%
2013	4,264	2%

Source: Alameda Countywide Homeless Count and Survey Report, November 2013

Table 2-33. Homeless Families With and Without Children, 2013

	AGE RANGE	COUNT	PERCENTAGE
In families with children	0 to 17	753	18%
	18 to 24	166	4%
	25+	433	10%
In families without children	18 to 24	269	6%
	25+	2,643	62%
Total		4,264	100%

Source: Alameda Countywide Homeless Count and Survey Report, November 2013

County. The count was most recently completed in January 2013. As shown in **Table 2-32**, this count found 4,264 homeless persons, an approximately 2 percent increase over the 4,178 homeless estimated in the 2011 count. Prior to this increase, the count had been decreasing in every count since 2005.

As shown in **Table 2-33**, the majority of homeless persons were in families without children under the age of 18 (68 percent). The survey found 753 children under age 17, approximately 86 percent of whom were sheltered.

The 2013 count found that 45 percent of the homeless in Alameda County were sheltered. This percentage is slightly down from the 2011 count, which found 47 percent of the homeless population living in sheltered conditions. As shown in **Table 2-34**, the breakdown of sheltered housing types over the last two years shows an increasing trend in homeless individuals using emergency shelters and a corresponding decrease in transitional housing use.

As shown in **Table 2-35**, the 2013 count found an increased number of homeless people (1,106 individuals) with severe mental illness compared to the 2011 count, which identified 818 individuals. During the same time period, the 2013 homeless count found a decrease in the number of Alameda County's homeless population having chronic substance abuse problems.

Other significant findings from the 2013 count include a decrease in homelessness for unsheltered woman and an increase in domestic violence. In 2013, domestic violence was estimated to affect 25 percent of the homeless, whereas in 2005 it was 9 percent.

Table 2-34. Sheltered and Unsheltered Homeless Population, 2011 and 2013

	2011		2012		PERCENTAGE CHANGE
	COUNT	PERCENTAGE	COUNT	PERCENTAGE	
Total sheltered	1,966	47%	1,927	45%	-2%
Emergency	852	20%	914	21%	7%
Transitional	1,114	27%	1,013	24%	-9%
Unsheltered	2,212	53%	2,337	55%	2%
Total	4,178		4,264		

Source: Alameda Countywide Homeless Count and Survey Report, November 2013

Table 2-35. Homeless with Special Needs

	2011	2013
With severe mental illness	818	1,106
As percentage of total homeless population	20%	26%
With chronic substance abuse	1,408	1,289
As percentage of total homeless population	34%	30%

Source: Alameda Countywide Homeless Count and Survey Report, November 2013

Alameda County Behavioral Health Care Services (BHCS) operates a housing assistance program, called EveryOne Home Fund, for adults with serious mental illness or children with a BHCS mental health service provider. The program can fund short-term rental assistance to prevent homelessness and longer-term rental assistance for BHCS program clients.

Local Resources

Due to the small size of its staff, the City of Emeryville does not collect data on the number of homeless persons in the city. City staff consulted with the Emeryville Police Department about the nature and profile of homeless persons that the Police Department encounters and how it addresses providing referrals to these individuals. For those homeless individuals the police encounter, police personnel provide resources, including providing information on the countywide “2-1-1” phone hotline that provides emergency service and housing information, and directing homeless individuals to the City of Berkeley Men’s Shelter and Women’s Shelter, operated by the Berkeley Food and Housing Project (BFHP) in Berkeley.

The emergency shelters nearest to Emeryville are those operated by the BFHP. In addition to BFHP emergency shelters, the BFHP provides transitional housing, food, services, and outreach services. Emeryville contributes to the program’s operating budget in order to cover the cost of providing shelter to those who come from Emeryville, using CDBG funds.

The City provides funding to the Emeryville Community Action Program (ECAP), which is in charge of collecting food donations and providing hot meals to community members in need. This service continues throughout the year with additional

special holiday programs. ECAP provides food bags every week on Monday through Thursday as well as on Saturday. The program director indicated that in excess of 200 people are provided emergency food bags each day. While ECAP does not collect data on how many of these clients are housed versus homeless, the program director told City staff that it is likely that a fair number of the clients are homeless or extremely low income. The high demand for this program is evidence of the fact that a large number of people are living with very little means and in need of emergency food assistance.

Another major support service location for the homeless is 1 mile south of Emeryville on the San Pablo Avenue corridor (an AC Transit bus route)—the Society of St. Vincent de Paul of Alameda County (SVdP). SVdP’s main community center is located at this site and provides a wide range of services, including a free dining room that serves a hot daily meal to 1,000 people in need, food bank, drop-in health clinic two to four times per month, referral services for homeless and very low-income men, women, and children, and job training assistance.

The SVdP community center also serves as one of the host sites for the Alameda County Homeless Court, a program instituted in 2004 to assist homeless individuals with nonviolent, low-level misdemeanors to solve legal issues if they are actively working to seek support services to work on obtaining a “clean slate.” The Homeless Court is a collaborative effort by the Superior Court of California for Alameda County, the County District Attorney’s Office, the EveryOne Home Program, and the Alameda County Public Defender’s Office.

The City also provides an annual allocation of CDBG funds to support the EveryOne Home Plan’s

InHOUSE Housing Management Information System (HMIS). Since 2005, this program has been used to track the number of homeless individuals receiving housing and service throughout Alameda County.

Agricultural Workers

According to the 2008–2012 American Community Survey, no Emeryville residents work in the agriculture, forestry, fishing and hunting, or mining industries. Thus, Emeryville does not need special housing for agricultural workers.

Local Opportunity Groups

Based on community input, the City has identified several groups that have unique housing needs and are a particular area of focus. These local opportunity groups are families with children, artists, City employees, and employees of the Emery Unified School District (EUSD). Goals, policies, and programs (Chapter 6) identify specific strategies to improve housing opportunities for these groups.

Families with Children

According to the US Census, approximately 11 percent of Emeryville households (615 households) were families with children under 18. In Alameda County, Oakland, and Berkeley, 31, 25, and 17 percent of households were families with children, respectively.

At outreach events, community members, Housing Committee members, and elected officials expressed concern that the style, size, and cost of housing in Emeryville is forcing out existing and potential family households. Families move to seek housing with more child-friendly amenities, homes with multiple bedrooms, and more affordable rents or purchase prices.

Thus, the community would like to promote family-friendly housing for all income levels, and particularly seek opportunities to provide housing that is affordable to low- and moderate-income families. According to the 2007–2011 ACS, approximately 14 percent of Emeryville households were living below the poverty line.

Based on Census data collected at the school district level, **Table 2-36** provides a comparison of child poverty in the Emery Unified School District of children in Albany, Berkeley, and Oakland. The Census estimate is based on the number of children living in the district. Of an estimated 611 school-age children (children aged 5 to 17) living in Emeryville and attending the EUSD, 106 children (17 percent) lived in families with incomes below the federally defined poverty threshold. This compares to 13 percent in Albany and Berkeley, and 28 percent in Oakland.

The City has taken efforts to promote affordable housing opportunities for Emeryville families. The City's Affordable Housing Program (formerly named the Affordable Housing Set-Aside Ordinance) requires

that a preference be applied in the lotteries for new below-market-rate (BMR) housing, which enables Emeryville families to have an opportunity to apply for and obtain affordable BMR housing.

Programs H-6-1-1 and H-6-1-2 specifically commit the City to continued actions to encourage the development of family-oriented affordable housing, including the adoption and implementation of family-friendly design guidelines and development of City-controlled sites as affordable family housing. The City will promote housing that includes larger units, usable outdoor open space, community rooms, and other child-friendly amenities.

Artists

Emeryville is well endowed with artists, and the community places great value in the arts. The Emeryville Artist Co-Op consists of 56 live/work units that are affordable to low- and moderate-income artists. It provides some space for resident artists, but not nearly enough to support the sizeable community. The City continues to recognize the artists currently living in Emeryville and encourages the growth of artist community in the city.

Many projects in Emeryville include live/work units, and additional live/work units are planned and under construction. Programs H-4-2-4 and H-4-2-5 commit the City to continuing to encourage the development of live/work spaces for artists and craftspeople and ensure that those projects which contain affordable live/work units conduct targeted marketing to the artist and craftsperson community.

City and School District Employees

It is within the public interest for City and school district employees to live in Emeryville. Workers who live nearby spend less time and energy commuting, and essential service employees such as Police Department personnel are closer in case of emergency. As of 2013, the City had 124 full-time, 1 permanent part-time, and 35 seasonal employees in its employment. These include 34 sworn police officers and 16 non-sworn other police personnel. Eight City employees lived in Emeryville. The Emery Unified School District employs 80 staff members, of which 13 lived in Emeryville.

To encourage City and EUSD employees to live in Emeryville, the City has special assistance available through its First-Time Homebuyer Program for both market-rate units and BMR units for these groups. The program offers low-interest home loans of up to 20 percent of the purchase price, with no down payment requirement. In addition, the City waives its first-time homebuyer requirement and program income limits, although applicants purchasing BMR units must have incomes that do not exceed the moderate income limits. As stated in Programs H-4-2-1 and H-4-2-2, the City will continue to provide loan assistance to City and EUSD employees.

Opportunities for City and EUSD employees are also available through the Affordable Housing Program

Table 2-36. Poverty Rate Among Children in Albany, Berkeley, Emeryville, and Oakland, 2012

CITY	TOTAL POPULATION	CHILD POPULATION (AGED 5 TO 17)			
		POPULATION	PERCENTAGE OF TOTAL POPULATION	NUMBER IN POVERTY	PERCENTAGE IN POVERTY
Albany	19,097	3,245	17%	425	13%
Berkeley	115,832	9,802	8%	1,247	13%
Emeryville	10,277	611	6%	106	17%
Oakland	402,281	57,421	14%	16,028	28%

Source: US Census Small Area Income and Poverty Estimates (SAIPE), 2012

(formerly named the Affordable Housing Set-Aside Ordinance), which gives lottery preference for below-market-rate units to persons who work in Emeryville (second only to persons who are already Emeryville residents). As stated in Program H-4-2-3, the City will advertise the availability of BMR units to City and EUSD employees.

2.5 REGIONAL HOUSING NEEDS ALLOCATION

State law (Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For the Bay Area, including Emeryville, HCD provides the regional need to the Association of Bay Area Governments, which then distributes the Regional Housing Needs Allocation (RHNA) to the cities and counties within the ABAG region. For the 2014 to 2022 period, ABAG sought to align the RHNA with Plan Bay Area and regional jobs/housing strategies, concentrating new housing development near transit and existing job centers. Note that the RHNA cycle varies from the planning cycle, which is 2015 to 2023 for this period.

Projected housing needs in the RHNA are described by income categories as established by HCD: very low, low, moderate, and above moderate. Additionally, recent state housing element legislation requires jurisdictions to project housing needs for extremely low-income households, which is assumed to be half of the very low-income allocation.

Emeryville's share of the 2014 to 2022 RHNA is 1,498 units. **Table 2-37** provides a breakdown of units by income category.

Local governments can employ a variety of strategies to meet RHNA housing production goals, as provided in Government Code Section 65583(c)(1), including vacant land zoned for residential uses, development of second units, and the potential for redevelopment of underutilized sites. As described in the sites inventory section in Chapter 4, Housing Resources, Emeryville has sites zoned for residential development at a range of densities to exceed the RHNA for all income categories.

Table 2-37. 2014–2022 RHNA by Income Category

INCOME CATEGORY	NUMBER OF UNITS	PERCENTAGE OF TOTAL
Extremely low	138	9%
Very low	138	9%
Low	211	14%
Moderate	259	17%
Above moderate	752	50%
Total	1,498	--

Source: ABAG 2014–2022 RHNA, 2013

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3 POTENTIAL CONSTRAINTS

Government policies, such as land use regulations, building standards, permit processing procedures, development fees and exactions, and environmental regulations, are intended to ensure that housing is safe and appropriate for the community. However, these requirements may act as barriers to housing production by inhibiting the feasibility of housing projects. Non-governmental constraints, such as land availability, land cost, and construction costs may also impact the availability and price of housing. This chapter examines these potential constraints under current conditions in Emeryville.

3.1 POTENTIAL GOVERNMENTAL CONSTRAINTS

Land Use Regulations

General Plan

The Emeryville General Plan was adopted in 2009. The General Plan provides a framework for development and is intended to guide the city's continued transition from an industrial center to a diverse and vibrant community. The Land Use Element establishes allowed land uses and the intensity of residential development as described through density (units per acre), height, and floor area ratio (FAR).

Without considering density bonuses, existing policies allow residential densities ranging from 20 units per acre in the eastern neighborhoods to 115 units per

acre in the Powell/Christie core. These densities can be achieved with building intensities that range from 0.5 to 4.0 FAR and building heights that range from 30 to 100+ feet. **Table 3-1** provides an overview of land use categories that allow residential development as well as the corresponding zoning districts. Zoning district standards are further described below.

Area Plans

Area plans have been developed for specific neighborhoods to guide property improvements through tailored development standards and policies. These plans are intended to preserve and enhance neighborhood character and establish a cohesive aesthetic that strengthens neighborhood identity and fosters a sense of community.

North Hollis Area Urban Design Program

The North Hollis Area Urban Design Program is implemented through the North Hollis Overlay Zone. The plan covers the northeast corner of the city and calls for infill residential uses that complement the existing neighborhood. The plan is also intended to stimulate use of the greenway, discourage through traffic, balance automobile access with other transportation modes, provide sufficient public parking, and encourage private development that enhances neighborhood character and promotes pedestrian improvements of the area.

San Pablo Avenue Urban Design Plan

The San Pablo Avenue Urban Design Plan outlines a phased strategy for the development of San Pablo Avenue into an active, attractive neighborhood retail center. The document targets land use for a

Table 3-1. Residential Land Use Classifications

LAND USE CLASSIFICATION	IMPLEMENTING ZONING DISTRICT	DESCRIPTION
High Density Residential	High Density Residential (RH)	Mid or high-rise residential development, generally on sites with FARs greater than 2.5.
Medium High Density Residential	Medium High Density Residential (RMH)	Residential development generally at maximum FARs ranging from 0.8 to 1.9.
Medium Density Residential	Medium Density Residential (RM)	Residential development at FARs less than 0.8. Single-family attached and detached housing. Multi-family housing types may be allowed as a conditional use, subject to the Planning Regulations.
Mixed Use with Residential	Mixed Use with Residential (MUR) and Mixed Use with Residential South (MURS)	One or more of a variety of residential and nonresidential uses. On larger sites, a mix of residential and nonresidential uses is required; on smaller sites, a single use may be permitted.
Mixed Use with Nonresidential	Mixed Use with Nonresidential (MUN)	Not generally a residential classification; however, live/work units are permitted.
Industrial	Light Industrial (INL) and Heavy Industrial (INH)	Not generally a residential classification; however, "light" live/work is allowable in the east of Hollis and Horton Street industrial areas (corresponds to the INL zone), and "heavy" live/work (e.g., work involving manufacturing, welding, and assembly) is allowable in the industrial area west of Hollis (corresponds to the INH zone).

Source: City of Emeryville General Plan, 2009

few specific catalyst projects, establishes goals for public circulation and streetscape improvements, and provides design guidelines for new development. The plan was written in 1990 and the majority of it has already been implemented.

South Bayfront Design Guidelines

The South Bayfront Design Guidelines cover the area south of Powell Street between the railroad and Interstate 80 (I-80). The plan outlines eight high-level site design principles for the development of the district and presents three conceptual models. These guidelines were established in 1997. Since that time, much of the South Bayfront area has been developed accordingly.

Park Avenue District Plan

The Park Avenue District Plan establishes incentives and development guidelines intended to create a vibrant, mixed-use neighborhood. It seeks to preserve the area's small parcels and historic buildings and encourages private development of live/work housing, small-scale businesses, pedestrian and bicycle accessibility, and 24-hour community uses. Public investments, such as an arts center, public parking facilities, community open space, and improved sidewalks, will complement this improved district.

Planning Regulations (Zoning)

Emeryville's Planning Regulations, adopted in 2013, establish zoning districts that implement the General Plan land use classifications. **Table 3-2** shows residential uses, the zoning districts in which they are permitted, and whether they are permitted by right (without discretionary action) or with a conditional use permit (CUP). This flexible approach allows residential permitting on approximately 57 percent of the land in Emeryville. Emeryville has no low-density

residential zones because there are no neighborhoods exclusively zoned for single-family housing. Single-unit and two-unit residences are allowed by right in the RM and RMH zoning districts. Multi-unit (three or more units) residences are allowed by right in the RMH and MURS zoning districts. In addition, live/work housing is allowed as a conditional use in residential, commercial, and industrial zones.

Emeryville's Planning Regulations are consistent with the General Plan and provide ample opportunities for residential development. With standard housing developments permitted by right and less common use types allowed conditionally, the City's regulations encourage and facilitate a diverse variety of housing types and are not considered a constraint to housing production.

Special Housing Types

The City is committed to providing a variety of housing opportunities to members of the community, including those with special needs. Emeryville's Planning Regulations provide for a variety of housing types, living situations, and residents' needs. For example, recent updates to the Planning Regulations remove barriers to establishing group homes, allow emergency shelters by right, and provide opportunities for transitional and supportive housing. Additionally, the Planning Regulations were updated to simplify the permitting process for secondary dwelling units.

Manufactured and Mobile Homes

Factory-built homes are expressly treated the same as site-built homes. Mobile homes are allowed in the RM zoning district with a use permit.

Residential Care Facilities

Limited residential care facilities (providing care for six or fewer persons) are permitted by right in the RM, RMH, RH, MUR, and MURS zones. General residential care facilities (providing care for seven or more persons) are conditionally permitted in the RM, RMH, RH, MUR, and MURS zones.

Secondary Units

Secondary units are subject to ministerial review and are allowed by right in all residential zones, including the MUR and MURS zoning districts. Secondary units are generally subject to the requirements for two-unit or multi-unit dwellings in the corresponding base zone. However, second units must comply with specific standards regarding floor area, parking, height, and separation from the main unit. In addition, they are subject to an owner occupancy requirement. The owner of the property must occupy either the principal residence or the secondary unit.



Urban design guidelines for areas in Emeryville, such as the Park Avenue District, are intended to maintain and improve the area's unique identity.

Table 3-2: Zones Where Residential Uses Are Permitted

RESIDENTIAL USE	RM	RMH	RH	MUR	MURS	MUN	INL	INH
Single unit	P	—	—	—	—	—	—	—
Two units	P	—	—	—	—	—	—	—
Multi-unit	CM	P	P	P	P	—	—	—
Domestic violence shelter	C	C	C	C	C	—	—	—
Emergency shelter	—	—	—	C	P	C	C	—
Group residential								
Small	P	P	P	P	P	—	—	—
Large	C	C	C	C	C	—	—	—
Mobile home park	C	—	—	—	—	—	—	—
Residential care facility								
Limited	P	P	P	P	P	—	—	—
General	C	C	C	C	C	—	—	—
Supportive housing								
Single unit or two units	P	—	—	—	—	—	—	—
Multi-unit	CM	P	P	P	P	—	—	—
Transitional housing								
Single unit or two units	P	—	—	—	—	—	—	—
Multi-unit	CM	P	P	P	P	—	—	—
Live/work unit								
Heavy	—	—	—	—	—	—	—	CM
Light	C	C	C	C	C	C	C	—

Source: Emeryville Planning Regulations, 2013

Key: permitted (P), conditionally permitted (C), normally requiring a minor CUP (CM), and prohibited (—).

Group Residential Uses

Small group residential uses (for six or fewer residents) are treated the same as other single-family (single-unit) uses and are permitted by right in the RM, RMH, RH, MUR, and MURS zoning districts. Large group residential uses (for seven or more residents) are conditionally permitted in the above-mentioned zones. Single-room occupancy (SRO) housing is considered group residential, which is further classified and permitted as small group residential and large group residential as explained above.

Transitional and Supportive Housing

The Planning Regulations were updated in early 2014 to allow transitional and supportive housing, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. More specifically, single-unit or two-unit transitional housing and supportive housing are permitted by right in the RM zone, and multi-unit projects are conditionally allowed in the RM zone and permitted by right in the RMH, RH, MUR, and MURS zoning districts.

Emergency Shelters

The Planning Regulations were updated for compliance with Senate Bill 2 (2007) by establishing a zoning district (the MURS zone) that allows emergency shelters by right (without discretionary action). The MURS zone (see **Figure 3-1**) encompasses roughly 24.5 acres, of which 2 acres are currently vacant. Emergency shelters are also conditionally permitted in the MUR, MUN, OT, OT/DH, and INL zoning districts. Sites in the MURS zone are well served by transit, services, and amenities.

Emergency shelters are subject to operating standards that stipulate the maximum number of beds per

facility (60 beds), a minimum size for the waiting/intake area, a time frame and location for outdoor activities (e.g., food distribution), a minimum distance between shelters (300 feet), lighting requirements, ample security, a written management plan, on-site staffing, and compliance with licensing requirements and all applicable health and safety codes.

Housing for Disabled Persons

Pursuant to the federal Fair Housing Amendments Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, Emeryville's Planning Regulations (Title 9, Chapter 7, Article 9) provide for reasonable accommodation by allowing modifications to the application of land use policies and zoning regulations for persons with disabilities. These provisions are intended to provide a clear process for the submittal and processing of requests for reasonable accommodation. Requests for accommodation are referred to the Planning and Building Director, or designee, who must issue a decision within 45 days. There are provisions for appeal of the director's decision.

The Magnolia Terrace project provides an example of a recent request for reasonable accommodation. In 2009, the Housing Consortium of the East Bay (HCEB) received entitlements to restore a relocated building into five independent units for people with developmental disabilities. The project offers long-term, affordable, accessible apartment units for adults and households with developmental disabilities, with leasing preferences for very low-income households.

The relocated building met setback requirements except that a small portion of the front entry porch roof encroached into the 10-foot front setback. The

applicant made a request for accommodation for the encroachment of the front entry into the setback to minimizing slippery conditions for a person in a wheelchair. The request was approved by the Planning and Building Director.

The Planning Regulations establish the dimensions of accessible parking stalls and set the parking requirement for general residential care facilities (providing care for more than six persons) at 0.5 spaces per bed (and multiplying this parking calculation by 33 percent for the final calculation). There is no parking requirement for limited residential care facilities (providing care for six or fewer persons). Parking requirements for senior housing developments range from 0.75 to 1 spaces per dwelling unit, depending on the number of bedrooms (and multiplying this calculation by 33 percent for the final calculation). Residential parking requirements for housing for persons with disabilities are the same as for the nondisabled.

In addition, the Planning Regulations offer a density bonus for projects that include units with universal design features. Features include a minimum turn radius in the kitchen and bathroom, appliances with side- or front-mounted controls, repositionable countertops, reinforced bathroom walls to allow for grab bars, and other standards. Program H-3-1-3 commits the City to evaluating the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.

Title 24, the California Building Standards Code, covers construction-related accessibility requirements for persons with disabilities.



Residential Development Standards and Parking Requirements

Residential development standards and parking requirements are intended to maintain and preserve the aesthetic quality of Emeryville's residential neighborhoods. Standards address physical qualities such as structure heights, yard setbacks, and open space requirements. They are not meant to limit residential development; instead they are aimed at creating attractive and inviting buildings at appropriate scales and in consideration of adjacent properties.

Table 3-3 describes residential development standards. Density, building intensity (FAR), and building height are established in the Land Use Element. These standards are established in separate maps and do not correspond directly to the land use or zoning maps (Figures 2-6, 2-3, and 2-4 in the Land Use Element). Density, intensity, and height bonuses may be conditionally permitted for projects demonstrating a significant public benefit, such as public open space, family-friendly housing, sustainable design, etc. However, specific findings are required to approve a public benefit bonus.

All development and improvement projects must provide adequate parking. The required number of parking spaces is determined by use type, number of units, and number of bedrooms. A breakdown of the residential parking standards is provided in **Table 3-4**.

Parking standards stated in **Table 3-4** are minimum requirements. The maximum is established at 10 percent more than the minimum. The understands that in certain instances, it may be appropriate for a developer to provide more or less parking than is set forth in the standard. For example, residential developments that are located in close proximity to

transit and promote bicycle use may demonstrate a reduced need for parking. Developers may apply for a conditional user permit to seek variations in parking standards.

As noted in **Table 3-4**, the City offers reduced parking requirements for senior and low-income residential developments.

Effect of Standards and Parking Requirements on Residential Density

Specific development standards may impose constraints on development so that the maximum density allowed under the General Plan and zoning may not be achievable. Three hypothetical examples of residential projects are provided below to illustrate the effect of Emeryville's development standards on densities permitted under the General Plan and zoning regulations. None of the examples illustrated result in lower densities than under normal development standards. (For the purpose of simplification, the illustrations below do not factor increases in densities, height, and floor area that may be achieved with bonuses.)

Example #1: RM zone with 20 units per acre

This example is based on a 5,000-square-foot lot.

Density: 20 units per acre allowing 2 units

Intensity: FAR maximum is 0.5 so that total floor area would be limited to 2,500 square feet or an average unit size of 1,250 square feet

Height: 30 feet, 2 stories

Minimum dwelling size: 500 square feet

Parking: Assuming two units with two or three bedrooms each, the parking requirement would be three spaces, two of which can be tandem (parking is not included as floor area)

Yard requirements plus a 10-foot driveway would result in a potential building footprint of 2,775 square feet, which exceeds the maximum FAR.

In this example, the development standards would not limit the density. The most limiting factor is the FAR of 2,500 square feet, which can generously accommodate two units. A common constraint in the RM zone is designing on-site parking on narrow lots. Three units may be achieved through a conditional use permit in the RM zone. In that case, the lot would need to be large enough to accommodate on-site parking without it dominating the appearance from the street.

Example #2: MUR zone with 85 units per acre

This example assumes a 20,000-square-foot site.

Density: 85 units per acre allowing 39 units

Intensity: FAR maximum is 2.0 or 40,000 square feet

Height: 55 feet (4 to 5 stories)

Parking: Assuming 39 two-bedroom units, 59 spaces plus 10 guest spaces in two-level structure – not included as floor area

Yard requirements: None

Open space requirements: 60 square feet per dwelling unit (40 square feet of private open space and 20 square feet of common open space), for a total of 2,340 square feet

This example assumes residential development with two levels of structured parking. The floor area limitation of 40,000 square feet would occupy two full residential floors. When this floor area is reduced by 25 percent for corridors and for mechanical and common areas, approximately 30,000 square feet would be available for living space. This area can accommodate 39 units averaging 770 square feet each.

Table 3-3: Residential Development Standards

	ZONE					UNIT TYPE	
	RH	RMH	RM	MUR	MUR, ABUTTING OTHER RESIDENTIAL ZONES	SECOND UNITS	LIVE/WORK
Front yard setback (minimum)							
If the two adjacent lots are developed	Average of adjacent front yards	Average of adjacent front yards	Average of adjacent front yards	None	When street frontage abuts a lot in a res. zone, setback shall be the same as required on the adjacent res. lot	A detached dwelling unit shall be separated by a minimum of 10 feet	Pursuant to the zone in which the unit is located
If only one of the adjacent lots is developed	Same as front yard on developed lot but not less than 5 feet	Same as front yard on developed lot but not less than 5 feet	Same as front yard on developed lot but not less than 10 feet				
If neither of the adjacent lots are developed	5 feet	5 feet	10 feet				
For all corner lots	5 feet	5 feet	10 feet				
Other setbacks (minimum)							
Street side	3 feet	3 feet	3 feet	None	When street frontage abuts a lot in a res. zone, setback shall be the same as required on the adjacent res. lot	3 feet	Pursuant to the zone in which the unit is located
Interior side	3 feet	3 feet	3 feet		10' plus an additional 2'for each 1' by which the height of the building on the nonresidential lot exceeds 30'	3 feet	
Rear	15 feet	15 feet	15 feet			10 feet	
Unit size							
Minimum (square feet)	—	—	500	—	—	Varies ¹	750
Maximum (square feet)	—	—	—	—	—	1/2 gross floor area of the existing dwelling unit	2,000
Open space							
Usable open space per unit (square feet)	60	60	60	60	60	—	60

Source: City of Emeryville Planning Regulations, 2013

1. If the principal single unit is less than 1,000 square feet, the maximum size of the secondary unit is 500 square feet; if the principal single unit is 1,000 to 1,800 square feet, the maximum size of the secondary unit can not exceed 50% of the floor area of the principal unit; if the principal unit is larger than 1,800 square feet, the maximum size of the secondary unit is 900 square feet.

Table 3-4: Residential Parking Standards

RESIDENTIAL USE	REQUIRED PARKING SPACES
Single unit	1 space
Two units and multi-unit	
Studio and 1-bedroom units	1 space/unit
2-bedroom and larger units	1.5 spaces/unit
Guest parking (for 5+ units)	0.25 spaces/unit
Two units and multi-unit senior and low-income housing	
Studio and 1-bedroom units	0.5 spaces/unit
2-bedroom and larger units	0.75 spaces/unit
Guest parking (for 5+ units)	0.25 spaces/unit
Domestic violence shelter	0.25 spaces/bed
Group residential	
Small	None
Large	0.25 spaces/bed
Mobile home park	1 space/mobile home
Residential care facility	
Limited	None
General	0.25 spaces/bed
Supportive Housing	0.25 spaces/bed
Transitional Housing	0.25 spaces/bed

Source: City of Emeryville Planning Regulations, 2013

Example #3: MUR zone with 115 units per acre

This example is based on a 40,000-square-foot site in the core area.

Density: 115 units per acre allowing 106 units

Intensity: FAR maximum is 4.0 so that floor area would be limited to 160,000 square feet

Height: 100+ feet (over 8 stories)

Parking: Assuming 106 two-bedroom units, 159 spaces plus 27 guest spaces accommodated in two levels of structured parking – not included as floor

area

Yard requirement: None

Open space requirements: 60 square feet per dwelling unit (40 square feet of private open space and 20 square feet of common open space), for a total of 6,360 square feet

This example assumes residential development over structured parking. Floor area is limited to 160,000 square feet. When reduced by 25 percent for corridors and for mechanical and common areas, approximately

120,000 square feet would be provided for residential space, which would accommodate 106 units averaging 1,132 square feet in size.

Public Benefit Bonuses

If a public benefit can be demonstrated, the City offers bonuses for FAR, height, and/or residential density with issuance of a conditional use permit. Such benefits must clearly exceed normal requirements and must be determined according to specific standards outlined in the Planning Regulations. Similarly, the Planning Regulations provide detailed information on calculating bonus rewards. A variety of project enhancements and amenities can trigger development bonuses, including open space, sustainable development, public improvements, Transportation Demand Management (TDM) programming, family-friendly housing, neighborhood centers, small businesses, public art, public parking, bike stations, preservation of significant structures, electric vehicle (EV) charging stations, and universal design features.

The City recognizes that parking requirements can create a challenge and offers reductions in minimum requirements through issuance of a CUP if developers promote alternate modes of transit and show no impacts from overflow parking. In addition, in the Transit Hub Overlay Zone, all parking requirements are reduced by 50 percent.

Density Bonus for Affordable Housing

In compliance with state law, the City provides density bonuses for residential development projects that agree to provide affordable housing units. Density bonuses can reach up to 35 percent and are based on both the type and the amount of benefits provided. The following types of projects are eligible for a density bonus:

- A residential development project that agrees to construct at least 10 percent of its units for low-income households
- A residential development projects that agrees to construct at least 5 percent of its units for very low-income households
- A senior citizen housing development or mobile park that limits residency based on age
- A residential development project where 10 percent of its units are in a common interest development for persons and families of moderate income, provided that all units in the development are offered to the public for purchase
- A residential development project that donates land to the City
- A residential development project that includes childcare facilities
- A condominium conversion project that agrees to make at least 33 percent of its units affordable to moderate-income households or at least 15 percent of its units affordable to low-income households

Note that density bonuses for affordable housing are distinguished from and are in addition to the public benefit bonuses discussed above.

Permits and Procedures

Permit Processing

As a small city, Emeryville's zoning permit process is generally less time-consuming than that of many East Bay cities. Staff is able to provide a higher level of customer service than seen in larger cities.

Emeryville's permit procedures are straightforward. The City has no design or historical review boards. Analysis associated with California Environmental

Quality Act (CEQA) can prolong project review, but many projects are eligible for urban infill exemption.

Administrative planning approvals of complete applications, including minor (staff-level) design review, minor conditional use permits, sign permits, and other small projects generally take about three days to three weeks to process but can take up to 30 days.

Planning Commission approvals (conditional use permits, design review, variances, sign permits, and subdivision) take about two months for simple projects, once the application is complete. Appeals to the City Council may add up to two months.

An application for a project involving new construction, requiring a conditional use permit, design review, a planned unit development, an amendment to the Zoning Ordinance, and/or a General Plan Amendment will take longer due to required hearings by the Planning Commission and City Council.

The processing time, depending on the size and complexity of the project and environmental review, can take up to a year for complex projects requiring redesign and an environmental impact report.

Building permits and the related reviews (plan, energy, electrical, plumbing, mechanical, fire) are processed together. For a mid-size, uncomplicated project with complete drawings and other submittal requirements, it generally takes about six weeks to produce first comments and two to three weeks to respond to the developer's response, for a total of two to three months. Larger, more complex projects can take several additional months to receive building permits.

To reduce staff time, the City has implemented a permit tracking system allowing computerized access to files. Ultimately, this will result in public access to records online and will enable applicants to submit applications through the Internet.

Overall, the permit process in Emeryville is efficient and as demonstrated by the City's success at developing housing, does not impede housing production.

Conditional Use Permits

Conditional use permits (CUP) provide flexibility and address complexities encountered with Emeryville's infill development. Because of the city's unique land use history and its small size, projects often have to consider site irregularities, complex environmental conditions, and adjacent industrial or commercial land uses.

The City created a minor CUP to reduce costs and processing times for certain qualifying projects, such as conditionally permitted uses in existing buildings (except in RM zones) and the preservation and reuse of a significant or residential structure. The fee for a minor CUP is 471. The fee for a major CUP is \$471 for a residential project of three units or less. Larger projects require a \$2,000 deposit and are charged on a cost recovery basis.

Planning Regulations mandate that specific findings be made upon approval of a CUP. Emeryville's findings, listed below, are based on standard findings provided by the state Office of Planning and Research:

- The proposed use is consistent with the General Plan.

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- The location, size, coverage, density, design, and operating characteristics of the proposed use will be compatible with, and will not adversely affect, the surrounding area, including neighborhood character, street design and capacity, safety, noise, and lighting.
- The proposed use is consistent with the capability of the water supply, wastewater disposal, fire, and police systems to operate adequately and cost effectively.
- The proposed use at its proposed location will provide a service or facility that will contribute to the general well-being of the surrounding neighborhood or community.
- The proposed use complies with all applicable standards and requirements of the Planning Regulations.

Design and Site Plan Review

The Planning Regulations establish a design review procedure for development proposals that involve construction or exterior alterations. Smaller-scale proposals are reviewed administratively. Design review applications are reviewed concurrently with any applicable use permit or variance. For minor design review, the fee is \$471. Major design review requires a \$2,000 deposit and is charged on a cost recovery basis.

For larger projects, the developer is asked to meet with neighbors prior to seeking approval from the Planning Commission. Informal study sessions with the Planning Commission, City Council, or both are also recommended for larger projects prior to filing of an application. Study sessions are beneficial to the applicant because any concerns of the Planning Commission and City Council can be aired prior to large investment into design. Likewise, applicants

receive preliminary review by staff to determine conformance with zoning and the General Plan and to identify the permits required. By the time the project appears before the Planning Commission, significant issues have often been resolved.

Building Code and Code Enforcement

The Emeryville Building Division provides information and assistance to those planning a construction project in Emeryville, as well as providing timely services for projects already under construction. Project design teams are encouraged to meet with the building official, the plan check engineer, and Fire Department staff in the early stages of the project in order to discuss significant code issues that will impact the project. By working out potential problems early, applicants can usually proceed more efficiently through the plan review stage of a project. On January 1, 2014, a new International Building Code went into effect in California. The City of Emeryville has transitioned to this new code.

The code enforcement program focuses on enforcing ordinances and laws that require abatement to properties which are dangerous to the public or are a public nuisance. Building inspectors respond to complaints, issuing notices of violations and informing property owners about rehabilitation programs. Building owners are given a reasonable period of time to correct code violations, and the buildings are re-inspected. If violations are not corrected, the owners can be cited or nuisance abatement proceedings can be initiated.

In response to construction issues in large multi-family projects with modern design features, the Building Division now requires third-party testing at key stages in the development process. While this requirement adds to construction costs, it has already proven

effective in preventing potentially significant issues that would later impact project owners and residents. While added costs may constrain development, this has been determined to be an important and successful method for ensuring quality construction and creating longer-term stability in multi-family housing.

Fees and Exactions

The City charges planning and building fees and impact fees to cover staff costs and ensure new development contributes to the added costs of providing necessary services and amenities. Fee schedules are updated regularly and are in alignment with fees typical of jurisdictions in the East Bay. The City's master fee schedule, effective July 1, 2014, is provided as **Appendix B**. Fees are subject to change, and interested parties should contact City staff to confirm fee amounts.

In addition to those fees shown in **Appendix B**, the City Council adopted transportation facilities, parks, and affordable housing impact fees in July 2014. The fees were adopted following extensive studies with the input of various City committees and members of the public. The transportation facilities fee is set at \$1,555 per unit for rental apartments, \$1,304.20 per unit for condominiums, and \$2,508.20 for single-family homes. The parks fee is set at \$3,601.50 per unit for multifamily and \$3,742.25 for single-family homes and townhomes. These fees are comparable to those charged in nearby jurisdictions and are not expected to negatively impact residential development in Emeryville.

The affordable housing impact fee is set at \$20,000 per unit for rental housing. The fee does not apply to ownership projects, which are subject to inclusionary requirements under the City's Affordable Housing

Program. Developers of rental housing may also opt to provide on-site affordable units, rather than paying the affordable housing impact fee (this is provided for in the City's Affordable Housing Program).

Planning application fees are due at the time of filing. For cost recovery, a deposit is required up front and billings will be made as costs incur. Building permit and impact fees are collected in three phases. Plan review fees and energy fees are due at plan check submittal. At the time the permits are issued, the following fees are due: building, electrical, plumbing, and mechanical permit fees, Fire Department fees, general plan maintenance fee, sewer connection fees, and school and public art fees. The traffic impact fee and any business license fee, as well as any remaining planning fee, are due with the final inspection.

School facilities development fees are waived for affordable housing units. Additionally, to relieve any undue burden on developers who are required to provide moderate-income set-aside units under the Affordable Housing Program (formerly named the Affordable Housing Set-Aside Ordinance), the City may subsidize the cost of any traffic fees, building fees, and other City fees applicable to the required below-market-rate units.

To illustrate the cumulative effect of fees on a project, four examples are provided below. Note that fee calculations are representative of the fee schedule in place at the time of approval and vary from the fees stated in the 2014-2015 fee schedule.

Apartments: Parc at Powell (formerly "Parkside"), 98 units

Construction cost: \$41,491,288
 Building permit and other fees: \$950,050
 Approximate planning fees: \$132,000

Total fees: \$1,082,050
 Total fees per unit: \$6,148
 Construction cost per unit: \$235,746
Proportion of fees to development costs: 3%

Apartments: Ambassador, 68 Units
Construction cost: \$18,238,808
 Building permit and other fees: \$742,741
 Approximate planning fees: \$35,000
Total fees: \$777,741
 Total fees per unit: \$11,437
 Construction cost per unit: \$268,218
Proportion of fees to development costs: 4%

Townhomes: Ocean Avenue, 5 units
Construction cost: \$1,275,085
 Building permit and other fees: \$70,365
 Approximate planning fees: \$14,500
Total fees: \$84,865
 Total fees per unit: \$16,973
 Construction cost per unit: \$255,017
Proportion of fees to development costs: 7%

Apartments: Emme (formerly "64th and Christie"), 196 units
Construction cost: \$41,790,399
 Building permit and other fees: \$2,356,367
 Approximate planning fees: \$35,500
Total fees: \$2,391,867
 Total fees per unit: \$12,203
 Construction cost per unit: \$213,216
Proportion of fees to development costs: 7%

As indicated in the above examples, planning and building fees are a small percentage of the total cost of developing housing in Emeryville.

Site Improvement Requirements

Because many sites are small and being reused, improvements consist of upgrading water and sewer lines if needed for intensification of use, providing parking and on-site circulation, and placing utilities underground. The City uses standard conditions of approval that are applied to projects as warranted. Public improvements may also be required to improve the safety and livability of the city. These include curbs, gutters, and sidewalks, street trees, street reconstruction, traffic signals, utility lines, and park and greenway improvements.

Inclusionary Housing Ordinance (Affordable Housing Program)

In July 2014, the City of Emeryville adopted the Affordable Housing Program, an inclusionary housing ordinance that replaced the City's Affordable Housing Set-Aside (AHSA) Ordinance (adopted in 1990 and revised in 2008). The Affordable Housing Program updated the City's former policy to lower the threshold of residential development project applicability from 30 or more units to 10 or more units and establish fees to be imposed on rental housing developments and non-residential development to mitigate the impacts of these development types on the City's ability to provide affordable housing. The Affordable Housing Program establishes an affordable housing fund where fees will be deposited and provides authority to expend the fund for the provision of affordable housing.

In ownership residential developments of 10 or more units, 20 percent of units must be set aside for and affordable to moderate-income households. The City imposes resale conditions for 45 years after recordation of each grant deed in order to keep units in the program and maintain affordability for moderate-income households. The affordability percentage

may be reduced with permission from the City Council in exchanged for deeper levels of affordability on units provided.

Rental residential projects of 10 or more units are subject to an affordable housing impact fee or may instead elect to provide 6.9 percent of units as affordable units for low-income households for a period of at least 55 years.

As stated in Program H-2-1-2, the City will continue to implement the Affordable Housing Ordinance to facilitate the development of new affordable units.

Production of Affordable Housing Under the Inclusionary Ordinance

Although the City's AHSA Ordinance was originally adopted in 1990, much of the residential development built in Emeryville during the 1990s was the result of public-private partnerships between developers and the City through its former Redevelopment Agency. The agency provided financial assistance through its Low and Moderate Income Housing Fund for several residential projects developed by private, for-profit and nonprofit residential developers, and in one case, the Alameda County Housing Authority. Some of these developments did not exceed the 30-unit threshold of the AHSA Ordinance, while others provided a percentage of affordable units greater than the inclusionary requirement by leveraging Agency assistance with other federal, state, and private sources.

From 2006 to 2013, 51 very low- and low-income units were added to the city's housing stock in larger residential projects subject to the ASHA Ordinance. The inclusionary units provided through the AHSA Ordinance helped the City address critical housing needs and meet a portion of the previous RHNA as discussed in Chapter 5. Given the significant amount

of development in Emeryville over the past decade, it is clear that the ordinance has not acted as a constraint on housing development.

The City offers a number of options to mitigate potential hardships in complying with the Affordable Housing Program. These include:

- The developer has the ability to reduce the number of inclusionary units in a project if the developer agrees to provide more deeply affordable below market rate (BMR) units instead of the level required by the ordinance.
- If the developer can show economic hardship in providing the set-aside BMR units, the developer can, with City approval, reduce the amenity level and square footage of the BMR units below that of the market-rate units.
- Developers may seek a density bonus that is in addition to any other development bonuses.
- The developer, with City approval, has the option of transferring credit for BMR units at one location within the city to satisfy the ordinance requirement.
- The ordinance contains a process for appealing the requirements of the inclusionary requirement.

The City Council has approved projects where a lesser inclusionary percentage was required in exchange for deeper affordability. In these cases, City staff worked with the developer to determine a cost-neutral point at which the provision of units at low or very low income levels, in lieu of moderate-income units, would not negatively impact the development costs.

In addition to the incentives and concessions outlined in the Affordable Housing Program directly, the City

commits staff time and financial resources to facilitate implementation of the Affordable Housing Program in the following ways:

- Staff participates actively with the developers' marketing and sales/leasing teams in crafting marketing plans for the BMR units aimed at successfully leasing up or selling the BMR units.
- The City provides developers with its mailing list of over 2,500 people who have expressed interest in Emeryville housing to assist in marketing outreach.
- The City participates in open houses and information workshops for prospective tenants and purchasers of BMR units within the developments.
- The City actively markets new BMR units at the City Hall information area, on the City's website, through citywide mailings, and via notices to the Emeryville Chamber of Commerce and neighborhood-based groups.
- If the developer is unable to sell some or all of the BMR ownership units at the end of the marketing period, the City can sell or purchase the units.

3.2 ENVIRONMENTAL CONSIDERATIONS

Environmental Regulations

Environmental review, in compliance with state and federal requirements, runs concurrent with other aspects of the local development approval process. Pursuant to the California Environmental Quality Act (CEQA), if a project has no significant impacts or the impacts can all be mitigated to a less than significant level, an initial study and mitigated negative declaration is adequate. This process usually takes four to six months. If the project has potentially unavoidable significant impacts, it requires an environmental impact report (EIR), which can take nine to 12 months and sometimes longer. Use of an exemption for urban infill housing projects is often used to expedite environmental review if there are no identified impacts. The environmental impact report prepared for the update of the other elements of the General Plan is a program EIR that will enable development projects in the near future to tier off the evaluation provided by the EIR. This means that future projects will require less evaluation under CEQA.

As a small city, Emeryville's environmental concerns are limited to a few areas. Landslides are not of concern because the entire city is on flat terrain. The city is not in a flood hazard zone, and seismicity issues are addressed by building codes. Sensitive biologic resources are confined to bayshore areas that are designated and zoned for parks and open space. Toxic contamination from previous industrial uses has been a key environmental concern. Noise is also a localized problem associated with the location of sensitive receptors relative to commercial and light industrial uses and the existence of freeways and a major rail line.

Toxic Cleanup

Site characterization, health risk assessment, and site remediation in accordance with state mandates can present major development expenses. The City has implemented a Brownfield Program to use grant funds to clean up City-owned land and to distribute assessment and cleanup loans to private property owners. This program has been instrumental in expediting the cleanup of many sites.

Noise

The I-80 and I-580 freeways and the Union Pacific and Amtrak rail facilities continue to be a major source of noise in the western and southern portions of Emeryville. With a growing residential population in a mixed-use environment, there is an increasing awareness of noise from nonresidential uses, including newer high-tech uses. The Emeryville Municipal Code prohibits excessive and annoying noises from all sources and limits the hours for construction and other noisy activities. However, some noises occur on a continual or continual but intermittent basis, such as freeway and train noise, and emitted by mechanical equipment such as heating and cooling facilities. The Conservation, Safety, and Noise Element of the General Plan contains policies and actions to address noise.

3.3 MARKET CONSTRAINTS

Land costs vary greatly depending on the existing use, condition, and potential constraints on the property. During the past decade, Emeryville has seen the land values of for-sale residential projects increase dramatically, from a median land value per square foot of \$23.02 in 1990–1999 to \$34.27 in 2000–2012, a 49 percent increase. There is limited vacant land in Emeryville; thus, land acquisition costs generally include the purchase of an existing commercial or residential structure. In early 2014, a 4-unit property sold at a cost per square foot of over \$100.

Construction costs vary from site to site and may increase or decrease depending on project size, construction type (wood frame versus steel), the number of funding sources involved, developer capacity, and the level of amenities or services being provided in the development. As described in the fee analysis earlier in the chapter, a sample of recent residential developments that have been approved in Emeryville shows construction and soft costs of approximately \$213,000 to \$268,000 per unit (without the cost of land). These high costs can be viewed as a constraint to affordable housing development because the cost of the units far exceeds the revenue potential from the affordable units. As stated in Program H 2 2-5, the City will work with affordable housing developers to identify and maximize available funding assistance programs.



4 HOUSING RESOURCES

This chapter analyzes the availability of sites suitable for housing and resources available to finance and facilitate housing development. While Emeryville is a small, built-out city, with no opportunity for outward expansion, it has been highly successful at redeveloping older industrial and commercial properties into sites for new housing. In recent decades, the City has provided housing at a range of affordability levels on sites that were once contaminated, on non-vacant underutilized sites, and in mixed-use developments. As detailed in this chapter, Emeryville has adequate sites to accommodate the 2014–2022 Regional Housing Needs Allocation (RHNA).

4.1 SITES INVENTORY

As noted in Chapter 2, Housing Needs Assessment, the City has a total RHNA of 1,498 units for the 2014–2022 period, of which 33 percent (487 units) is housing for extremely low-, very low-, and low-income households. As required by state law (Government Code Sections 65583 and 65583.2), this section provides a parcel-specific inventory of suitable and appropriately zoned sites for the provision of housing for all income categories. Program H-4-1-1 commits the City to maintaining and updating this inventory throughout the planning period to ensure that adequate sites to meet the RHNA remain available.

As shown in **Table 4-1**, Emeryville has adequate sites to accommodate housing development well in excess of the RHNA. Identified sites provide capacity for 5,305 units and opportunities for the development of a variety of housing suitable for a range of household types and income levels. The inventory includes specific residential projects in various stages of planning and construction, as well as vacant and

underutilized sites that are appropriate for housing development.

Residential development projects that are planned or approved will provide 127 lower-income units (see the Planned and Approved Residential Projects section below for an analysis of specific projects). The remaining lower-income need can be accommodated on vacant and underutilized sites. Pursuant to state law (Government Code Section 65583.2(c) (3)(B)), parcels zoned for a residential density of 30 units or more per acre are assumed to be appropriate to accommodate Emeryville's lower-income RHNA. While the city has capacity on many sites that satisfy this requirement, the City acknowledges that high densities do not necessarily correlate to affordability. With this in mind, the City will continue to promote the development of units that are restricted for affordability through a density bonus and regulatory incentives (Program H-2-1-1), implementation of the Affordable Housing Program (Program H-2-1-2), and funding assistance (Programs H-2-2-1 and H-2-2-5).

With the exception of a few sites that already have approved residential projects, all identified sites are located within the Priority Development Area (PDA) and, as further detailed in the analysis of facilities and infrastructure below, are served by transit, services, and City amenities. **Figure 4-2** shows the location of sites identified to meet the RHNA in relation to the PDA, transit, parks, schools, and other facilities. Additional information regarding the PDA is provided in Subsection 4.2.

Planned and Approved Residential Projects

As shown in **Table 4-2**, 1,837 new housing units are planned or entitled in ten development projects in Emeryville. The unit estimate represents the number of units identified in specific development proposals for each project (note that some projects are still under review and the final number of units provided may fluctuate slightly). Projects are under way on sites of a variety of sizes and at densities ranging from 15 to 158 units per acre. A map depicting the location of project sites is provided as **Figure 4-1**.

Table 4-1 Capacity to Accommodate the 2014–2022 RHNA

	EXTREMELY LOW	VERY LOW	LOW	MODERATE	ABOVE MODERATE	TOTAL UNITS
2014–2022 RHNA	138	138	211	259	752	1,498
Planned/Approved ¹ (see Table 4-2)	9	93	25	20	1,690	1,837
Vacant/Underutilized Sites ² (see Table 4-3)	3,438			30		3,468
Remaining Need (surplus)	(3,078)			(729)		(3,807)

Source: Association of Bay Area Governments 2014–2022 Regional Housing Needs Allocation, 2013; City of Emeryville Planning and Building 2014

1. Planned/approved sites capacity and affordability levels are based on specific development proposals or permitted development plans.

2. Vacant/underutilized capacity is based on allowed density, adjusted to 75% of the base maximum in consideration of potential site constraints. The number of units that are appropriate for potential lower-income units is based on density. In accordance with the state's default density provision, sites with densities of 30 or more units are assumed to accommodate lower-income housing development.

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Among the units planned or entitled, 127 will be restricted for affordability to lower-income households. The remaining units will be offered at market-rate prices; thus, it is assumed that they will be affordable only to moderate- and above moderate-income households.

Units in approved and planned projects are at various stages of construction, planning, or entitlement, but all are expected to become available during

the planning period. Below is a description of each project.

Marketplace Redevelopment (Sites 1 and 2) is a large-scale phased redevelopment project that will replace surface parking and older commercial facilities on an approximately 15-acre site with a mix of uses, including 674 residential units, retail space, office space, and an enlarged city park. It is anticipated that the project will be the first in the nation to earn

Platinum status (the highest rating) under the US Green Building Council's LEED for Neighborhood Development pilot program.

The first residential component, Emme (formerly known as "64th and Christie"), is under construction as of this writing and is anticipated to be ready for occupancy in 2014. The project includes 190 units, 29 of which will be restricted for affordability to very low-income households (based on an agreement with

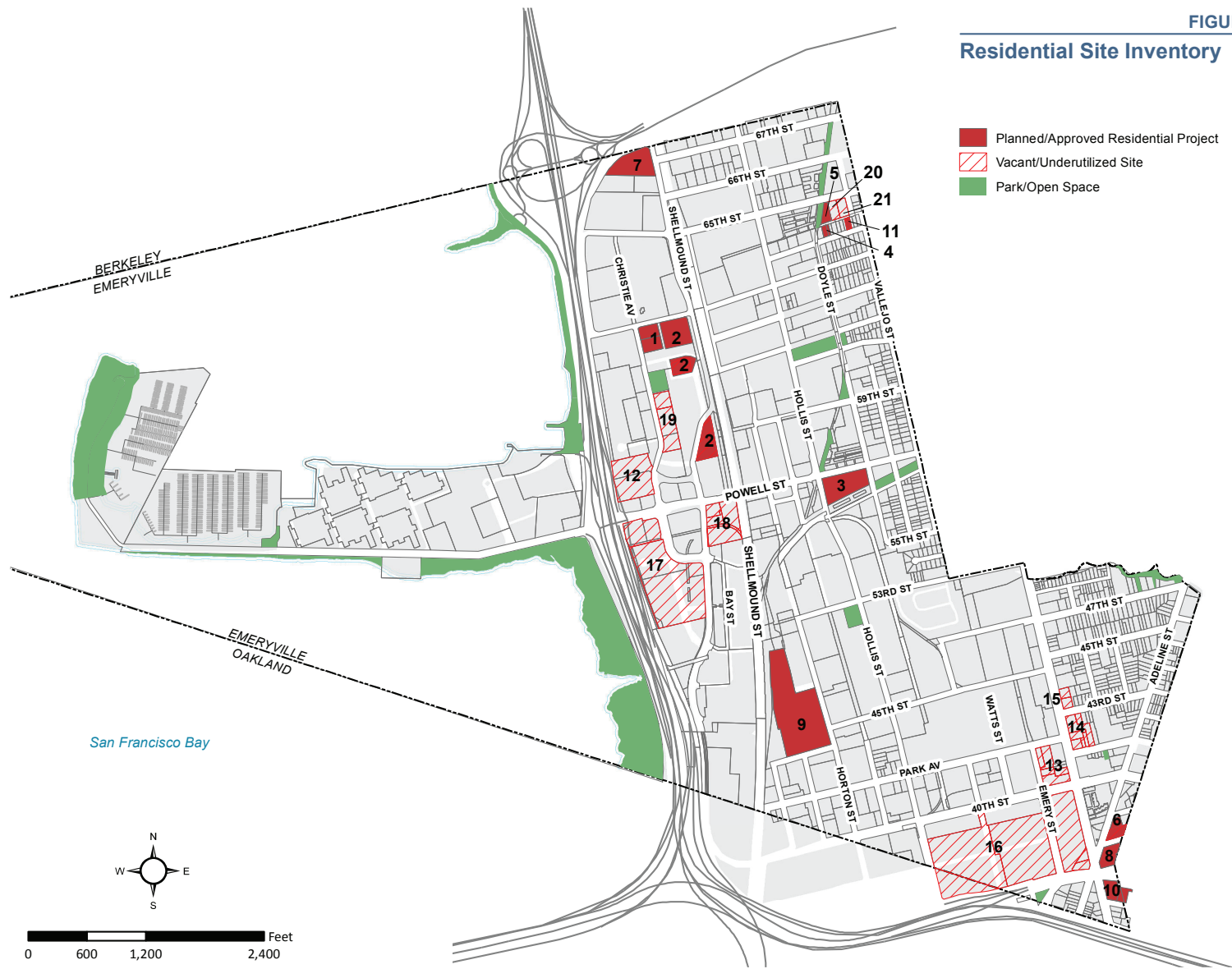
Table 4-2. Planned and Approved Residential Developments

SITE #	PROJECT NAME	ADDRESS/LOCATION	ACRES	DENSITY (UNITS PER ACRE)	TOTAL UNITS	AFFORDABLE UNITS ¹			
						EXTREMELY LOW	VERY LOW	LOW	MODERATE
1	Marketplace Redevelopment – Phase IA	64th Street and Christie Avenue	1.2	158	190	—	29	—	—
2	Marketplace Redevelopment ² – Phases II and III	Shellmound Street	2.23	217	484	—	—	—	—
3	Parc at Powell (formerly "Parkside")	1303–1333 Powell Street	2.4	75	176	—	8	—	13
4	Baker Metal Live/Work	1265 65th Street	0.6	28	17	—	—	—	—
5	Ocean Avenue Townhomes	1276 Ocean Avenue	0.2	21	5	—	—	—	—
6	39th and Adeline	3900 Adeline Street	1.12	90	101	—	5	—	7
7	Nady Site	Christie Avenue	2.3	93	211	—	—	—	—
8	The Intersection Mixed-Use ("Maz")	3800 San Pablo Avenue	1.1	96	105	—	—	—	—
9	Sherwin Williams Urban Village	1450 Sherwin Avenue	5.8	79	460	—	—	—	—
10	3706 San Pablo Avenue	3706 San Pablo Avenue	1.1	76	86	9	51	25	—
11	Two-Unit Development	1258 Ocean Avenue	0.13	15	2	—	—	—	—
Total			18.18		1,837	9	93	25	20

Source: City of Emeryville Departments of Planning and Building and Economic Development and Housing 2014

1. Affordable units in Site 1, Site 3, and Site 6 will be income-restricted in compliance with the City's Affordable Housing Program. Affordable units in Site 10 will be developed on a City-owned site by a nonprofit housing developer and will be subject to affordability restrictions in accordance with agreements with the City and other project financiers.

2. Residential development in phases II and III of the Marketplace redevelopment project may include affordable units, subject to the City's Affordable Housing Program. No affordable units are included in this analysis as units may be rentals (not subject to the inclusionary requirement).



the developer). The second residential component, the Shellmound project, will include 225 residences in townhomes and a tower. The developer expects to submit plans for phases II and III beginning in late 2014.

The portion of the site that currently contains a movie theater will likely be the last to develop. This parcel is expected to develop with 130 residential units. The specific timing of development for this site is to be determined based on market conditions. While the residential development in phases II and III may be subject to the city's Affordable Housing Program (formerly the Affordable Housing Set-Aside Ordinance) and thus may include affordable units, it is assumed for purposes of this analysis that all units will be market rate.

Parc at Powell (formerly "Parkside") (Site 3) will provide 173 residential rental units, 5 live/work units, 3 flex space units (may be live/work space or commercial), retail space, and a new park. The project required design review and a conditional use permit. To comply with the City's Affordable Housing Program, Parc at Powell will provide 31 affordable units. Among the affordable units, 13 will be restricted for moderate-income households and 8 will be restricted for very low-income households. One affordable unit will be a live/work space. Parc at Powell is under construction as of this writing and is anticipated to be available for occupancy in 2014.

Baker Metal Live/Work (Site 4) is the reuse of the existing Baker Metal building for 17 residential live/work units as well as a café and a community room. Initial plans do not include any affordable units. The project is not subject to the Affordable Housing Program due to its size (at the time the project was approved the City's then named Affordable Housing

Set-Aside Ordinance applied only to projects of 30 or more units). It was approved by the Planning Commission in 2009.

Ocean Avenue Townhomes (Site 5) is a 5-unit residential townhome project on a vacant lot. Construction began in 2013, and the homes will be available for occupancy in 2014.

39th and Adeline (Site 6) is 101-unit residential rental project on a site that is split between Emeryville and Oakland. The project includes 10 live/work units as well as a café/retail space. The developer submitted a building permit application in December 2013. To satisfy the Affordable Housing Program, the developer will provide 5 units affordable to very low-income households and 7 units affordable to moderate-income households.

Nady Site (Site 7) is the redevelopment of a former industrial site to 211 residential rental units. The City conducted study sessions with the Planning Commission in December 2013 and March 2014 to discuss site plans and renderings. Based on initial plans, the site is not planned to include any affordable units (residences will be rentals and not subject to the City's Affordable Housing Program). As of this writing, an Initial Study/Negative Declaration is being prepared for the project.

The Intersection Mixed-Use ("Maz") (Site 8) is the redevelopment of the former "Maz" building to a mixed-use project that includes a commercial building and a 105-unit residential structure. The project will not include any affordable units (residences will be rentals and not subject to the City's Affordable Housing Program). The developer submitted a building permit application in December 2013.

Sherwin Williams Urban Village (Site 9) is the planned redevelopment of a former paint factory site for approximately 460 housing units, office space, retail space, and 2 acres of public open space. The City conducted a Planning Commission study session in October 2013 and a City Council study session in December 2013 to discuss preliminary site plans. City staff anticipates a formal application in summer 2014. Based on initial plans, the site is not planned to include any affordable units (residences will be rentals and not subject to the City's Affordable Housing Program).

3706 San Pablo Avenue (Site 10) is an affordable housing project planned on a City-owned site (purchased through the former Redevelopment Agency). Through a request for proposals and selection process in 2013, the City chose EAH, Inc. to develop approximately 86 units of affordable family housing on the site. Four units will be set aside as Housing Opportunities for Persons with AIDS (HOPWA) units. Initial plans also include commercial space and a community center. City staff is working with EAH, Inc. on an exclusive negotiation rights agreement as of this writing and anticipates receiving a formal application in fall 2014.

Vacant and Underutilized Sites

As shown in **Table 4-3**, vacant and underutilized sites can accommodate up to 4,624 units (based on maximum density without a density bonus). Realistic capacity is estimated at 75 percent of the maximum, allowing for 3,468 units. While Emeryville has a history of finalizing high-density residential projects that are at or above the base maximum density, the realistic capacity assumption allows consideration for unique site constraints and the potential mix of residential and nonresidential uses on many sites.

Emeryville has a strong track record of completing new residential projects. Due to the city's land constraints, all future development will be infill and reuse of underutilized sites. The city's jobs base, proximity to transit, and variety of offerings have continued to make it attractive to developers, despite the difficulties associated with infill. Identified sites have a strong likelihood of being redeveloped over time.

Sites 12, 13, and 14 are currently occupied by aging commercial structures and surface parking lots. Recent redevelopment projects in close proximity to these sites indicate demand for heavier utilization of this land. In addition, the owners of Site 12 have been in contact with the City to discuss potential development options.

The existing structures on site 13 are single story. The site is in the MUR zoning district and may develop with building heights of up to 55 feet and a FAR of 2.0. In the General Plan Urban Design Element, Site 13 is rendered to show neighborhood-serving ground floor retail and upper level residential on the corner of 40th Street and San Pablo Avenue, as well as infill

town homes or live/work units fronting on San Pablo Avenue between 40th Street and Park Avenue.

Site 14 has an existing single-story structure and a large surface parking lot. The site is zoned for a FAR of up to 1.2 and a height of up to 30 feet, without a density bonus.

Sites 15, 18, and 19 are City-owned sites and hold potential for affordable housing. Site 18, known as "Site B", has undergone extensive environmental cleanup, and the City has considered a wide variety of options for its development. No specific plan is yet in place. A portion of Site 19 is specifically planned for affordable housing, and the City is likely to proceed with a request for proposals during the planning period.

Site 15 is currently in temporary use as the City of Emeryville Recreation Center. The Recreation Center is housed in trailers that sit on a surface parking lot and will relocate to a nearby school site. The property will be vacant within the planning period and holds potential for residential development. The site is in the MUR zoning district and can accommodate residential development at up to 50 units per acre, without a density bonus. In particular, the site may be appropriate for special needs housing such as housing that serves disabled or developmentally disabled persons due to its size and proximity to transit, services, and amenities. Program H-3-1-4 commits the City to working with nonprofit developers to explore housing opportunities on these sites.

Sites 16 and 17 are large regional commercial shopping centers. Both have large surface parking lots and single-story structures, and hold significant potential for redevelopment. They are zoned for Mixed Use with Residential (MUR); however, both

are subject to the Regional Retail Overlay Zone, which allows 100 percent commercial development. Based on the current Marketplace Redevelopment project, City staff is optimistic that these important sites would include a residential component if/when they are redeveloped. Without bonuses, the East Baybridge Shopping Center can accommodate development with a maximum height of 75 feet, a FAR of 3.0, and a residential density of 100 units per acre. The Powell Street Plaza may develop at 100+ feet in height, a FAR of 4.0, and a residential density of 115 units per acre (also without bonuses).

In addition, these areas were both identified as areas of potential change General Plan (see Figure 2-1 of the Land Use Element). Change areas were determined based on public input through an extensive community outreach campaign. The Urban Design Element features renderings of the East Baybridge Center with structured shared parking and a mix of residential and commercial uses on this site. Similar infill is envisioned for Powell Street Plaza.

Sites 20 and 21 are vacant lots currently used for parking. The owner of Site 21 has expressed interest in developing the parcel as housing in the past but there are no current applications on either site. There is current development activity in the area, with approved residential projects on two sites adjacent to and near this area (Sites 4 and 5). Sites 21 and 22 are in the RHM zoning district and can develop at a residential density of up to 50 units per acre, without a density bonus.

Table 4-3. Vacant and Underutilized Residential Sites

SITE #	APN(S)	ADDRESS/LOCATION	ACRES	LAND USE (GP/ZONING)	MAX. DENSITY (DU/AC)	MAX. UNITS ¹	REALISTIC CAPACITY ²	EXISTING USE
12	049-1494-004-08	NE corner of Powell Street and Christie Avenue	2.07	MUR	115	427	320	Office building, cafe, warehouse
	049-1494-003-02		1.64					
13	049-0618-021	NW corner of San Pablo and 40th Street	0.22	MUR	85	147	110	Black & White Market, a commercial building, and surface parking
	049-0618-024-02		0.20					
	049-0618-033		0.50					
	049-0618-022		0.57					
	049-618-032		0.24					
14	049-1026-021	NE corner of San Pablo and 41st Street	0.12	RM/MUR	20 and 50	32	24	Bank of America branch and surface parking
	049-1026-022		0.08					
	049-1026-023		0.23					
	049-1026-024		0.25					
	049-1026-002		0.14					
	049-1026-026-2		0.80					
15	049-1079-17-1; 049-1079-14-1	4300 San Pablo Avenue	0.47	MUR	50	24	18	City of Emeryville Recreation Center
16 ³	049-619-3; 007-617-21; 049-619-5; 049-619-2; 049-619-2; 049-1554-1; 049-1554-42; 049-619-6	Bounded by San Pablo Avenue, 40th Street, and Hollis	22.77	MUR	85 and 100	1,936	1,452	East Baybridge Shopping Center
17 ³	049-1515-1-6; 049-1515-10-11; 049-1515-12-4; 049-1515-7-7; 049-1515-11-14; 049-1515-9; 049-1515-8-1; 049-1515-11-7; 049-1515-1-2; 049-1515-11-13; 049-1515-12-5	Bounded by Interstate 80, Powell Street, Christie Avenue, and Shellmound Street	12.03	MUR	115	1,383	1,038	Powell Street Plaza
18 ³	049-1321-4-3; 049-1321-1-2; 049-1321-1-4; 049-1321-3-2; 049-1321-5; 049-1321-4-4	Shellmound Street and Christie Avenue	3.17	MUR	115	365	273	Vacant; City-owned ("Site B")

SITE #	APN(S)	ADDRESS/LOCATION	ACRES	LAND USE (GP/ZONING)	MAX. DENSITY (DU/AC)	MAX. UNITS ¹	REALISTIC CAPACITY ²	EXISTING USE
19	049-1493-3; 049-1493-4; 049-1493-5	5890, 5900, and 6150 Christie Avenue	2.35	MUR	115	270	203	Christie Park Towers; City-owned
20	049-1504-8	65th Street	0.40	RHM	50	20	15	Vacant; used for parking
21	049-1504-9	65th Street	0.40	RHM	50	20	15	Vacant; used for parking
Total			48.65			4,624	3,468	

Source: City of Emeryville Departments of Planning and Building and Economic Development and Housing 2014

1. For sites that cross multiple maximum density areas, the maximum number of units is calculated based on the lower of the two. Maximum density is the base density and does not account for increases from a density bonus.
2. Realistic capacity is conservatively estimated at 75% of maximum possible (as noted above, for purposes of this analysis, the maximum does not account for potential capacity with a density bonus). While a number of recent projects have achieved densities well above 75% of the base maximum, this allows for unique site considerations and potential mixes of uses on each site.
3. Individual acreage is not provided for this site because it has a single owner or is currently consolidated for a single use.

Facilities and Infrastructure

Public facilities and infrastructure have a direct influence on a city's ability to accommodate residential growth. This section provides information on schools, parks, grocery stores, and public transit, and summarizes other aspects of infrastructure, including water supply and wastewater treatment.

Schools

The Emery Unified School District operates two public schools in Emeryville: Anna Yates Elementary School and Emery Secondary School (a combined middle and high school). The total district enrollment is about 800 students. These schools are adequate to serve the population and have capacity for growth. The Emeryville community is very supportive of the school district and associated youth programs. Both the City Council and the Planning Commission actively encourage the development of family housing to boost school enrollment. In 2003, city voters approved the community's first parcel tax for school

funding. In 2007, voters approved an extended and enhanced parcel tax to provide the district with \$2.5 million per year for a ten-year period. As shown in **Figure 4-2**, the public schools are in close proximity to housing throughout the city.

A private school, Pacific Rim School, is located on Doyle Street at Stanford Avenue. It includes grades kindergarten through eight. Other charter and private schools are located nearby. Schools providing higher education in Emeryville include Ex'pressions College for Digital Arts, and the National Holistic Institute.

Parks and Recreation

The City contains 25.67 acres of parkland and recreational facilities. All of the city's recreation facilities (basketball courts, sports field, and play equipment) are located on the east side. The distribution of existing and planned parks leaves the extreme north and south portions of the city, east of the railroad, outside of a quarter-mile from a park.

There are 1.66 acres of parkland for every 1,000 residents, up from 1.54 in 1984. However, compared to neighboring cities, this ratio is low. Oakland has 2.94 acres of parkland per 1,000 residents, and Berkeley's supply is 2.36 acres per 1,000 residents. Plans for development of several other parks and expansion of the Emeryville Greenway are being considered, and other opportunity sites for new parks are identified in the Parks, Open Space, Public Facilities and Services Element of the General Plan, including two large recreational parks, one on the north side of the city and one on the south. In 2011, the City adopted a Parks and Recreation Strategic Plan to determine needs and a funding strategy. The plan proposes 27.7 additional acres of parks.

The City works with private developers to provide open space inside large residential and commercial projects, thereby offering a convenient, sheltered place for play and relaxation. In addition to public parks and private open space, the Emery Unified School District opens schoolyards to the public on weekends and

FIGURE 4-2



allows public use of the sports field and swimming pool at Emery Secondary School when they are not being used by the school. Continued joint use of school district facilities is an important component of the City's recreation programs.

Grocery Stores

Four grocery stores are located within or on the border of Emeryville: Watergate Market (primarily serves the peninsula), Trader Joe's (centrally located at the Powell Street Plaza), Gateway Supermarket (at 59th and San Pablo in Oakland), and Safeway/Pak n' Save Foods (located at the south end of town). Safeway is a full supermarket serving the entire city and beyond. A Berkeley Bowl grocery store is in southwest Berkeley less than a half mile from Emeryville's northern boundary.

Transit

Three organizations provide transit service into and out of Emeryville: the Emery Go-Round, AC Transit, and Amtrak. In addition, the MacArthur BART station, located in Oakland, is approximately a half-mile from Emeryville's eastern border.

Emery-Go-Round: Emery Go-Round is a free shuttle connecting the city to the MacArthur BART station and the Emeryville Amtrak station. It runs within a quarter-mile of every property in the city. Shuttles run every 10 to 12 minutes during peak commute times and every 15 to 20 minutes midday. Emery-Go-Round is funded by a Property-Based Improvement District, which is a property tax assessment on all commercial property in the City, including rental housing.

AC Transit: AC Transit operates eleven routes in Emeryville: five local East Bay routes (26, 31, 57, 72 and 72M), one rapid bus line (72R), one "all-nighter"

bus route (802), and four transbay bus lines (C, F, J, and Z). Every property in Emeryville is within a quarter-mile of at least one AC Transit route.

Amtrak: Emeryville's Amtrak station provides national passenger rail service and is linked to San Francisco by bus service. Four Amtrak routes serve this station: the Capitol Corridor (between Sacramento and San Jose) and San Joaquin (between Oakland and Bakersfield) commuter service routes, and the long-distance Coast Starlight (Los Angeles to Seattle) and California Zephyr (San Francisco to Chicago). **Figure 4-2** shows that transit is available in close proximity to all areas of the city.

Water

The East Bay Municipal Utility District (EBMUD) supplies water and provides wastewater treatment to areas of Alameda and Contra Costa counties, including Emeryville. EBMUD owns, operates, and maintains the water distribution system that brings Sierra Nevada snowmelt and seasonal runoff through a distribution and treatment system to Emeryville. In 2009, EBMUD adopted its Water Supply Management Program (WSMP) that outlines projects to provide reliable sources of high-quality water through the year 2040. In addition, every five years EBMUD prepares an Urban Water Management Plan (UWMP), as required by the California Urban Water Management Planning Act. The most recent UWMP was completed in 2010. Water recycling and conservation programs are in place to reduce the future demand for water. Although the water supply is sufficient to meet demand during normal years, as in most of California, it is insufficient to meet customer demand in the case of multiyear drought despite aggressive conservation and recycling efforts. Additional supplemental supply

projects are currently under way to reduce the severity and frequency of water rationing.

As an older city, Emeryville has had a water supply system in place for many years. The former industrial users demanded large quantities of water to serve their businesses, so the system was built to accommodate large capacities. The system is regularly maintained and upgraded to serve densification. Currently the water supply system has capacity for growth. Where there is insufficient localized capacity to serve proposed development, upgrades or installations are required as conditions of project approval. For example, redevelopment of the Marketplace will necessitate installation of additional on-site water and sewer lines to connect with the City's systems.

Wastewater

The City operates a municipal sanitary sewer collection system that conveys wastewater from Emeryville and portions of Oakland. Except for one pump station and a force main at the Emeryville Marina, the City of Emeryville's collection system is generally a gravity-fed system, consisting of over 15 miles of sanitary sewer mains ranging in size from 6 to 30 inches. Additionally, the City's collection system carries wastewater from approximately 11 miles of sanitary sewer collection system owned and maintained by the City of Oakland.

Emeryville's collection system is divided into five drainage basins, each of which connects to the EBMUD north sanitary sewer interceptor, which is generally located along the east side of Interstate 80. The EBMUD interceptor carries sewer flows from the East Bay communities' collection systems to its wastewater treatment plant. The plant provides secondary treatment for a maximum flow of 168

million gallons per day (mgd). Primary treatment can be provided for up to a peak flow of 320 mgd. The average annual daily flow is approximately 80 mgd. In addition to the main wastewater treatment plant, EBMUD operates three wet weather treatment facilities. These facilities were constructed in the late 1980s to handle all the wet weather flows generated from infiltration and inflow (I&I) into the satellite agencies' collection systems. The volume of wet weather flow is generally as high as 15 times the average dry weather flow. During periods of wet weather, the wet weather facilities are designed to provide primary treatment to the wet weather sewage flow prior to discharge into San Francisco Bay.

4.2 FINANCIAL & ADMINISTRATIVE RESOURCES

Local Programs and Financing

Home Buyer Assistance

The City offers two down payment programs to assist income-eligible first-time home buyers purchase market rate units in Emeryville through deferred payment second mortgages. These “silent” second mortgages can be used to reduce the amount that a home buyer must borrow from the primary lender, thereby making monthly mortgage costs more financially feasible.

The CalHome program is targeted to very low- and low-income households, while the First Time Home Buyer Loan (FTHB) program is targeted to households earning at or below moderate incomes. For either program, the borrower must provide a down payment of at least three percent and must occupy the unit as a primary residence for the duration of the loan term. The interest rate for the CalHome loan is three percent simple interest and the rate for the FTHB program is 0.75 percent of the first mortgage interest rate or five percent, whichever is lower.

Under both programs, the loan is due upon sale, transfer, or when the unit ceases to be owner-occupied. If the owner occupies the home as his/her/their primary residence for 30 years under the FTHB program, principal and accrued interest is forgiven. Under the CalHome program, the accrued interest is forgiven but the outstanding principal becomes due and payable.

City Foreclosure Prevention and Predatory Lending Prevention Strategy

In reaction to the increase in the incidence of foreclosures, the City adopted an eight-point Predatory Lending Prevention and Foreclosure Prevention Strategy in 2007 to take a proactive approach to addressing the foreclosure crisis. This program includes data tracking, resident outreach, education, and coordination with HUD-approved housing counseling agencies. As stated in Program H-6-3-1, the City will continue to implement this strategy to prevent predatory lending and reduce foreclosures.

Housing Rehabilitation Program

This program offers grants and loans to lower-income homeowners for home repairs, accessibility improvements, exterior painting and cleanup, and building code compliance improvements. The program is funded through Community Development Block Grant (CDBG) funds, CalHOME, and funds returned from the repayment of outstanding loans. Available loans range from \$1,000 to \$52,000 for the following programs:

- Accessibility Grant – Offers eligible accessibility modification to residences occupied by disabled low-income tenants, as well as to disabled low-income homeowners.
- Exterior Paint Loan – Provides assistance for exterior paint, cleanup, and improvements to owner-occupied residences.
- Minor Home Repair Program – A grant available to low-income, single-family, owner-occupied residences. Eligible repairs include, but are not limited to, leaky faucets, faulty outlets, installation of a water heater, and deadbolt locks.

- Owner-Occupied Housing Rehabilitation Loan Program – Intended to bring homes occupied by low-income households into compliance with the City's Building Code through low-interest loans and technical assistance.

As stated in Program H-1-1-1, the City will continue to support the Housing Rehabilitation Program in order to preserve and improve the city's existing housing stock.

Alameda County Mortgage Credit Certificates

The Alameda County Department of Housing and Community Development administers the Mortgage Credit Certificate (MCC) Program for Alameda County, including Emeryville, which provides a tax credit to subsidize mortgage interest rates for low- and moderate-income first-time homebuyers. As stated in Program H-6-2-1, the City will work with Alameda County to advertise the availability of the MCC Program to prospective homebuyers in Emeryville.

Priority Development Area Designation

In 2008, the Association of Bay Area Governments (ABAG) approved Emeryville's application for Priority Development Area (PDA) designation in conjunction with the FOCUS program to advance the region's Smart Growth Strategy/Regional Livability Footprint. PDAs are areas that are already developed, near existing transit service, and planned for additional jobs and housing. The Emeryville PDA includes much of the city, with the exception of the existing lower-density neighborhoods and the area west of Interstate 80. The PDA is shown on the map in **Figure 4-2**. Local governments with PDAs are eligible for technical assistance, planning grants, and capital funding. As stated in Program H-7-3-1, the City will encourage new housing within the PDA and maximize PDA-linked resources.

State and Federal Financing Sources

State and federal financing sources are available to assist in the development of affordable housing; however, the demand for funds often greatly outweighs the available supply. The US Department of Housing and Urban Development (HUD) oversees many programs, including CDBG, the HOME Investment Partnership Program, Section 811 housing for disabled persons, Section 202 senior housing, Housing Opportunities for People with AIDS (HOPWA), and the McKinney Homeless Assistance Act's Supportive Housing Program and Shelter Plus Care Program. The Alameda County Housing and Community Development Department serves as the conduit for the CDBG, HOME, and McKinney programs on behalf of the City of Emeryville. Emeryville has a successfully history of assisting in the development of affordable housing by leveraging available federal funds.

Low Income Housing Tax Credits are a major source of affordable housing equity funding. Federal tax credits are allocated through the State of California's Tax Credit Allocation Committee, and state housing tax credits are allocated through the California Debt Limit Allocation Committee (CDLAC).

The California Department of Housing and Community Development manages several programs using proceeds of the voter-approved housing bonds passed in November 2002 (Proposition 46, which authorized \$2.1 billion in state bonds for housing investment) and in November 2006 (Proposition 1C, which authorized \$2.85 billion in General Obligation bonds to continue several important bond-funded housing assistance programs). With Proposition 1C, programs were funded such as the Multifamily Housing Program (MHP), the CalHome Program, the Multifamily Supportive Housing Program,

the Building Equity and Growth in Neighborhoods (BEGIN) Program, and CalHFA's Homebuyer Assistance Program. Substantial funding for infrastructure related to housing development is available through the state's Transit-Oriented Development Housing Program and Infill Incentive Grant Program, each of which provide funding for infrastructure and housing near transit stations. These programs were funded through Proposition 1C.

CalHFA administers a number of affordable housing programs, including multi-family acquisition and rehabilitation funding, single-family development funding, tax-exempt and mortgage revenue bonds, and assistance programs. CalHFA also provides a number of loan products for first-time homebuyers with favorable interest rates and terms.

Non-Governmental Resources

Developers

The City of Emeryville has worked with both private for-profit and nonprofit developers to produce affordable housing. Developers provide expertise in housing design, finance, site development, marketing, and operations to ensure that high-quality housing is produced and maintained in the city. A list of housing developers and resources (nonprofit developers, for-profit developers, advocacy organizations, and emergency housing resources) is included in Appendix A.

Lenders

The Community Reinvestment Act requires private sector banks to invest in local projects by providing favorable lending terms or programs geared toward investing in traditionally underserved communities. Some banks have established community lending divisions that maintain strong relationships with

the affordable housing industry in the Bay Area. The Federal Home Loan Bank's Affordable Housing Program (AHP) provides grants and loans to subsidize affordability in rental and ownership housing developments. Nonprofit lenders such as the Northern California Community Loan Fund, Local Initiatives Support Coalition (LISC), and California Community Reinvestment Corporation also provide funding for affordable housing development. Partial funding may also be provided by philanthropic organizations and individuals in the community.

Advocacy Organizations

Many non-governmental resources are organizations dedicated to supporting and promoting affordable housing in the Bay Area and throughout the state. The Non-Profit Housing Association of Northern California (NPH) is a nonprofit advocacy group that provides professional training, networking opportunities, and resources for housing policy analysts, advocates, and activists. NPH was founded in 1979 with a mission of highlighting the successes of the nonprofit housing sector in developing affordable housing and to help guide affordable housing policy solutions. NPH's membership includes individuals, local governments, affordable housing development corporations, leading financial institutions, environmental nonprofits, faith-based organizations, and community development corporations.

The East Bay Housing Organization (EBHO) is an affordable housing advocacy coalition that works with communities in Alameda and Contra Costa counties to preserve, protect, and expand affordable housing opportunities through education and advocacy. EBHO's membership is made up of over 140 organizations and individuals, including nonprofit housing developers, development consultants, fair housing

agencies, tenant organizations, faith-based groups, housing counseling agencies, architects, homeless and tenant advocates and service providers, neighborhood organizations, municipal housing staff, financial institutions, and elected officials.

Housing California is a statewide nonprofit affordable housing advocacy organization dedicated to promoting the housing needs of Californians by increasing the supply and variety of homes being built. Housing California runs the nation's largest annual statewide housing conference and monitors and sponsors statewide housing-related legislation.

The California Housing Consortium was founded in 1997 as an umbrella organization for nonprofit and for-profit developers, lenders, representatives from state and local government agencies, housing professionals and specialists, investors, property managers and owners, residents, and business leaders to address a broad range of housing and economic development community needs. Other organizations, such as the League of California Cities, are also dedicated to a wide range of statewide issues that affect housing, community development, and green building.

4.3 OPPORTUNITIES FOR RESIDENTIAL ENERGY CONSERVATION

Maximizing energy efficiency and incorporating green building features into new and existing buildings can help reduce housing costs for homeowners and renters. Reduced dependence on automobiles and improved walkability reduces greenhouse gas emissions and improves community health. The City promotes energy and resource efficiency by providing education and referrals to resources and financing programs at City Hall and on the City's website, encouraging transit use and facilitating compact mixed-use development through land use policies and development standards, and implementing green building standards through the California Green Building Code.

The City's Climate Action Plan (adopted in 2008) and Sustainability Element (adopted in 2009) establish specific targets and implementation measures for efficiency improvements. The Pedestrian and Bicycle Plan (adopted in 2012) specifies improvements to further encourage a reduced reliance on personal automobiles.

In addition, the Planning Regulations, adopted in 2013, offer density bonuses for sustainability features, including:

- Sustainable design
- Alternative energy use
- Water efficiency (greywater reuse)
- Energy efficiency
- Transportation demand management (bike sharing, bike lockers, electronic transit information signs, transit passes, etc.)

- Electric vehicle charging stations

As stated in Program H-7-2-1, the City will continue to require that developers complete GreenPoint Rated or LEED checklists as part of submittals to the Planning and Building Department and include the checklists in all requests for proposals for City-sponsored developments (Program H-7-2-2). The City will continue to make green building and energy conservation program and funding materials available at City Hall and on the City's website (Program H-7-2-3).

In addition, the City will collaborate with other jurisdictions in the Bay Area to reduce greenhouse gas emissions through greater jobs/housing connectivity by promoting development within the Emeryville Priority Development Area (Program H-7-3-1) and work with local partners to complete and implement strategies identified in the Emeryville-Berkeley-Oakland-Transit Study (EBOTS).



5

ACHIEVEMENT OF 2009–2014 HOUSING ELEMENT GOALS

This chapter summarizes the City's achievements in implementing the goals, policies, and programs from the 2009–2014 Housing Element. The City made significant progress in addressing housing needs through the development of new units, including units affordable to lower-income and special needs households. A complete review of the City's progress in implementing 2009–2014 policies and programs is provided in Table 5-2.

5.1 PROGRESS IN MEETING THE 2007-2014 RHNA

As described in Section 2.4, the Association of Bay Area Governments (ABAG) issues a Regional Housing Need Allocation (RHNA) for each jurisdiction in the Bay Area. The 2009-2014 Housing Element addressed the RHNA for the period from July 1, 2006, to June 30, 2014.

From July 1, 2006, to December 31, 2013, the City issued building permits for 853 housing units, achieving approximately 75 percent of its total housing production target. As shown in **Table 5-1**, the City exceeded its target for market-rate units and met approximately 62 percent of the very low-income goal.

In Emeryville and throughout the Bay Area, housing production slowed greatly due to the nationwide economic recession beginning in 2008. The recession resulted in financing difficulties for individual homebuyers as well as for large-scale housing developers. Despite this challenge, a significant

number of new homes were provided during the planning period.

Implementation of the City's Affordable Housing Set-Aside (ASHA) Ordinance (now known as the Affordable Housing Program) and the former Redevelopment Agency's use of its Low and Moderate Income Housing Funds helped facilitate the production of 170 below market rate (BMR) housing units from 2006 to 2013. Very low-, low-, and moderate-income units were provided in the Glashaus Lofts, Adeline Place, Oak Walk, AgeSong, Magnolia Terrace, Parc at Powell (formerly "Parkside"), Ambassador, and Emme (formerly "64th and Christie") development projects. Note that as of April 2014, the Parc at Powell and Emme developments were still under construction.

Table 5-1. Building Permits Issued During the 2006–2014 RHNA period

	UNITS BY INCOME CATEGORY				TOTAL UNITS
	VERY LOW	LOW	MODERATE	ABOVE MODERATE (MARKET RATE)	
RHNA Housing Goals (7/1/2006–6/30/2014)	186	174	219	558	1,137
Building Permits Issued (1/1/2006–6/30/2013)	115	9	46	683	853
Percentage of RHNA Met	62%	5%	21%	122%	75%

Source: ABAG 2006–2014 RHNA; City of Emeryville Planning Division and Economic Development and Housing Department, 2014

5.2 KEY ACCOMPLISHMENTS

The City made a diligent, consistent effort to achieve its housing goals through the implementation of policies and programs from the 2009–2014 Housing Element. Following is a summary of key accomplishments.

Goal 1: Preserve existing housing stock.

- The City provided grants and funding for 19 residential rehabilitation projects.
- City staff continued to administer the Community Preservation Program and convene the Community Preservation Committee (meets quarterly) to address code compliance issues and concerns.
- No residential units were demolished during the planning period.

Goal 2: Promote a range of affordability levels.

- The City adopted new Planning Regulations in 2013 and maintained zoning standards that allow a mix of uses and housing development at a wide range of densities.
- The City updated its Density Bonus Ordinance for affordable housing development to allow a bonus of up to 35 percent in compliance with state law.
- From 2009 to 2014, BMR units were secured under the Affordable Housing Set-Aside Ordinance (now known as the Affordable Housing Program) in the Emme (formerly "64th and Christie") (29 units) and Parc at Powell (formerly "Parkside") (21 units) projects.

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- The City initiated negotiations with the developer of 3900 Adeline Street for on-site affordable units.
- City programs provided 44 first-time homebuyer loans (totaling \$1,546,555) to very low-, low-, and moderate-income households, all while the Redevelopment Agency was still in place.
- The City assisted the Ambassador Housing project, a 69-unit affordable housing development for lower-income families, in procuring approximately \$15 million in Low Income Housing Tax Credits. The project was completed and occupied in 2013.
- Through a competitive proposal process, the City selected EAH, Inc., as the developer of 3706 San Pablo Avenue, an 86-unit affordable housing development for extremely low-, very low-, and low-income families. The project will include 4 Housing Opportunities for Persons with AIDS (HOPWA) units.

Goal 3: Promote development of affordable housing for persons with special needs.

- Services for those with AIDS-related illnesses, disabilities, and developmental disabilities will be provided at the Magnolia Terrace and Ambassador developments.
- The City continued to participate in regional efforts to address homelessness (EveryOne Home) and contribute funding to the Homeless Management Information System.
- The AgeSong senior facility was completed in 2010 with 121 market-rate assisted living units and 28 independent living units.

Goal 4: Ensure that the city has a variety of housing types to meet the diverse needs of its residents as well as attract new residents.

- The City researched and prepared a report regarding family housing, entitled “Social and Physical Indicators of Successful Affordable Family Housing.”
- The Parc at Powell (formerly “Parkside”) project (under construction) will include 8 live/work units, one of which will be restricted for affordability.
- Two Emery Unified School District teachers purchased BMR units.
- The Planning Regulations were updated in 2014 to establish standards for emergency shelters, which are allowed by right in the Mixed Use with Residential South (MURS) zoning district, and to treat transitional housing and supportive housing as residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- The City initiated work on an amendment to the Emeryville Design Guidelines to establish standards for family-friendly housing.

Goal 5: Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.

- The City provided funding to the Berkeley Food and Housing Project, which provides shelter and services to homeless persons in Emeryville.

- Five units restricted to extremely low-income households were constructed at Magnolia Terrace and 8 were provided in the Ambassador Housing Project, 5 of which are restricted for persons with AIDS.

Goal 6: Promote equal opportunity in housing.

- The City awarded eight accessibility grants through its Rehabilitation Loan Program.
- The City contracted with ECHO housing to provide fair housing services to Emeryville residents (through an agreement with Alameda County).

Goal 7: Promote environmental responsibility and long-term sustainability of the city’s housing development through remediation of brownfields and promotion of “green” and “healthy” housing development.

- The Emme (formerly “64th and Christie”) project was awarded a \$5 million brownfields grant, and the City was awarded a \$200,000 cleanup grant for 3706 San Pablo Avenue, which is planned for affordable family housing.
- The City provided two weatherization grants under the Housing Rehabilitation Program.
- The Planning Regulations were updated to include a density bonus for incorporating “green” transportation elements, alternative energy systems, and water and energy efficiency measures.

5.3 REVIEW OF 2009-2014 HOUSING ELEMENT

Table 5-2: Review of 2009-2014 Housing Element

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL I. PRESERVE EXISTING HOUSING STOCK.			
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.	1 ownership rehab loan per FY; 1 rental rehab loan per FY; 1 paint grant per FY; 4 accessibility grants per FY; 2 clean-up grants per FY; 1 minor home repair grant per FY; 5 concrete buyback grants per FY; 6 fence grants per FY.	Due to the dissolution of the Emeryville Redevelopment Agency (RDA), funding for the Housing Rehabilitation Program was limited; however, the City issued 19 rehabilitation grants prior to the loss of RDA funding as follows: <ul style="list-style-type: none"> › 8 exterior paint grants › 6 minor home repair grants › 4 accessibility grants › 1 clean-up grant Following the loss of the RDA, the program remained available, funded by CDBG.	Modify to reflect the loss of the RDA as a funding source.
Program I-A-2. Conduct annual review of Emeryville's Housing Rehabilitation Program and projected program demand for next fiscal year.	Annual review of program; determination if additional funding or resources are needed for subsequent fiscal year (July–June).	City staff reviewed the program on a monthly basis to assess encumbered and available funds, and pending projects. In addition, the City reviewed the program annually to determine an appropriate allocation of CDBG funds.	Delete.
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.	Annual program updates to information materials; participation in community events; outreach to potential participants.	The City continually marketed the rehabilitation program throughout the planning period. The program was advertised in the quarterly Emeryville Activity Guide, on the City's website, and on the City's television channel (E-News).	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL I. PRESERVE EXISTING HOUSING STOCK.			
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.	Reduction in number of dilapidated properties; increased level of property maintenance; resolution of code violations.	The Community Preservation Program is administered by the Community Preservation Committee, with assistance from the Chief Building Official and the City Attorney. The committee meets quarterly to discuss issues related to substandard properties. Meetings serve as an opportunity to coordinate efforts among City departments and determine appropriate strategies to approach and resolve maintenance issues with property owners.	Retain.
Policy I-B-2. Retain and continue implementing the Residential Preservation Ordinance, which requires Council approval for demolition of residential structures.	No demolition without Council approval.	The Residential Preservation Ordinance remains a part of the Planning Regulations (Article 12). No residential units were demolished during the planning period.	Retain.
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.	Timely submittal of annual report to State HCD on Agency housing activity and submittal of demolition and construction completion reports to State Department of Finance.	Annual Redevelopment Agency (RDA) reports were submitted annually to the California Departments of Housing and Community Development and Finance until the dissolution of the RDA.	Modify to reflect new reporting requirements as they relate to Low/Moderate Income Asset Fund.
Policy 1-C-2. Ensure that a replacement housing plan is implemented in connection with any loss of affordable residential units housing lower or moderate income persons as a result of a specific Redevelopment Agency-sponsored or assisted project action.	Replacement Housing Plan adopted for any identified project; units replaced as required.	No affordable residential units were lost due to Redevelopment Agency-sponsored or assisted project actions during the planning period.	Consolidate with Policy I-C-1 and modify as noted above.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL I. PRESERVE EXISTING HOUSING STOCK.			
Policy 1-C-3. Ensure that state relocation law is applied as required in connection with a specific Redevelopment Agency-sponsored or assisted project as required.	Relocation Plan adopted as required for any identified project; households relocated as required.	No relocations were required during the planning period.	Consolidate with Policy I-C-1 and modify as noted above.
GOAL II. PROMOTE A RANGE OF AFFORDABILITY LEVELS.			
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.	23 acres must be zoned to allow residential assuming 50 units per acre with use permit.	The City ensured adequate capacity to meet its 2006–2014 Regional Housing Needs Allocation (RHNA) through land use standards. The City's Planning Regulations, adopted in 2013, allow for ample housing development opportunities at a range of densities.	Modify to reflect that the City will continually monitor the sites inventory for capacity to accommodate the RHNA.
Policy II-A-2. Revise the Density Bonus Ordinance to ensure compliance with State Density Bonus Law.	Revised Density Bonus Ordinance.	The Planning Regulations, adopted in 2013, include provisions for density bonuses in compliance with state density bonus law.	Delete.
Policy II-A-3. Revise the City's Zoning Ordinance to ensure that the requirements for secondary units are consistent with State law.	Review of secondary units requirements as part of Zoning Ordinance update.	The Planning Regulations, adopted in 2013, include requirements for secondary units that are consistent with state law.	Delete.
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.	Enforce the ordinance for all applicable projects.	Two residential development projects subject to the Affordable Housing Set-Aside Ordinance (ASHA) (the ASHA has since been revised and renamed the Affordable Housing Program), Emme (formerly "64th and Christie") and Parc at Powell (formerly "Parkside"), were approved since the adoption of the 2009–2014 Housing Element. Emme and Parc at Powell will provide 29 and 21 below market rate units, respectively.	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL II. PROMOTE A RANGE OF AFFORDABILITY LEVELS.			
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.	Provision of extremely low, very low, or low income units in housing projects.	In 2013, the City selected EAH, Inc., as the developer of 3706 San Pablo Avenue, a City-owned parcel. The project will provide 86 units for extremely low-, very low-, and low-income family households.	Modify to reflect the dissolution of the RDA.
Policy II-B-2. Include extremely low, very low, and/or low income housing in Redevelopment Agency-assisted development projects whenever feasible.	Provision of extremely low, very low and low income units in Agency-sponsored housing projects.	See accomplishments in Policy II-B-1.	Modify to reflect the dissolution of the RDA.
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.	Approval of Affordability Agreements for inclusionary projects with low and/or very low income units where not initially required by ordinance.	The City negotiated with the developer of Emme (formerly "64th and Christie") to allow the project to satisfy ASHA (now Affordable Housing Program) requirements by providing 29 very low-income units, rather than the typical mix of units at various income levels.	Retain.
Policy II-B-4. Continue funding of the City's First-Time Homebuyer Program and Ownership Housing Assistance Program through Redevelopment funds to ensure that down payment assistance can be provided to support homeownership opportunities for very low, low, and moderate income household purchasing homes in Emeryville.	Provision of down payment assistance loans for first-time homebuyers.	The Redevelopment Agency funded 44 loans through the Ownership Housing Assistance Program and First-Time Homebuyer Program, offering a total of \$1,546,555 in mortgage assistance. Loans were issued to 31 moderate-income households, 11 low-income households, and 2 very low-income households.	Modify to reflect the loss of RDA funds.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL II. PROMOTE A RANGE OF AFFORDABILITY LEVELS.			
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.	Obtain and utilize outside funding to leverage Agency funds for affordable housing.	The City was awarded \$1.72 million in grant funds from the California Department of Housing and Community Development CalHOME Program from 2010 through 2013. The City used these funds to assist 12 very low- and low-income households to purchase homes in Emeryville. In addition, the Ambassador Housing Project was awarded over \$10 million in Affordable Housing Tax Credits in 2011.	Retain.
Policy 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.	Work with Housing Authority to place participants into Emeryville homeownership opportunities.	The City coordinated with the Alameda County Housing Authority Family Self-Sufficiency Program to provide information about Emeryville homebuyer loan programs; however, no below market rate units designated for very low-income households were available for rent.	Delete.
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.	Assistance to homeowner participants facing foreclosure to help them avoid foreclosure.	The City continued implementation of the Foreclosure Prevention and Predatory Lending Prevention Strategy throughout the period. The City successfully assisted 106 homeowner program participants to cure defaults on their first mortgages. Of these homeowners, 47 owned below market rate (BMR) units, so that these BMR units remained in the City's affordable housing stock.	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL III. PROMOTE DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.			
Policy III-A-1. Support 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.	Additional units in housing stock for extremely low and very low income people living with physical and/or developmental disabilities.	While the City continued to support the inclusion of affordable units for persons with disabilities and/or developmental disabilities, no such units were developed during the planning period.	Retain.
Policy III-A-2. Support 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 Agency-sponsored rental affordable developments. Ensure that support services are provided to tenants of these units.	Additional units in housing stock serving individuals who qualify for Shelter Plus Care housing assistance.	No projects subject to the ASHA (ASHA has since been renamed the Affordable Housing Program) or RDA-sponsored developments included Shelter-Plus-Care units during the planning period.	Modify to eliminate the reference to the RDA.
Policy III-A-3. Support development of Residential Care Facilities for the Elderly (RCFE) projects and independent senior housing developments.	Additional units in housing stock that are either RCFE units or independent senior units.	The AgeSong senior facility, completed in 2010, provided 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL III. PROMOTE DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.			
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 the 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.	Participation in collaborative planning; continued financial support of agencies that serve homeless in Emeryville; creation of supportive housing units that serve extremely low income special needs groups that are identified in the EveryOne Home Plan.	Staff continues to represent Emeryville at the EveryOne Home Plan meetings. In addition, the City contributed annually to the Homeless Management Information System through CDBG funds.	Retain.
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.			
Policy IV-A-1. Continue support of residential mixed use development through broader General Plan and update of zoning regulations.	At least half of city to be zoned for mixed use with residential through General Plan update.	The Planning Regulations, adopted in 2013, continue to support residential mixed-use development. Approximately one quarter of the city’s land area is designated for this type of use.	Retain.
Policy IV-A-2. Continue allowing development of live/work units as conditionally permitted use in light industrial zones and mixed use zones.	Update ordinance to define heavy live/work and allow it with use permit in IG (general industrial).	The Planning Regulations define heavy and light live/work units and conditionally permit light live/work units in the residential, mixed-use, light industrial, and office technology zones. Heavy live/work units are conditionally permitted in the INH (heavy industrial) zone.	Delete.
Policy IV-A-3. Encourage new developments to provide unit types for which there is an identifiable gap in Emeryville’s housing stock.	Production of a variety of housing types, particularly unit types for which there is an identifiable gap, including family-oriented projects with larger unit sizes, over Housing Element period.	The City continued to recognize the need for larger units and family-friendly housing. The Planning Regulations, adopted in 2013, provide a bonus for density, floor area ratio, and/or building height for residential projects that provide family-friendly housing (units with 3 or more bedrooms).	Delete.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
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.			
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 restrictions that apply to other residential uses of the same type in the same zone.	Zoning Ordinance updated to be in compliance with SB 2.	The Planning Regulations, adopted in 2013, allow emergency shelters by right (non-discretionary) in the Mixed Use with Residential South (MURS) zoning district. The Planning Regulations were amended in 2014 to allow transitional and supportive housing, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Delete; no further action required.
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.	Zoning Ordinance revised to meet policy objective.	The Planning Regulations, adopted in 2013, treat group homes and residential care facilities for six or fewer residents the same in terms of use and restrictions as single-family residential.	Delete; no further action required.
Policy IV-A-6. Revise the Zoning Ordinance to allow exemptions from design review for projects with a negligible visual impact, and to reduce the level of review to minor design review for one- and two-unit residential buildings and accessory dwelling units.	Zoning Ordinance revised to meet policy objective.	The Planning Regulations, adopted in 2013, allow the Planning Director to exempt projects with a negligible visual impact from design review. Additionally, the Planning Regulations require only minor design review for single-unit and two-unit residential buildings.	Delete; no further action required.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
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.			
Policy IV-A-7. The City adopted an update of its General Plan including new General Plan Designations on October 13, 2009. The capacity assumptions for sites included in Table 3 3 are based on the newly-established General Plan designations and interim zoning classifications. To ensure sites in the inventory are adequate to accommodate the City's regional need, the City will amend zoning to adopt the interim densities as identified in the sites inventory.	Zoning Ordinance revised to meet policy objective.	The Planning Regulations, adopted in 2013, are consistent with the General Plan and maintained the residential capacities for the sites identified in the sites inventory of the Housing Element.	Delete; no further action required.
Program IV-B-1. Continue special homebuyers assistance terms through the City's First-Time Homebuyer Program which provides zero-percent down, down payment 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.	Provision of down payment assistance loans for this group.	The City continues to offer affordable homeownership assistance to locally identified target groups through the First-Time Homebuyer Program.	Retain.
Program IV-B-2. Continue Special homebuyer assistance terms through the City's First-Time Homebuyer Program which provides zero-percent down, down payment assistance up to 20% of the purchase price to city of Emeryville employees who are any income for market units and very low moderate income for below market rate units.	Provision of down payment assistance loans for this group.	The City continues to offer affordable homeownership assistance to locally identified target groups through the First-Time Homebuyer Program.	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
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.			
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.	Provision of set-aside units for low to moderate income EUSD employees.	Affordable units have been available to teachers and employees of the Emery Unified School District (EUSD) through priority in the lottery process for new below market rate (BMR) units sold by developers. Two EUSD teachers purchased new BMR units during the planning period.	Modify to focus on advertising the availability of BMR units to EUSD employees.
Policy IV-B-4. Promote housing designed 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.	Completion of developer manual; New residential developments built that include larger units plus other on-site and nearby amenities that will attract households with children.	The Planning Regulations, adopted in 2013, provide residential density, floor area ratio, and/or building height bonuses for developments that provide a public benefit, including family-friendly housing that meets certain conditions, such as a minimum of 3 bedrooms, in-unit laundry hook-ups, and 15 additional square feet of open space.	Retain.
Policy 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.	Agency-sponsored development(s) completed that are specifically designed to attract households with children.	The City conducted primary research and wrote a report entitled "Social and Physical Indicators of Successful Affordable Family Housing." The report was included in the request for proposals for 3706 San Pablo Avenue. In addition, the Ambassador Housing Project, occupied in late 2013, includes affordable family units.	Modify to eliminate the reference to the RDA.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
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.			
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.	Occupancy of live/work units by artists or craftspeople.	The Parc at Powell (formerly “Parkside”) project includes an affordable live/work unit. Staff will work with the developer to target and market the unit to artists and craftspeople.	Retain.
Policy IV-B-7. Encourage development of affordable live/work space for artists and craftspeople.	Development of affordable live/work space for artists and craftspeople	The Planning Regulations, adopted in 2013, allow live/work development throughout most of the city. During the planning period, the City approved development of Parc at Powell (formerly “Parkside”), a residential development that includes 8 live/work units.	Retain.
GOAL V. MAINTAIN AND EXPAND ACTIVITIES DESIGNED TO PREVENT THOSE CURRENTLY HOUSED FROM BECOMING HOMELESS AND TO ASSIST THOSE WHO 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.	Support of homeless who have lived in Emeryville with needed services and shelter.	The City continued to provide annual funding to the Berkeley Food and Housing Project, which provides shelter and services to homeless persons who reside or have resided in Emeryville.	Retain.
Program V-A-2. Continue providing information at City Hall and through City’s website on resources available for emergency housing assistance.	Updated information available at City Hall and website.	The City continued to provide information regarding emergency housing assistance at City Hall and on the City’s website.	Retain (merge with Program V-A-3).

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL V. MAINTAIN AND EXPAND ACTIVITIES DESIGNED TO PREVENT THOSE CURRENTLY HOUSED FROM BECOMING HOMELESS AND TO ASSIST THOSE WHO ARE HOMELESS.			
Program V-A-3. Improve City departmental coordination to ensure that information is made available on resources available to assist Emeryville families and households at risk of homelessness.	Dissemination of information to City departments who interface with those at risk of homelessness; dissemination of information to those individuals.	The City continued to provide assistance information for households at risk of homelessness on the City's website. Tenants facing eviction are directed to ECHO Fair Housing or the East Bay Community Law Center for assistance. In addition, the City conducted three foreclosure prevention workshops each year for households facing the loss of housing.	Retain (merge with Program V-A-2).
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.	Dissemination of information to EUSD on housing and services available; increased coordination between entities.	Staff coordinated with the resource specialist at EUSD to market the Ambassador units to families with children enrolled at EUSD schools that may be in need of affordable housing.	Retain.
Program V-A-5. Assist in the development of affordable rental units serving extremely low income households as 30% of the area median income within future Redevelopment Agency-sponsored rental developments whenever feasible. Ensure that support services are provided to tenants of these units.	Provision of rental units that serve very low income households at 30% of the AMI.	The Magnolia Terrace project included 5 units restricted to extremely low-income households, and the Ambassador Housing project provided 8 units for very low-income households. In addition, the City accepted a proposal from EAH, Inc., to develop a residential project that will include 9 very low-income units on the City-owned 3706 San Pablo Avenue site.	Delete.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL VI. PROMOTE EQUAL OPPORTUNITY IN HOUSING.			
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.	Provision of fair housing counseling services to Emeryville residents and landlords.	The City contracted with ECHO to provide fair housing services to Emeryville residents through its participation in the Alameda County CDBG program.	Retain.
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 community-wide events.	Provision of updated fair housing information at City Hall and on website; information available at Emeryville community events.	Fair housing services were advertised on the public service television channel and in local periodicals. Information was also made available at City Hall, on the City's webpage, and through Alameda County's 2 1 1 information phone line.	Retain.
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.	Inclusion of equal opportunity language in marketing materials for BMR units.	The City required equal opportunity in housing language in marketing materials for below-market-rate units provided through the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) and in all affordability agreements.	Retain (merge with Program VI-A-4).

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL VI. PROMOTE EQUAL OPPORTUNITY IN HOUSING.			
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.	Inclusion of equal opportunity and anti-discrimination language in City and Agency housing agreements.	Equal opportunity and anti-discrimination language was included in all City contractual agreements.	Retain (merge with Program VI-A-3).
Program VI-A-5. Continue Accessibility Grant Program through the Emeryville Housing Rehabilitation Program to provide grant assistance to lower income households with disabilities.	Provision of grants to disabled households for accessibility improvements.	The City awarded eight accessibility grants through the Housing Rehabilitation Program.	Retain.
GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
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.	Provision of loans and grants to property owners that result in remediation of sites.	In 2013, the Strategic Partnership Agreement with the State expired for the CIERRA program, and it is not currently available. However, the City continued to administer federal clean-up funds awarded by the US Environmental Protection Agency. The 3706 San Pablo Avenue cleanup (a City-owned site for affordable housing) was funded in 2012, and the site's Sampling and Analysis Plan and Site Cleanup Plan were completed in 2013.	Modify due to the change in available funding sources.

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GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
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.	Provision of loans and grants to property owners that result in remediation of sites.	In 2013, the Strategic Partnership Agreement with the State expired for the CIERRA program, and it is not currently available. However, the City continued to administer federal clean-up funds awarded by the US Environmental Protection Agency. The 3706 San Pablo Avenue cleanup (a City-owned site for affordable housing) was funded in 2012, and the site's Sampling and Analysis Plan and Site Cleanup Plan were completed in 2013.	Modify due to the change in available funding sources.
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.	Attainment of additional outside funding to support Agency's site remediation goals.	In October 2008, TMG Partners secured a \$5 million brownfield grant from the California Pollution Control Finance Authority in connection with the California Recycle Underutilized Sites (CALReUSE) Program for development of the 64th and Christie site. The grant was awarded to clean up the project site and construct a concrete engineered podium. In addition, the City was awarded a \$200,000 clean-up grant for 3706 San Pablo Avenue from the US Environmental Protection Agency in 2012.	Modify to reflect the loss of the RDA.
Policy VII-B-1. Continue requirement that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittals to the Emeryville Planning and Building Department.	Developers' inclusion of checklist in planning application submittal, inspiring them to consider green design features.	The Planning and Building Department continued to require that developers submit the scorecard summary from the appropriate GreenPoint Rated or LEED Checklists prior to issuance of a building permit.	Retain.

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GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
Policy VII-B-2. Include the appropriate GreenPoint Rated or LEED Checklist in all Redevelopment Agency-led Request for Proposals (RFPs) for residential and/or live/work projects and include the Checklist as a review criterion in the developer selection process.	Inclusion of GreenPoint Rated or LEED Checklist in all Agency-led RFPs for new housing; incorporation of green building measures in Agency-sponsored housing developments.	The RFP for the development of 3706 San Pablo Avenue, a City-owned site for affordable housing, included GreenPoint Rated and/or LEED certifications.	Modify to eliminate reference to the RDA.
Policy VII-B-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Provision of information materials at Planning and Building Counter.	Information was made available on the City website and at the permit counter at City Hall.	Retain.
Policy VII-B-4. Consider an ordinance requiring projects involving public funds to meet minimum green building thresholds.	Public-private projects meeting higher green building thresholds, helping to meet City's climate change goal.	No local ordinance was adopted; however, the City required minimum green building standards on a case-by-case basis. For example, the Emery Station Greenway building, built in 2012, was required to have a LEED Silver rating. In addition, the City enforced CALGreen (mandatory green building code) building standards.	Retain.
Policy VII-B-5. Consider an ordinance providing density, FAR, and height bonus for private projects that meet certain green building thresholds.	Private projects meeting higher green building thresholds, helping to meet City's greenhouse gas reduction goal.	The Planning Regulations, adopted in 2013, provide bonuses for projects eligible for LEED platinum, gold, or silver certification. The Planning Regulations also provide bonuses for alternative energy systems and water and energy efficiency measures.	Delete; no further action required.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/ DELETE
GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
Policy VII-C-1. Adopt open space requirements and design guidelines for multi-family housing projects.	Requirements in Zoning Ordinance, leading to more open space and better design.	The Planning Regulations require that multi-family projects provide 60 square feet of open space per dwelling or live/work unit (Section 9-4.303). The Design Guidelines include standards for the provision of three types of open space: private space, common space, and publicly accessible space. In addition, there are guidelines specifically aimed at improving the design of residential development.	Delete; no further action required.
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.	Inclusion of design and operation measures to protect stormwater quality.	The City continued to require measures to protect stormwater quality, including Low Impact Design, which is the treatment of stormwater with vegetation and other management practices.	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
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.	Retrofit of existing residential buildings to be more energy efficient, less wasteful and better oriented to non-auto travel.	<p>From 2010 through 2012, the Rising Sun Energy Center offered residents free energy conservation services and hardware through the California Youth Energy Services (CYES). CYES promoted the program at the Earth Day Celebration at the Thursday Farmers Market and through discussions with homeowners, renters, and property managers of multi-unit housing complexes.</p> <p>In 2010, all Emeryville licensed businesses received a brochure describing the City's Green Business Program, Smart Solar Program, and Smart Light Program. The City also received funding for staff to participate in a PG&E Innovative Pilot studying energy efficiency in multi-family housing. Alternative transportation programs such as Emery Go-Round and 8-To-Go (shuttle for seniors) were advertised in the Emeryville Activity Guide and in the e-newsletter.</p> <p>The Planning Regulations, adopted in 2013, include a bonus for transportation demand management (TDM) (bike sharing, bike lockers, transit information, child care, transit passes), provide a bonus for electric vehicle charging stations, and offer a potential reduction in parking requirements with TDM with a conditional use permit.</p>	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
Program VII-D-2. Continue to provide assistance through the Emeryville Housing Rehabilitation Program for weatherization and energy efficiency repairs.	Property retrofits that would not occur without Agency funding.	The Redevelopment Agency offered a \$50,000 Weatherization Grant through the Housing Rehabilitation Program in 2010. Two Emeryville households received grant funds through this program. Program offerings and funding changed following the dissolution of the RDA, and programs were modified to meet the requirements of CDBG and CalHome, which require that improvement loans be specifically used to repair substandard conditions.	Delete.
Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects.	Green remodel features in property improvement and maintenance projects.	Energy conservation measures and green building materials are included in housing rehabilitation inspection documentation. The City also coordinated with PG&E to help implement the Energy Upgrade California program that provides subsidies for homeowners remodeling their houses with energy conservation measures. The Planning Regulations, adopted in 2013, include a bonus for transportation demand management (TDM) (bike sharing, bike lockers, transit information, child care, transit passes), provide a bonus for electric vehicle charging, and offer a potential reduction in parking requirements with TDM with a conditional use permit.	Retain.



6 GOALS, POLICIES & PROGRAMS

This chapter presents the City's housing goals, policies, and programs for the 2015 to 2023 planning period. Goals establish the ideal future and purpose, policies are statements to guide decision-making regarding housing issues, and programs are actions that the City will take to implement the policies in order to achieve the goals. The department(s) primarily responsible for program implementation, relevant review authority, time frame, and funding source are identified for each program.

GOAL H-1. PRESERVE AND IMPROVE THE CITY'S EXISTING NEIGHBORHOODS AND HOUSING STOCK.

POLICY H-1-1. PROMOTE THE PRESERVATION AND IMPROVEMENT OF EXISTING HOMES THROUGH THE EMERYVILLE HOUSING REHABILITATION PROGRAM

Program H-1-1-1. Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Allocate funds annually
	Funding source: CDBG
Program H-1-1-2. Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Annually
	Funding source: General fund
Program H-1-1-3. Continue to offer home maintenance education.	Responsible department/review authority: Economic Development and Housing, Community Services
	Time frame: Review education program annually, conduct classes quarterly or as appropriate
	Funding source: General fund

POLICY H-1-2. MAINTAIN AND IMPROVE THE CITY'S OLDER HOUSING STOCK, PARTICULARLY THE HOMES LOCATED IN THE TRIANGLE NEIGHBORHOOD EAST OF SAN PABLO AVENUE AND THE DOYLE STREET NEIGHBORHOOD LOCATED EAST OF HOLLIS STREET.

Program H-1-2-1. Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	Responsible department/review authority: Economic Development and Housing, Planning and Building, Police, Fire, City Attorney, Public Works, Planning Commission
	Time frame: Hold quarterly committee meetings, review progress monthly, process code violations as needed
	Funding source: General fund

GOAL H-1. PRESERVE AND IMPROVE THE CITY'S EXISTING NEIGHBORHOODS AND HOUSING STOCK.

Program H-1-2-2. Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Responsible department/review authority: Planning and Building, City Council
	Time frame: Ongoing, implement as the demolition of residential structures is proposed
	Funding source: General fund
POLICY H-1-3. MAINTAIN THE AVAILABILITY AND AFFORDABILITY OF EXISTING UNITS THAT ARE RESTRICTED FOR OCCUPANCY BY LOWER- AND MODERATE-INCOME HOUSEHOLDS.	
Program H-1-3-1. Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.	Responsible department/review authority: Economic Development and Housing
	Time frame: Review the affordable inventory twice yearly, take actions to preserve affordable units as needed
	Funding source: General fund
Program H-1-3-2. Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Monitoring and compliance ongoing, report annually or as required
	Funding source: General fund, Low/Moderate Income Asset Fund

GOAL H-2. ENCOURAGE THE DEVELOPMENT OF HOUSING AFFORDABLE TO EXTREMELY LOW-, VERY LOW-, AND LOW-INCOME HOUSEHOLDS.

POLICY H-2-1. ENSURE THAT THE PLANNING REGULATIONS CONTINUE TO FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING.

Program H-2-1-1. Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as projects with affordable units are proposed
	Funding source: General fund
Program H-2-1-2. Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as housing development projects are proposed
	Funding source: General fund

POLICY H-2-2. SUPPORT NEW HOUSING OPPORTUNITIES FOR EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS.

Program H-2-2-1. Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.	Responsible department/review authority: Economic Development and Housing, Planning and Building, City Council
	Time frame: Collect fees as projects are proposed; prioritize as funds become available
	Funding source: General fund, housing impact fees/housing trust fund
Program H-2-2-2. Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Responsible department/review authority: Economic Development and Housing, Planning and Building, City Council
	Time frame: Ongoing, implement as City-assisted housing development projects are proposed
	Funding source: General fund

GOAL H-2. ENCOURAGE THE DEVELOPMENT OF HOUSING AFFORDABLE TO EXTREMELY LOW-, VERY LOW-, AND LOW-INCOME HOUSEHOLDS.

Program H-2-2-3. Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level.	Responsible department/review authority: Economic Development and Housing, Planning and Building, City Council
	Time Frame: Ongoing, implement as development projects are proposed
	Funding source: General fund
Program H-2-2-4. Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Fund programs annually, process loans applications as they are received
	Funding source: General fund
Program H-2-2-5. Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Fund programs annually, process loans applications as they are received
	Funding source: Low-Income Housing Tax Credits, HOME, and other available sources
Program H-2-2-6. Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Ongoing
	Funding source: General fund
Program H-2-2-7. Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.	Responsible department/review authority: Planning and Building, Economic Development and Housing, City Manager, City Council
	Time frame: Annually
	Funding source: General fund ("boomerang funds")

GOAL H-3. PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.

POLICY H-3-1. SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING FOR DISABLED PERSONS, DEVELOPMENTALLY DISABLED PERSONS, PERSONS WITH HIV/AIDS, SINGLE-PARENT FAMILIES, AND SENIORS.

<p>Program H-3-1-1. Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.</p>	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as projects are proposed
	Funding source: General fund
<p>Program H-3-1-2. Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.</p>	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as projects are proposed
	Funding source: General fund
<p>Program H-3-1-3. Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.</p>	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: 2016
	Funding source: General fund
<p>Program H-3-1-4. Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.</p>	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Evaluate annually
	Funding source: General fund

GOAL H-3. PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.

POLICY H-3-2. MAINTAIN AND EXPAND ACTIVITIES DESIGNED TO PREVENT THOSE CURRENTLY HOUSED FROM BECOMING HOMELESS AND TO ASSIST THOSE WHO ARE HOMELESS.

Program H-3-2-1. Continue to support the countywide effort to prevent and end homelessness through strategies described in the “EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan.” Monitor the plan’s progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium Technical Advisory Committee.	Responsible department/review authority: Economic Development and Housing
	Time frame: Provide ongoing support, participate in groups monthly or as meetings or activities are scheduled
	Funding source: General fund
Program H-3-2-2. Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.	Responsible department/review authority: Economic Development and Housing, Planning Commission, City Council
	Time frame: Allocate funds annually
	Funding source: CDBG
Program H-3-2-3. Continue to provide information at City Hall and through the City’s website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, verify and update resource information quarterly
	Funding source: General Fund
Program H-3-2-4. Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, as need is identified
	Funding source: General Fund

GOAL H-4. PROVIDE A WIDE VARIETY OF HOUSING TYPES APPROPRIATE FOR HOUSEHOLDS AT ALL SOCIOECONOMIC LEVELS AND WITH A VARIETY OF LIFESTYLES AND PREFERENCES.

POLICY H-4-1. ENSURE THE ZONING ORDINANCE FACILITATES THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES.

Program H-4-1-1. Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).	Responsible department/review authority: Planning and Building, City Council
	Time frame: Ongoing, update the inventory as new projects are approved
	Funding source: General Fund
Program H-4-1-2. Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as projects are proposed
	Funding source: General Fund

POLICY H-4-2. PROMOTE OPPORTUNITIES FOR AFFORDABLE HOUSING THAT SERVES LOCALLY IDENTIFIED TARGET GROUPS, INCLUDING EMPLOYEES OF THE EMERY UNIFIED SCHOOL DISTRICT, CITY PERSONNEL, AND ARTISTS/CRAFTSPEOPLE.

Program H-4-2-1. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, offer loans as applications are received
	Funding source: General fund, Low/Moderate-Income Asset Fund
Program H-4-2-2. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, offer loans as applications are received
	Funding source: General fund, Low/Moderate-Income Asset Fund

GOAL H-4. PROVIDE A WIDE VARIETY OF HOUSING TYPES APPROPRIATE FOR HOUSEHOLDS AT ALL SOCIOECONOMIC LEVELS AND WITH A VARIETY OF LIFESTYLES AND PREFERENCES.

Program H-4-2-3. Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, as BMRs become available
	Funding source: General fund
Program H-4-2-4. Ensure that new residential developments that include a 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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, as development projects with below-market-rate live/work units are approved
	Funding source: General Fund
Program H-4-2-5. Encourage the development of affordable live/work space for artists and craftspeople.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing
	Funding source: General fund
Program H-4-2-6. Promote quality and diversity in the architectural style of new housing developments.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Implement as housing development projects are proposed
	Funding source: General fund

GOAL H-5. PROMOTE EQUAL OPPORTUNITY IN HOUSING.

POLICY H-5-1. 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 H-5-1-1. Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	Responsible department/review authority: Economic Development and Housing
	Time frame: Annually
	Funding source: CDBG
Program H-5-1-2. Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, update advertising and information as needed
	Funding source: General fund
Program H-5-1-3. Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market-rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance).	Responsible department/review authority: Economic Development and Housing, Planning and Building, City Attorney, City Council
	Time frame: Ongoing, as agreements are prepared
	Funding source: General Fund
Program H-5-1-4. Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.	Responsible department/review authority: Economic Development and Housing
	Time frame: Allocate funds annually, provide assistance as applications are received
	Funding source: CDBG

GOAL H-6. IMPROVE THE BALANCE IN HOUSING TENURE AND UNIT SIZES TO SPECIFICALLY ADDRESS THE NEED FOR FAMILY-FRIENDLY HOUSING AND INCREASE OWNER OCCUPANCY.

POLICY H-6-1. SUPPORT THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES FOR FAMILIES, THE PROVISION OF FAMILY-FRIENDLY AMENITIES, AND FAMILY-FRIENDLY DESIGN IN HOUSING DEVELOPMENTS.

Program H-6-1-1. Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Adopt guidelines by 2015, implement as projects are proposed
	Funding source: General fund
Program H-6-1-2. Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Examine opportunities annually
	Funding source: General fund

POLICY H-6-2. PROMOTE HOMEOWNERSHIP OPPORTUNITIES AND ENCOURAGE THE DEVELOPMENT OF NEW FOR-SALE RESIDENCES.

Program H-6-2-1. Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.	Responsible department/review authority: Economic Development and Housing
	Time frame: Initiate advertising by 2015, update as needed
	Funding source: General fund

GOAL H-6. IMPROVE THE BALANCE IN HOUSING TENURE AND UNIT SIZES TO SPECIFICALLY ADDRESS THE NEED FOR FAMILY-FRIENDLY HOUSING AND INCREASE OWNER OCCUPANCY.

Program H-6-2-2. Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.	Responsible department/review authority: Economic Development and Housing
	Time frame: Initiate efforts by 2015, implementation ongoing
	Funding source: General fund
Program H-6-2-3. Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Allocate and apply for funding annually, provide loans as applications are received
	Funding source: CalHome, Low/Moderate Income Asset Fund

POLICY H-6-3. WORK WITH EXISTING AND POTENTIAL EMERYVILLE HOMEOWNERS TO PREVENT PREDATORY LENDING AND FORECLOSURE.

Program H-6-3-1. Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Ongoing
	Funding source: General fund

GOAL H-7. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY IN RESIDENTIAL DEVELOPMENT THROUGH THE REMEDIATION OF BROWNFIELDS AND PROMOTION OF “GREEN” AND “HEALTHY” HOUSING DEVELOPMENT

POLICY H-7-1. ENCOURAGE THE REMEDIATION OF FORMER INDUSTRIAL SITES TO CREATE SAFE SITES FOR HOUSING DEVELOPMENT.

Program H-7-1-1. Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Ongoing, as residential development projects are proposed
	Funding source: General fund, US Environmental Protection Agency (EPA)
Program H-7-1-2. Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing
	Funding source: General fund

POLICY H-7-2. ENCOURAGE HOUSING DEVELOPMENT THAT PROVIDES CLEAN INDOOR AIR, MAXIMIZES ENERGY AND WATER EFFICIENCY, ADDRESSES STORMWATER TREATMENT, PREVENTS STORMWATER INTRUSION, AND UTILIZES HIGH QUALITY, ECO-FRIENDLY BUILDING MATERIALS.

Program H-7-2-1. Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	Responsible department/review authority: Planning and Building
	Time frame: Ongoing, enforce as development applications are submitted
	Funding source: General fund
Program H-7-2-2. Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, as RFPs are issued
	Funding source: General fund

GOAL H-7. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY IN RESIDENTIAL DEVELOPMENT THROUGH THE REMEDIATION OF BROWNFIELDS AND PROMOTION OF “GREEN” AND “HEALTHY” HOUSING DEVELOPMENT

Program H-7-2-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Responsible department/review authority: Planning and Building
	Time frame: Ongoing, review and update information twice yearly
	Funding source: General fund
Program H-7-2-4. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, as development projects are proposed
	Funding source: General fund
Program H-7-2-5. Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, as development projects are proposed
	Funding source: General fund

POLICY H-7-3. ENCOURAGE THE DEVELOPMENT OF HOUSING IN CLOSE PROXIMITY TO TRANSIT, PARKS, AND SERVICES, AND ENCOURAGE SITE AND BUILDING DESIGN THAT INCLUDES SOCIAL SPACES, EMPHASIZES TRANSIT ACCESS, PROVIDES BICYCLE PARKING, AND FEATURES A STRONG INTERFACE WITH THE STREET.

Program H-7-3-1. Encourage new housing development within the City’s Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	Responsible department/review authority: Planning and Building, Economic Development and Housing, City Council
	Time frame: Ongoing, review funding sources annually and/or as potential projects are proposed
	Funding source: General fund

GOAL H-7. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY IN RESIDENTIAL DEVELOPMENT THROUGH THE REMEDIATION OF BROWNFIELDS AND PROMOTION OF “GREEN” AND “HEALTHY” HOUSING DEVELOPMENT

Program H-7-3-2. Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.	Responsible department/review authority: Planning and Building, City Council
	Time frame: Implement based on the time frame identified in EBOTS
	Funding source: General fund
Program H-7-3-3. Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, 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.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: 2015
	Funding source: General fund
POLICY H-7-4. SUPPORT PROPERTY RETROFITS THAT REDUCE THE CITY'S CARBON FOOTPRINT THROUGH ENERGY CONSERVATION, WASTE REDUCTION, AND TRANSPORTATION ACCESS MEASURES.	
Program H-7-4-1. Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and car-sharing pods.	Responsible department/review authority: Planning and Building, Economic Development and Housing
	Time frame: Ongoing, review and update information twice yearly
	Funding source: General fund
Program H-7-4-2. Encourage energy conservation measures and use of green building materials in residential remodel projects.	Responsible department/review authority: Planning and Building, Economic Development and Housing
	Time frame: Ongoing
	Funding source: General fund

Quantified Objectives

Table 6-1 shows the City's quantified housing objectives by income category for the 2015 to 2023 planning period. These objectives represent estimates of potential results from the implementation of the policies and programs described above.

The new construction objective corresponds directly to the City's Regional Housing Needs Allocation (RHNA). The City will strive to meet housing targets for all income categories. This objective is supported by Programs H-2-1-1, H-2-1-2, H-2-2-1, H-2-2-2, H-2-2-3, H-2-2-5, H-2-2-6, H-4-1-1, and H-4-1-2.

The improvement and rehabilitation objective is linked to the number of existing units expected to receive assistance through the City's Housing Rehabilitation Program. This objective is supported by Programs H-1-1-1 and H-1-1-2.

The preservation objective refers to the continued affordability of all of the City's existing income-restricted below market rate units, including the six units at risk of converting to market rate in Bay Bridge Housing. The City will work to retain these units as below market rate homes. This objective is supported by Program H-1-3-1. In addition, the preservation objective is linked to the number of units the City expects to retain through the continued implementation of the City's Residential Preservation Ordinance, supported by Program H-1-2-2.

The homebuyer assistance objective refers to the number of households the City will assist in receiving first-time home buyer assistance loans or Mortgage Credit Certificates (administered through Alameda County). This objective is supported by Programs H-4-2-1, H-4-2-2, H-6-2-1, H-6-2-3.

Table 6-1. 2015–2023 Quantified Objectives

INCOME CATEGORY	NEW CONSTRUCTION	IMPROVEMENT/ REHABILITATION	PRESERVATION	HOMEBUYER ASSISTANCE	TOTAL
Extremely Low	138	2	—	—	140
Very Low	138	16	349	—	503
Low	211	16	143	60	430
Moderate	259	—	237	60	556
Above Moderate	752	—	8	—	760
Total	1,498	34	737	120	2,389

Source: ABAG 2014–2022 RHNA, 2013; City of Emeryville Departments of Planning and Building and Economic Development and Housing 2014

APPENDICES



APPENDIX A: LIST OF HOUSING DEVELOPERS, ADVOCACY ORGANIZATIONS, & HOUSING RESOURCES

Non-Profit Housing Developers

Affordable Housing Associates
Tel: 510-649-8500
Fax: 510-548-3094
1250 Addison, Suite G
Berkeley, CA 94702
www.ahainc.org

BRIDGE Housing
Tel: 415-989-1111
Fax: 415-495-4898
345 Spear Street, Suite 700
San Francisco, CA 94105
www.bridgehousing.com

Citizens Housing Corporation
Tel: 415-421-8605
Fax: 415-421-8615
26 O'Farrell Street, Suite 600
San Francisco, CA 94108
www.citizenshousing.org

EAH, Inc.
Tel: 415-258-1800
Fax: 415-453-4927
2169 East Francisco Blvd., Suite B
San Rafael, CA 94901
<http://www.eahhousing.org>

East Bay Asian Local Development Corporation
Tel: 510-287-5353
Fax: 510-763-4143
310 8th Street, Suite 200
Oakland, CA 94607
www.ebaldc.com

Eden Housing
Tel: 510-582-1460
Fax: 510-582-0122
22645 Grand Street
Hayward, CA 94541
www.edenhousing.org

Habitat for Humanity
Tel: 510-251-6304
Fax: 510-251-6309
2619 Broadway, Suite 205
Oakland, CA 94612
www.habitatoh.org

Housing Consortium of the East Bay
Tel: 510-828-8259
1736 Franklin Street, 6th Floor
Oakland, CA 94612
www.hceb.org

Mercy Housing California
Tel: 415-355-7100
Fax: 415-355-7101
1360 Mission Street, Suite 300
San Francisco, CA 94103
www.mercyhousing.org

Mid-Peninsula Housing Corporation
Tel: 650-356-2901
Fax: 650-357-9766
303 Vintage Park Drive, Suite 250
Foster City, CA 94404
www.midpen-housing.org

Resources for Community Development
Tel: 510-841-4410
Fax: 510-548-3502
2730 Telegraph Avenue
Berkeley, CA 94705
www.rdev.org

Satellite Housing Inc.
Tel: 510-647-0700
Fax: 510-647-0820
1521 University Avenue
Berkeley, CA 94703
www.satellitehousing.org

Public Benefit Organizations

Bonita House, Inc.
Tel: 510-923-1099
Fax: 510-923-0894
6333 Telegraph Avenue, Suite 102
Oakland, CA 94609
www.bonitahouse.org

Building Opportunities for Self-Sufficiency
Tel: 510-649-1930
Fax: 510-649-0627
2065 Kittredge, Suite E
Berkeley, CA 94704
www.self-sufficiency.org

Build It Green
Tel: 510-845-0472
Fax: 510-845-1854
1434 University Avenue
Berkeley, CA 94702
www.builditgreen.org

California Housing Consortium
Tel: 415-677-4436
Fax: 415-677-4384
369 Pine Street, Suite 310
San Francisco, CA 94104
www.calhsng.org

East Bay Housing Organizations (EBHO)
Tel: 510-663-3830
Fax: 510-663-3833
538 9th Street, Suite 200
Oakland, CA 94607
www.ebho.org

Greenbelt Alliance
Tel: 415-543-6771
Fax: 415-543-6781
631 Howard Street, Suite 510
San Francisco, CA 94105
www.greenbelt.org

Housing California
Tel: 916-447-0503
900 J Street, Second Floor
Sacramento, CA 95814
www.housingca.org

Housing Rights, Inc.
Tel: 510-548-8776
Fax: 510-548-5805
PO Box 12895
Berkeley, CA 94712
www.housingrights.com

Local Initiatives Support Corporation
Tel: 415-397-7322
Fax: 415-397-8605
369 Pine Street, Suite 350
San Francisco, CA 94104
www.bayarealisc.org

Non-Profit Housing Association of Northern California
Tel: 415-989-8160
Fax: 415-989-8166
369 Pine Street, Suite 350
San Francisco, CA 94104
www.nonprofithousing.org

For-Profit Housing Developers

Archstone-Smith
Tel: 510-285-1122
Fax: 510-285-1155
807 Broadway, Suite 210
Oakland, CA 94607
www.archstonesmith.com

BayRock Residential
Tel: 510-873-8880
Fax: 510-873-8282
1300 Clay St. Suite 620
Oakland, CA 94612
www.bay-rock.com

OCTOBER 2014

BRE Properties
Tel: 415.445.6530
525 Market Street, 4th Floor
San Francisco, CA 94105
www.breproperties.com

Catellus Residential Group
Tel: 949-251-6100
3990 Westerly Pl., Ste 120
Newport Beach, CA 92660
www.catellus.com

Holliday Development
Tel: 510-547-2122
Fax: 510-547-2125
1500 Park Ave. #200
Emeryville, CA 94608
www.hollidaydevelopment.com

Laconia Development LLC
Tel: 925-937-4111
Fax: 925-937-4173
1981 North Broadway, Suite 415
Walnut Creek, CA 94596
www.laconiallc.com

Madison Park Financial
Tel: 510-452-2944
Fax: 510-452-2973
409 Thirteenth Street
Eighth Floor
Oakland, California 94612
www.mpfcorp.com

The Olson Company
Tel: 925-242-1050
Fax: 925-242-1051
3130 Crow Canyon Place, Suite 210
San Ramon, CA 94583
www.olsonhomes.com

Placeworks LLC
Tel: 510-499-9400
Fax: 510-217-94560
1501 Pacific Avenue
Alameda, CA 94501
www.placeworks.com

Prometheus Residential Group
Tel: 650-931-3400
Fax: 650-931-3600
1900 South Norfolk St., Suite 150
San Mateo, CA 94403
www.prometheusreg.com

Pulte Homes
Tel: 248-647-2750
Fax: 248-433-4598
100 Bloomfield Hills Pkwy., Ste. 300
Bloomfield Hills, MI 48304
www.pulte.com

Sares-Regis Group
Tel: 949-756-5959
Fax: 949-756-5955
18802 Bardeen Avenue
Irvine, CA 92612-1521
www.sares-regis.com

SNK Development
Tel: 602-261-7511
Fax: 602-261-7591
1313 East Osborn Road, Suite 213
Phoenix, AZ 85014
www.snk.com

TMG Partners
Tel: 415-772-5900
Fax: 415-772-5911
100 Bush Suite 2600
San Francisco, CA 94104
www.tmgpartners.com

Wareham Development
Tel: 415-457-4964
Fax: 415-459-4605
1120 Nye Street, Suite 400
San Rafael, CA 94901
www.warehamproperties.com

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OCTOBER 2014

APPENDIX B: CITY OF EMERYVILLE MASTER FEE SCHEDULE

City of Emeryville
Master Fee Schedule
Building Division

Effective July 1, 2014

DESCRIPTION	FEE	
BUILDING PERMIT	0.80%	of construction valuation ¹
Includes Sign and Demolition Permits	\$ 123	minimum
Phased Construction (Applicant requests to proceed with first phase of construction prior to issuance of all building permits.)		Full permit fee, including all permit types and plan check fees, plus 25%, due at issuance of first permit.
Permit Renewal	\$ 123	Expired Permits requiring 1 inspection for fina
GENERAL PLAN MAINTENANCE²	0.50%	of construction valuation ¹
Applied to all permits except solar panels.		
TECHNOLOGY FEE	0.10%	of construction valuation ¹
Applied to all permits except solar panels.		
PLAN CHECK – To be paid with submittal of application		
Initial Review plus review of one resubmittal	65%	of Building Permit Fee
	50%	of Building Permit Fee
		for Residential under \$100,000.00
	\$ 168	minimum
Approved Resubmittals and/or changes to approved plans, including deferred submittals		
In house	\$ 168	per hour, 1 hour minimum
Outside Consultant		Consultant's hourly fee plus 15%
Expedited Plan Check (first review in 3-5 days or less) (requires Chief Building Official approval of request, based upon applicant's demonstrated need for expedited review and staff workloads)		Full plan check fees plus 50% due at submittal of application; minimum \$500
ENERGY CONSERVATION – To be paid with submittal of application		
Review of Title 24 Energy conservation documentation (only if Title 24 is required for the project).	12.5%	of Building Permit Fee

ELECTRICAL, PLUMBING, MECHANICAL PERMITS**When issued with Building Permit**

Electrical	20%	of Building Permit Fee
Plumbing	18%	of Building Permit Fee
Mechanical	17%	of Building Permit Fee

When issued separately

Electrical, Plumbing or Mechanical	1%	of construction valuation ¹
	\$ 123	minimum

Photo Voltaic Solar Panel Building Permit Fees³

Single family residences	\$ 250	
Residential except single family residences		
Up to 15 kW	\$ 500	
Over 15 kW	\$ 500	plus \$15 per kW over 15 kW.
All Other		
Up to 50 kW	\$ 1,000	
Over 50 kW	\$ 1,000	plus \$7 per kW between 50 kW and 250 kW plus \$5 per kW over 250 kW

Sewer Lateral Permit

Per Parcel, Administrative fee	\$ 175	
Plus a fee for each new, repaired, replaced or abandoned lateral of:	\$ 404	
or, plus a fee based on cost recovery for large or complex private sewer systems, or for		
inspections requiring overtime, as determined by the City Engineer	\$ 101	per hour
	\$ 152	overtime per hour
Verification Test (only), on an existing sewer lateral	\$ 101	per test
Traffic signal or street light conduit utility locate (as needed)	\$ 136	
Sewer Lateral Performance Security	\$ 1,000	
Plan Check for new sewer laterals	\$ 168	

SEWER CONNECTION

Residential Dwellings	\$ 1,244	per unit
All Others Uses	\$ 249	per plumbing trap

(Note: Credit given for removed traps when previous use
is abandoned for less than one year)

STRONG MOTION INSTRUMENTATION PROGRAM (SMIP)²

1 to 3 Story Residential	0.01%	of construction valuation ¹
	\$ 0.50	minimum
All Other Construction	0.02%	of construction valuation ¹
	\$ 0.50	minimum

GRADING PERMIT

Grading Permit	1%	of construction valuation ¹
Plan Review of Grading Permits	65%	of Grading Permit Fee
	\$ 123	minimum

MICROFILM and PHOTOCOPIES

Project Valuation to \$100,000.00		
8.5" x 14"	\$ 0.50	per page
Larger than 8.5" x 14"	\$ 1.00	per page
Project Valuation over \$100,000.00	1%	of Building Permit Fee

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CONSTRUCTION WORK WITHOUT REQUIRED PERMITS

5 times cost of the actual permit

OTHER INSPECTIONS AND FEES

Building Inspection Requests after Business Hours
(Business Hours: Monday-Friday 8:00am-4:00 pm)
Minimum 2 hours weekday; 4 hours weekend.

\$ 135 per hour

Subsequent Re-inspections of work made necessary by faulty or incorrect work
(CBO discretion; fee shall be paid prior to next inspection request)
Certified Access Specialist Inspections (CASP)

\$ 123 each re-inspection

Inspections

\$ 143 per hour or consultant costs⁴

Inspection for Reconnection of Utilities

\$ 123 per request

Pre-Plan check prior to permit application (2 hr minimum)

\$ 168 per hour

Pre-Construction Meeting Consultation (2 hr minimum)

\$ 168 per hour

Alternate Methods and Materials Request

\$ 168 per hour

Certificate of Occupancy/Temporary Certificate of Occupancy Requests

\$ 256 per request

Gas/Electrical Meter Release

\$ 256 per request

Assigned Property/Business Address

\$ 123 per request

Plans Copy Request (except counter review)

\$ 123 per request

FIRE DEPARTMENT FEES

Charge per current Fire Department Fee Schedule

SCHOOL FEES (effective June 1, 2008)²

Commercial

\$ 0.47 per square foot

Residential (500 sq. ft. or more)

\$ 2.97 per square foot

Self Storage

\$ 0.07 per square foot

Live/Work

\$ 1.73 per square foot

CALIFORNIA BUILDING STANDARDS COMMISSION FEES (effective January 1, 2009)²

Permit valuation \$1 to \$25,000

\$ 1.00

Permit valuation \$25,001 to \$50,000

\$ 2.00

Permit valuation \$50,001 to \$75,000

\$ 3.00

Permit valuation \$75,001 to \$100,000

\$ 4.00

Permit valuation over \$100,000

\$ 1.00 per \$25,000 or fraction thereof

NOTE: Fees for Traffic Impact, Art in Public Places, or Bay/Shellmound Assessment District may apply². For guidelines and calculations of these fees, consult the Building Division.

¹ Construction valuation shall be determined by the Chief Building Official, and shall be based on the valuation declared by the applicant, or on the most recent "Building Cost Index" published by Engineering News Record and adjusted for the San Francisco Bay Area, whichever is higher.

² These fees have been established by and are collected on behalf of other departments or agencies, are listed here for reference only, and are subject to change. Please consult Building Division to determine current fees.

³ No other fees are charged for Photo Voltaic Solar Panels, except fees that are not controlled by the City, including but not limited to Strong Motion Instrumentation Program (SMIP), School Fees, and California Building Standards Commission Fees.

⁴ Cost recovery for special cases requiring outside consultants

**City of Emeryville
Master Fee Schedule
Planning**

Effective July 1, 2014

DESCRIPTION**FEE****Publications, Document Charges**

Maps:

Set of 11 x 17 Zoning/General Plan maps	\$	10	
Individual maps	\$	3	
General Plan	\$	69	
General Plan EIR	\$	0.10	Per photocopy rate
Park Avenue District Plan	\$	27	
North Hollis Area Urban Design Program	\$	27	
Planning Regulations	\$	35	
Housing Element of the General Plan	\$	50	
Stormwater Guidelines	\$	25	
Parks and Recreation Strategic Plan	\$	69	
Emeryville Design Guidelines	\$	69	
Sustainable Transportation Plan	\$	15	
Sustainable Transportation Background Report	\$	94	
Pedestrian and Bicycle Plan	\$	104	
Pedestrian and Bicycle Plan Appendices	\$	82	
Photocopying, Per Page	\$	0.10	
Faxing, Per Page	\$	0.10	

Sidewalk Café Permits (including Parklets)

Application Fee	\$	100	
Annual Renewal Fee		No fee	
Appeal to Planning Commission	\$	50	
Appeal to City Council	\$	50	

Planning Fees

Notification Fee /Property Owner Mailing Lists	\$	91	+ charged per formula if
charged for all applications requiring Planning Commission			excess of 1 hour
and/or City Council Review			

Planning Commission Study Session

\$	1,000	Flat Rate
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Note: Deposit to be credited to application fee if application submitted within one year.

General Plan Amendment

At cost, charged per	\$3,000	Deposit
formula		

Rezoning

At cost, charged per	\$3,000	Deposit
formula		

OCTOBER 2014**Development Agreement**At cost, charged per
formula \$2,000 Deposit**Planned Unit Development**

Preliminary Development Plan

At cost, charged per
formula \$3,000 Deposit

Final Development Plan

At cost, charged per
formula \$1,000 Deposit**Conditional Use Permits**

Minor Conditional Use Permits

\$ 471

Major Conditional Use Permits

Residential, up to 3 units

\$ 471

Demolition of significant or residential structure

At cost, charged per
formula \$3,000 Deposit

All other

At cost, charged per
formula \$2,000 Deposit**Temporary Use Permits**

\$ 471

Exceptions to Standards

\$ 471

VariancesAt cost, charged per
formula \$2,000 Deposit**Design Review, including Signs**

Minor Design Review for Signs

\$ 471

Major Design Review for Signs

\$ 707

Master Sign Programs

At cost, charged per
formula \$1,000 Deposit

Individual signs under Master Sign Programs

See Zoning
Compliance Review

All Other Minor Design Review:

\$ 471

All Other Major Design Review

At cost, charged per
formula \$2,000 Deposit**Construction Work, Sign Installation and/or Commencement of Use Without**

5 times cost of actual permit/approval

Tree Removal Permits

Not in conjunction with other planning permits

\$ 689

(Other related fees from Public Works Master Fee Schedule may apply)

Subdivisions

Major Subdivisions, including residential condominium conversions	At cost, charged per formula	\$2,000 Deposit plus cost of any technical assistance such as engineer's review
Minor Subdivisions, including residential condominium	\$ 589	
Lot Line Adjustments	\$ 589	
Parcel Mergers	\$ 589	
Certificate of Compliance	\$ 589	
Covenant of Easement	At cost, charged per formula	\$1,000 Deposit

Note the following fee which is administered by the Public Works Department

Digital Basemap Processing Fee	\$ 291
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Charged to applicants requesting recording of lot line adjustments, parcel maps, parcel map waivers and final maps within the City of Emeryville

Assessment District Apportionment *(Required for lot configuration changes for parcels in the*

Lot Line Adjustments/Parcel Map Waivers	\$ 291	
Major/Minor Subdivisions (10 parcels or less)	\$ 1,181	
Major/Minor Subdivisions (more than 10 parcels)	\$ 2,959	Plus \$25 Per Parcel Over 20 Parcels

Environmental Review

Initial Study	At cost, charged per formula	\$1,000 deposit + actual cost of any technical asst. & staff time
Preparation of Negative Declaration	At cost, charged per formula	\$10,000 deposit
Environmental Impact Report	At cost, charged per formula	\$50,000 deposit
Mitigation Monitoring Program	At cost, charged per formula	+ actual cost of any technical assistance & staff time
Environmental Document Filing Fee (General)	\$ 62	\$50 to Alameda County plus \$12 processing fee
Filing Fees Required by State Department of Fish & Game (Effective 1/1/2014)		
Negative Declaration	\$ 2,181	
Environmental Impact Report (EIR)	\$ 3,030	

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Administrative Fees

Appeals		
to Planning Commission	\$	100
to City Council	\$	200
Time Extensions (Permit Applications)		
If Granted Administratively	\$	233
If Planning Commission or City Council consideration is required	\$	553
Zoning Compliance Review		
Building Permit Sign-Off		No fee
Business License Sign-Off, including Home Occupations and Live/Work Unit Occupancy		No fee
All Other, Including Zoning Compliance or Code Interpretation Letter, Secondary Residential Units, and Individual Signs Under Master Sign Programs	\$	200
Amendments to conditions of approval by Planning Commission or City Council		
Less than 10,000 sq. ft. of floor area	\$	588
10,000 sq. ft. or more of floor area	At cost, charged per formula	\$1,000 Deposit
Request for Waiver of construction noise hours by City Council	\$	588
<u>In Lieu Fees</u>		
Open Space, pursuant to EMC Section 9-4.303(a)(3)b	\$	200 Per square foot of required open space not provided
Parking, pursuant to EMC Section 9-4.407(d)	\$	7,500 Per required parking space not provided

Note: For any services requiring staff time or the time of city hired consultants, charges will be

Planning Staff	charged at	calculation of direct salary, fringe benefits
Consultants	charged at	Cost plus 10% administrative fee

This is referred to as "Charged per formula."

NOTES

1) The cost of processing applications includes all direct personnel costs in all appropriate departments including Planning & Building, Economic Development and Housing Public Works, Fire and Police. Personnel costs include actual salary plus fringe benefits and indirect overhead.