



HOUSING ELEMENT UPDATE



CITY OF EMERYVILLE

Community Workshop

March 13, 2014

Workshop Overview

- ▶ Housing Element overview and update process
- ▶ Demographic trends
- ▶ Housing characteristics
- ▶ Housing market trends
- ▶ Existing resources
- ▶ Next steps



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Housing Element Requirements

- ▶ One of seven mandated general plan elements
- ▶ Existing and projected housing needs for all economic segments of the community
- ▶ Review and certification by the California Department of Housing and Community Development (HCD)



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New this Planning Period

- ▶ **SB 812** – Planning for persons with developmental disabilities
- ▶ **SB 375** – Timing of the planning cycle (bring housing elements into alignment with regional plan updates)
- ▶ **Streamlined Review** – Process for a more efficient review of housing elements

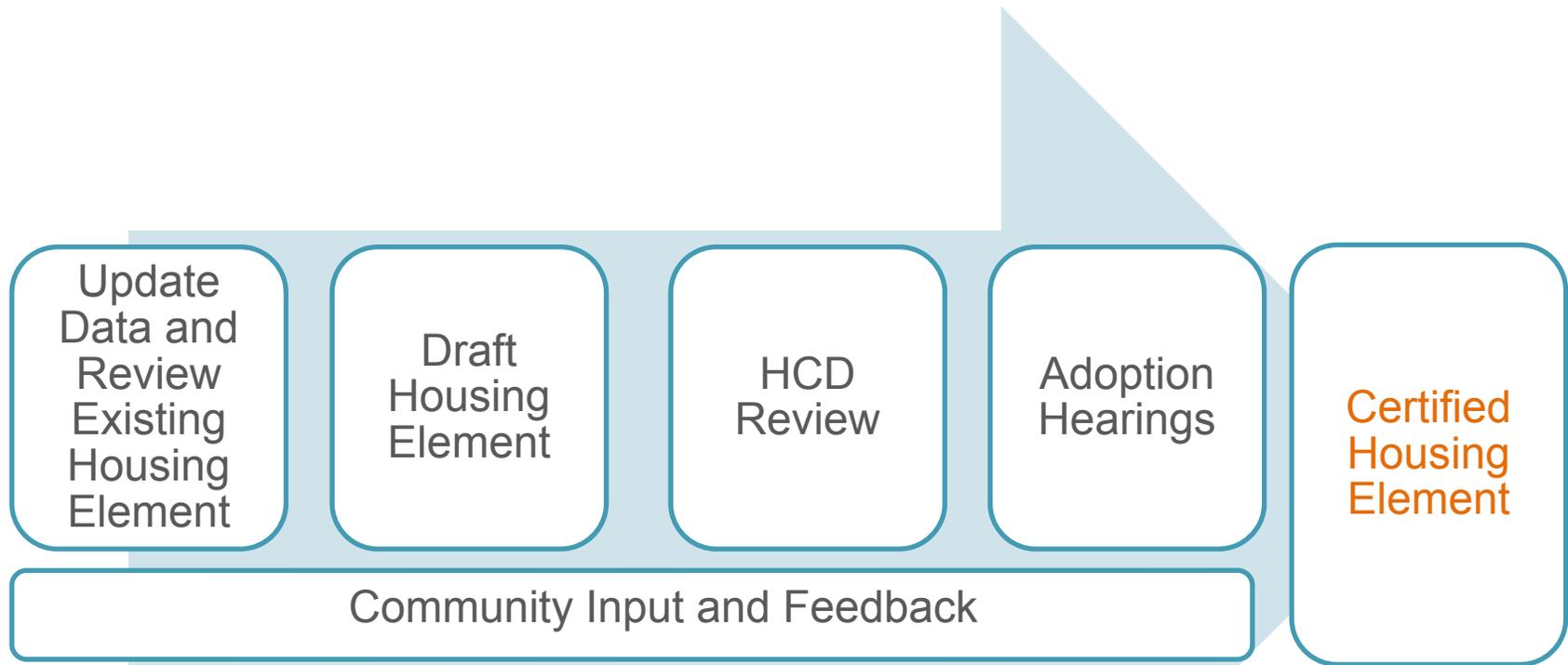


Emeryville Housing Element

- ▶ Part of the Emeryville General Plan
(adopted in 2009)
- ▶ Adopted and certified in 2010
- ▶ Annual implementation reports



Update Process

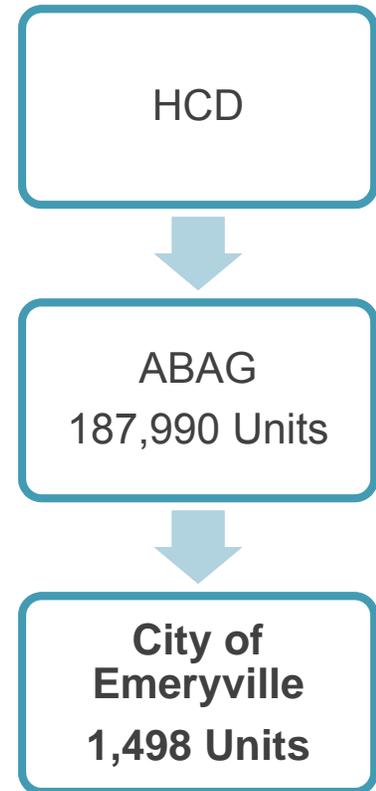


Update Schedule

Thursday, March 27	Planning Commission study session
Wednesday, April 2	Housing Committee meeting
Tuesday, April 22	City Council study session
May/June	Public review draft Housing Element
June	Housing Committee meeting Planning Commission hearing
July	City Council hearing
July – September	HCD review
October/December	Adoption hearings
December/January – February/March	Final HCD review and certification

Regional Housing Needs Allocation (RHNA)

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



2014-2022 RHNA

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

* Based on a 4-person household

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



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Demographic Trends

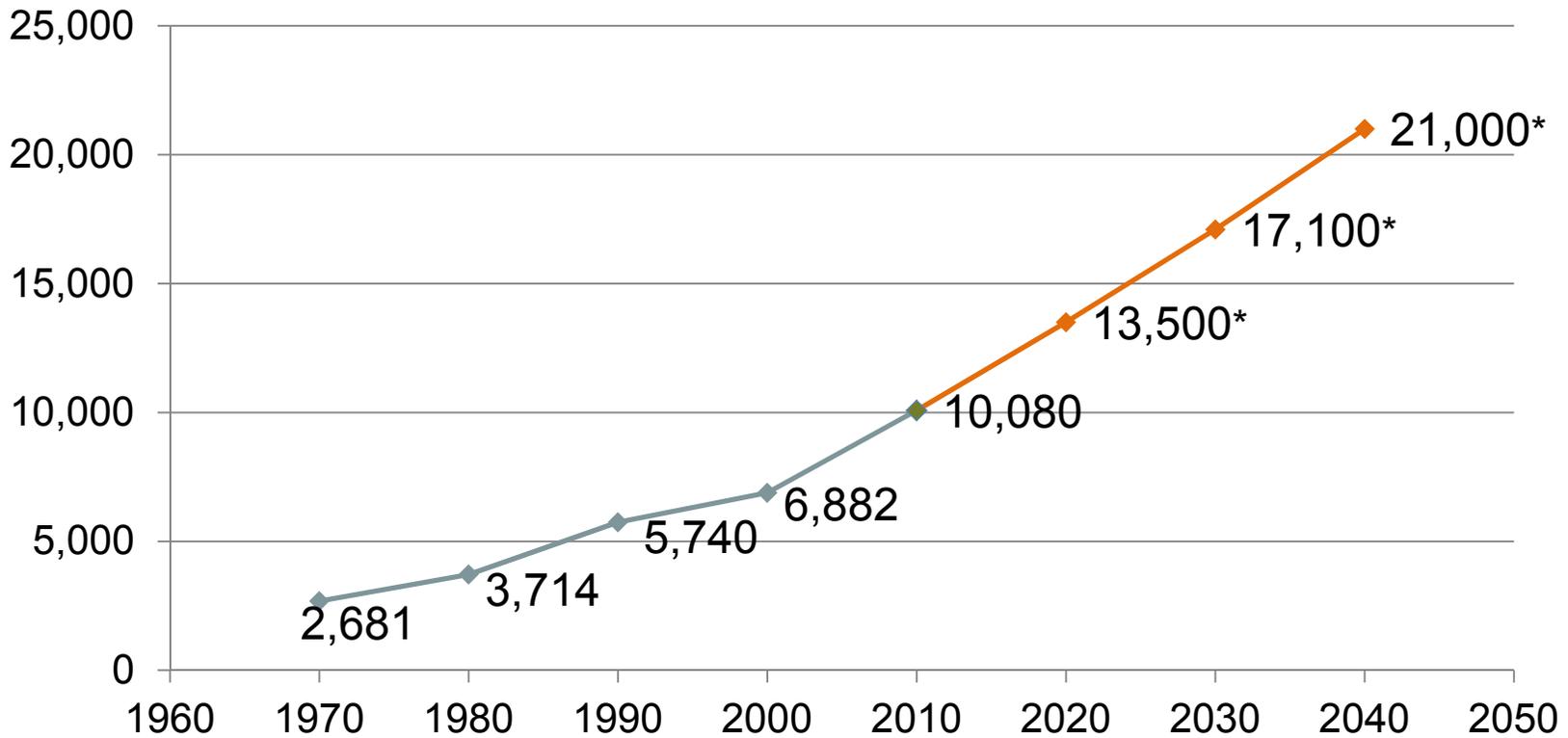


Initial Findings



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Population Growth



* ABAG projection

Sources: US Census (as compiled by ABAG for Bay Area Census and Data Profiles for Housing Elements, 2014); ABAG Projections, 2013



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Household Size

Average number of persons per household

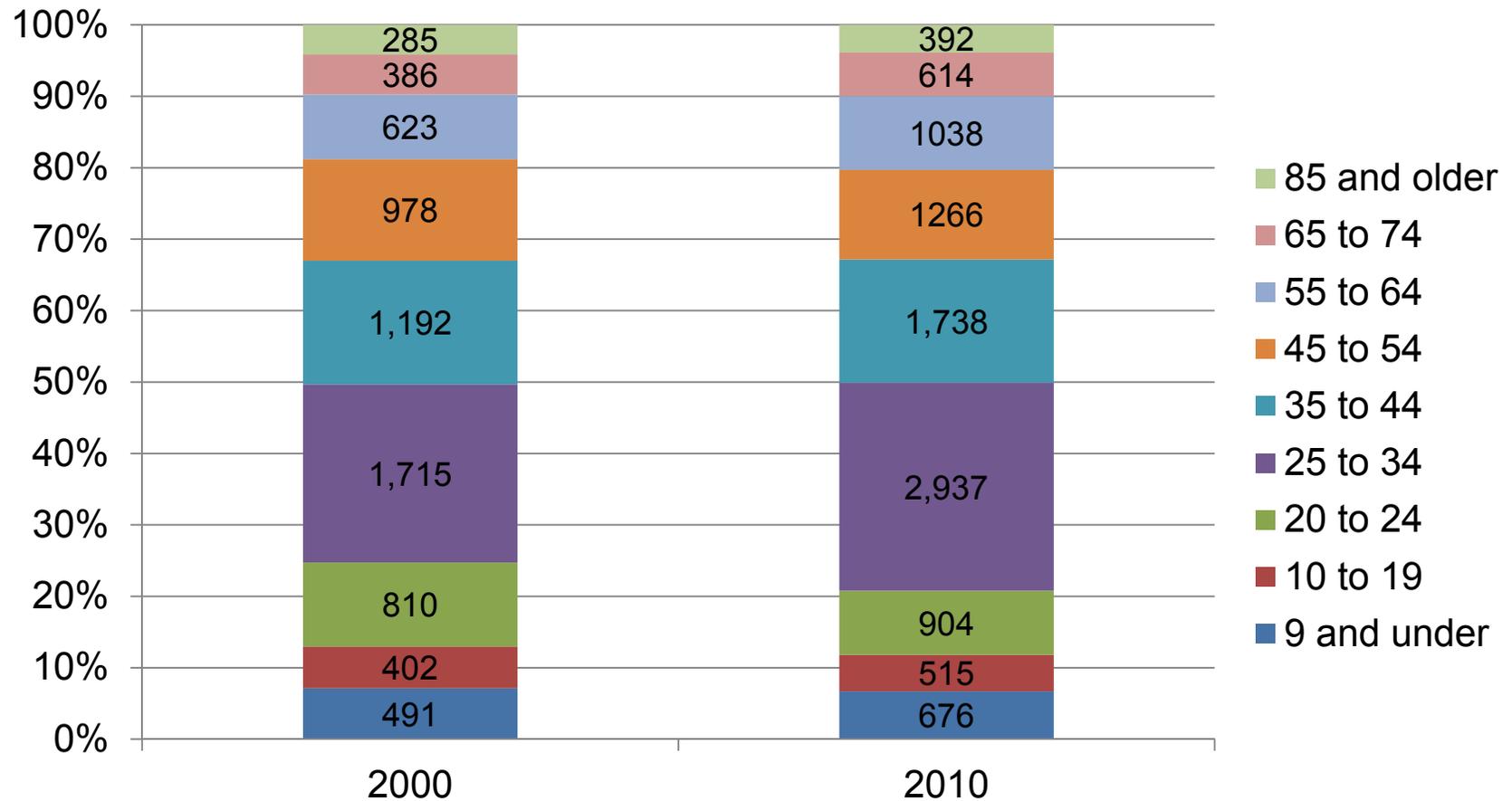
Area	2000	2010
Emeryville	1.71	1.76
Alameda County	2.71	2.70
California	2.87	2.90

Sources: 2000 and 2010 US Census



Population Age

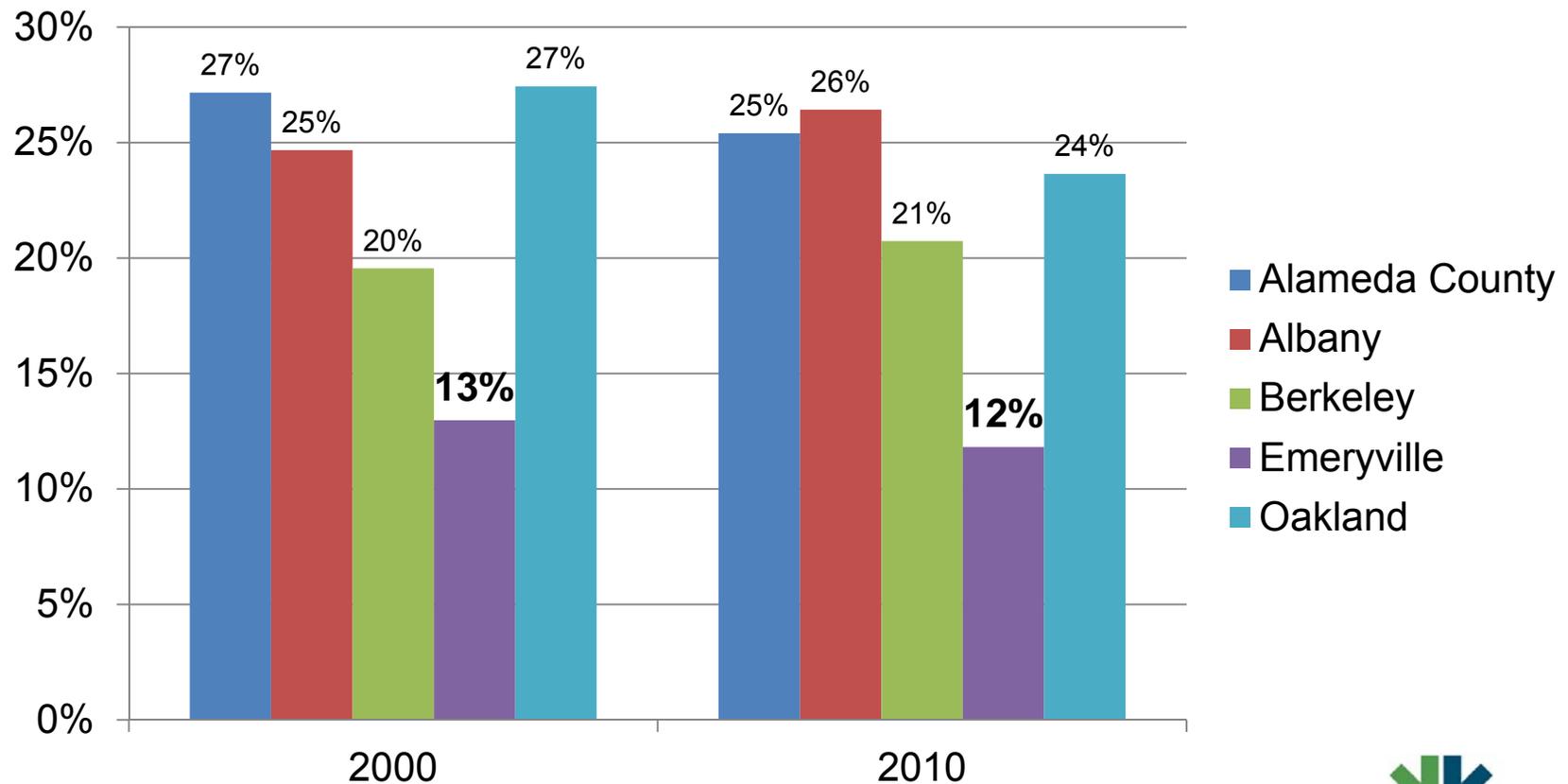
Median age: 35.2 35.0



Source: 2000 and 2010 US Census

Population Age

Children/young adults age 19 and under as a percentage of overall population

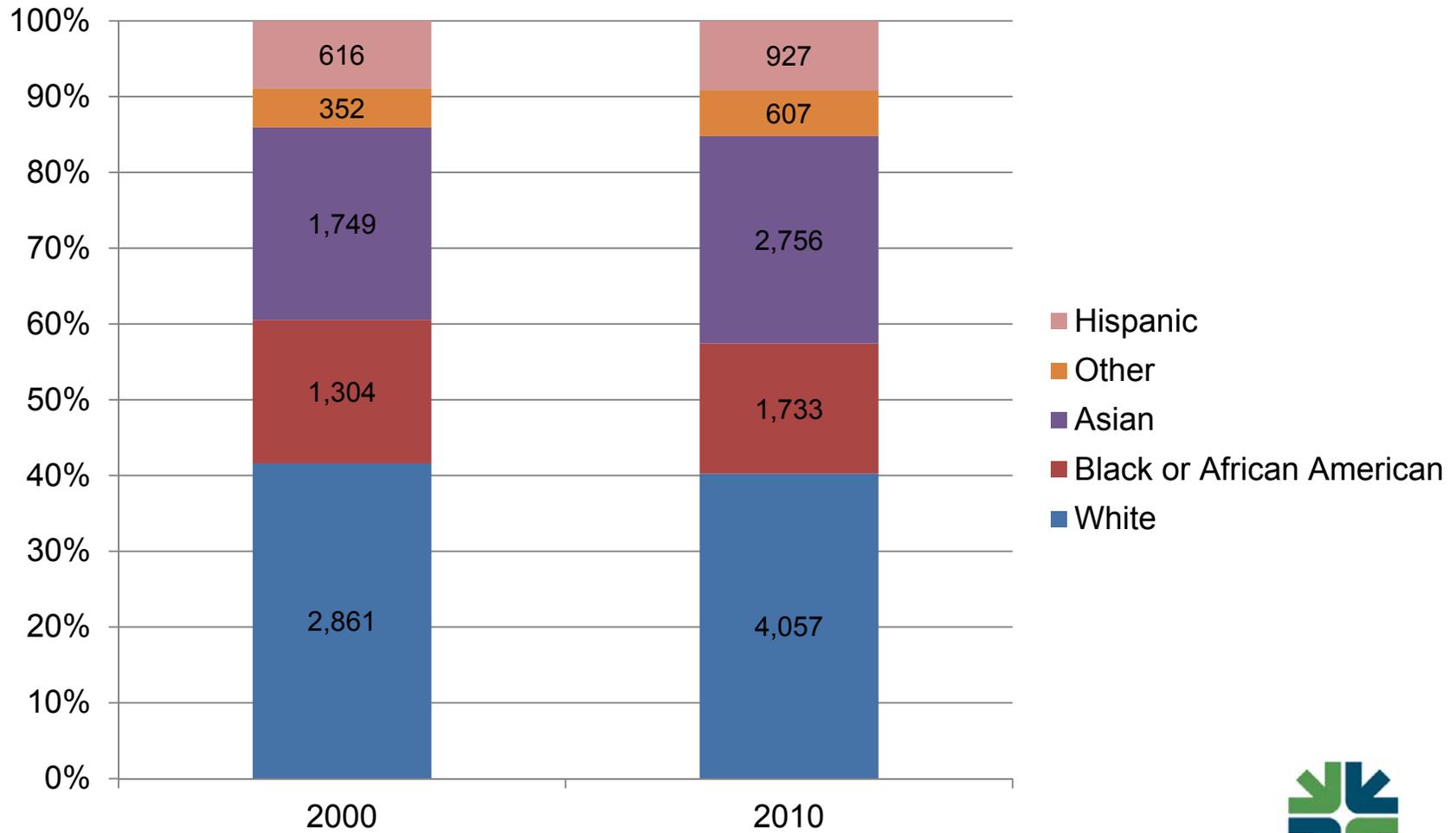


Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)



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Race/Ethnicity



Source: 2000 and 2010 US Census



Discussion Question

- ▶▶▶ Which members of the community are most in need of housing and services?



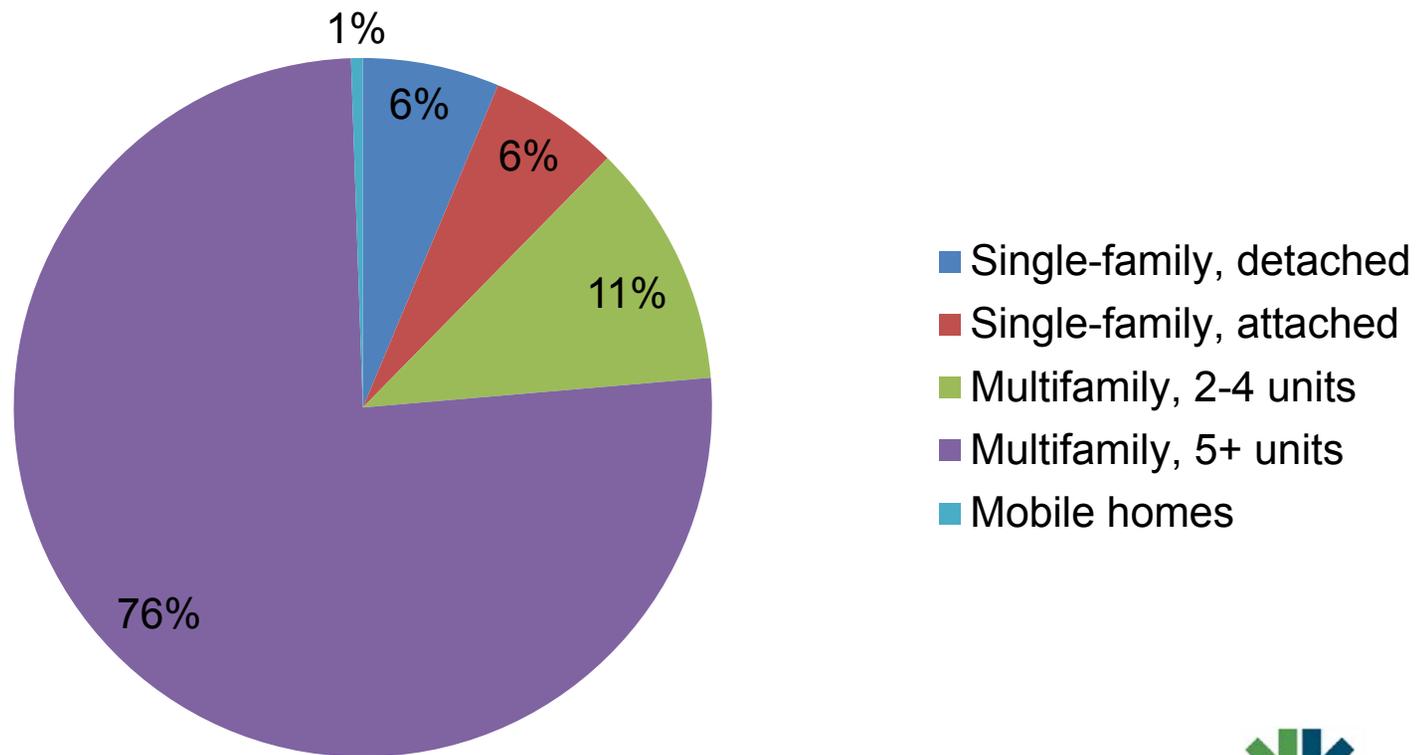
Housing Characteristics



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Housing Types

Percentage of homes by building structure

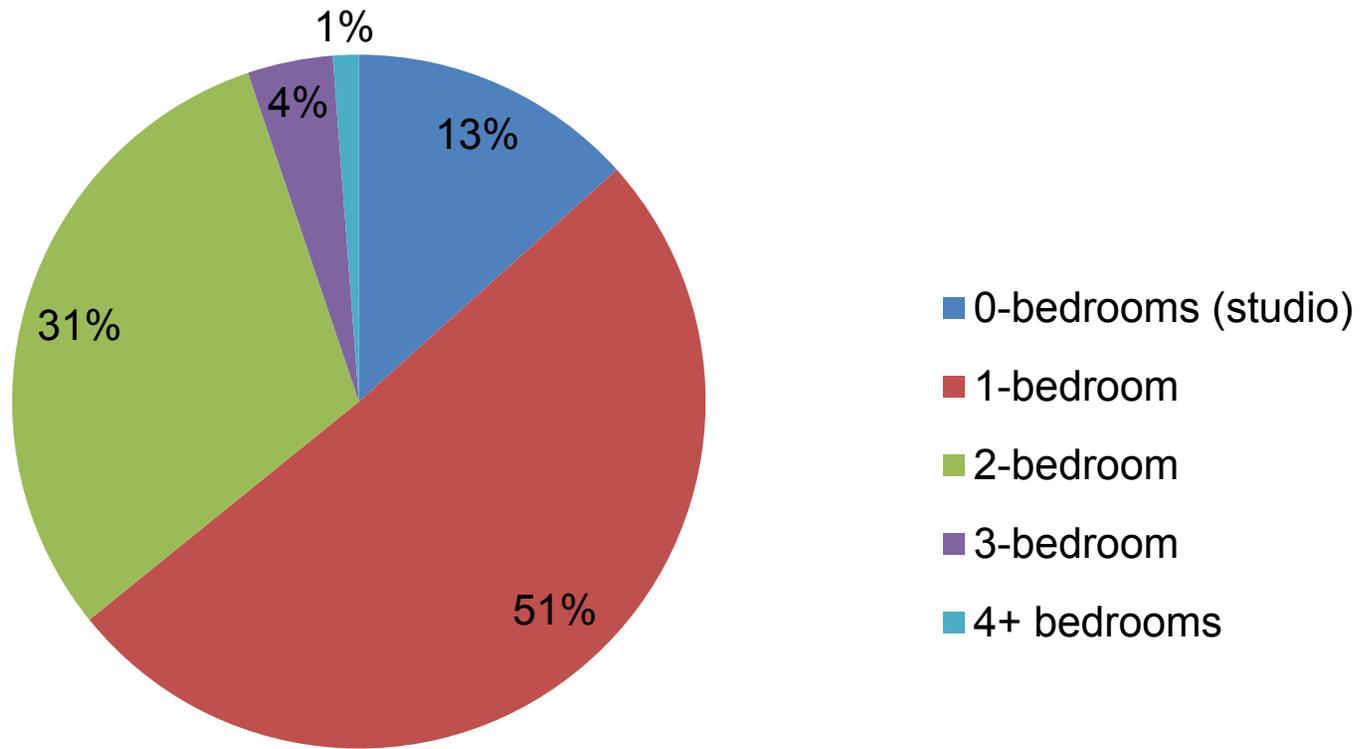


Source: California Department of Finance, 2013 (ABAG Data Profiles for Housing Elements, 2014)



Housing Types

Percentage of homes by number of bedrooms

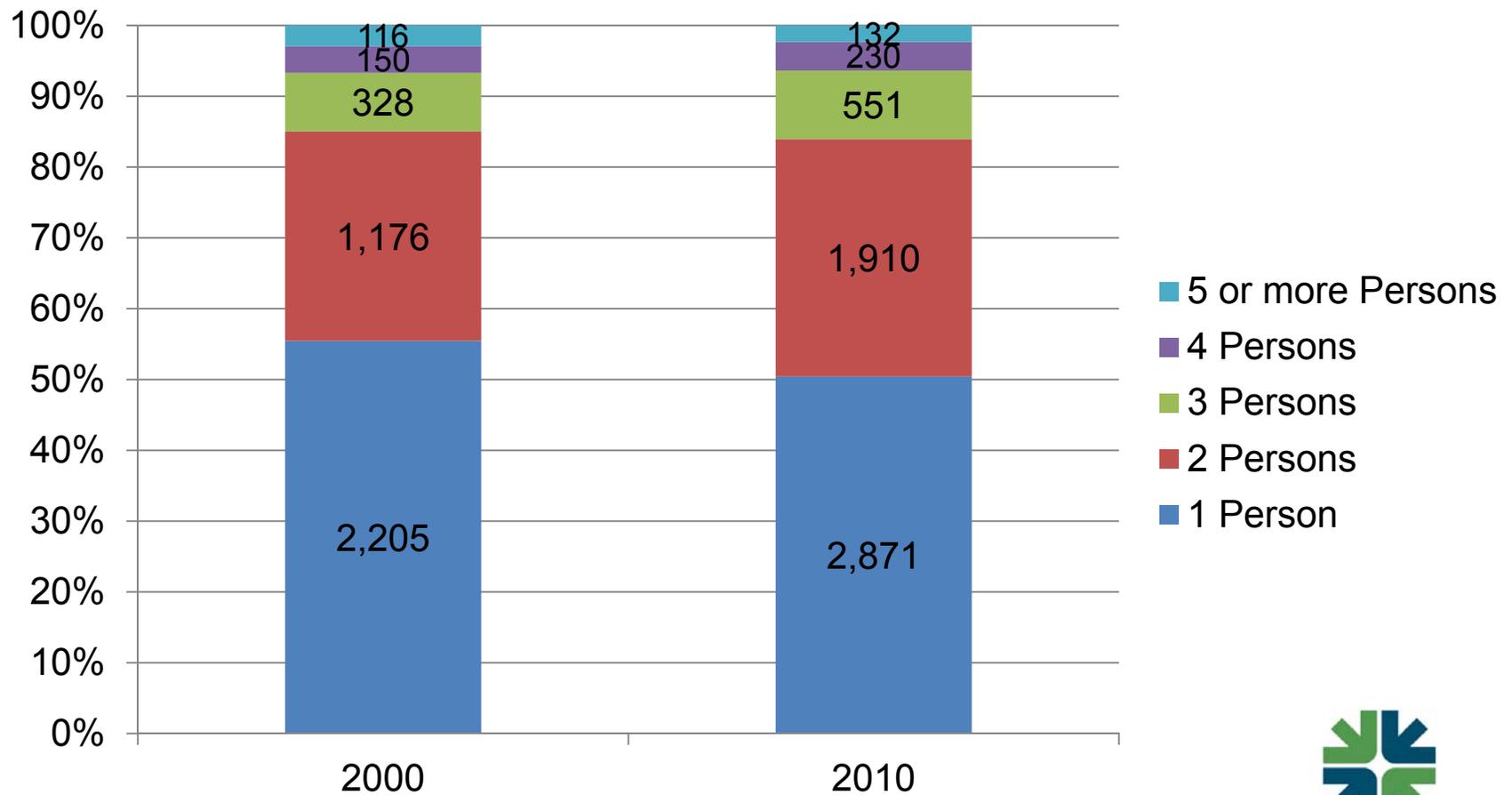


Source: American Community Survey, 2008-2012



Home Occupancy

Persons per occupied home



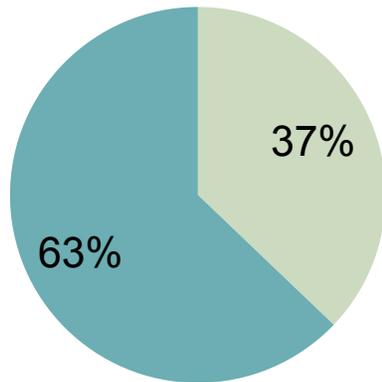
Source: 2000 and 2010 US Census



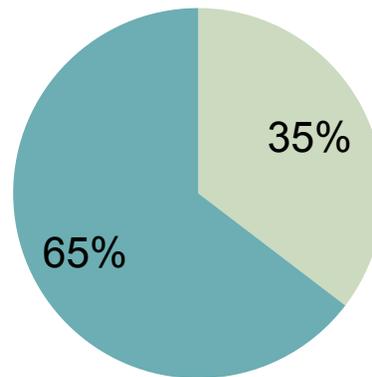
Housing Tenure

Emeryville

2000

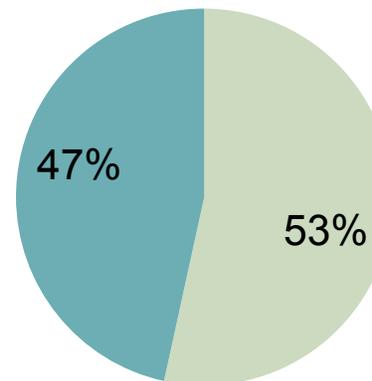
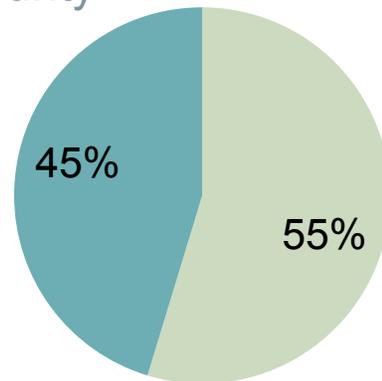


2010



- Owner Occupied
- Renter Occupied

Alameda County



Source: 2000 and 2010 US Census (ABAG Data Profiles for Housing Elements, 2014)



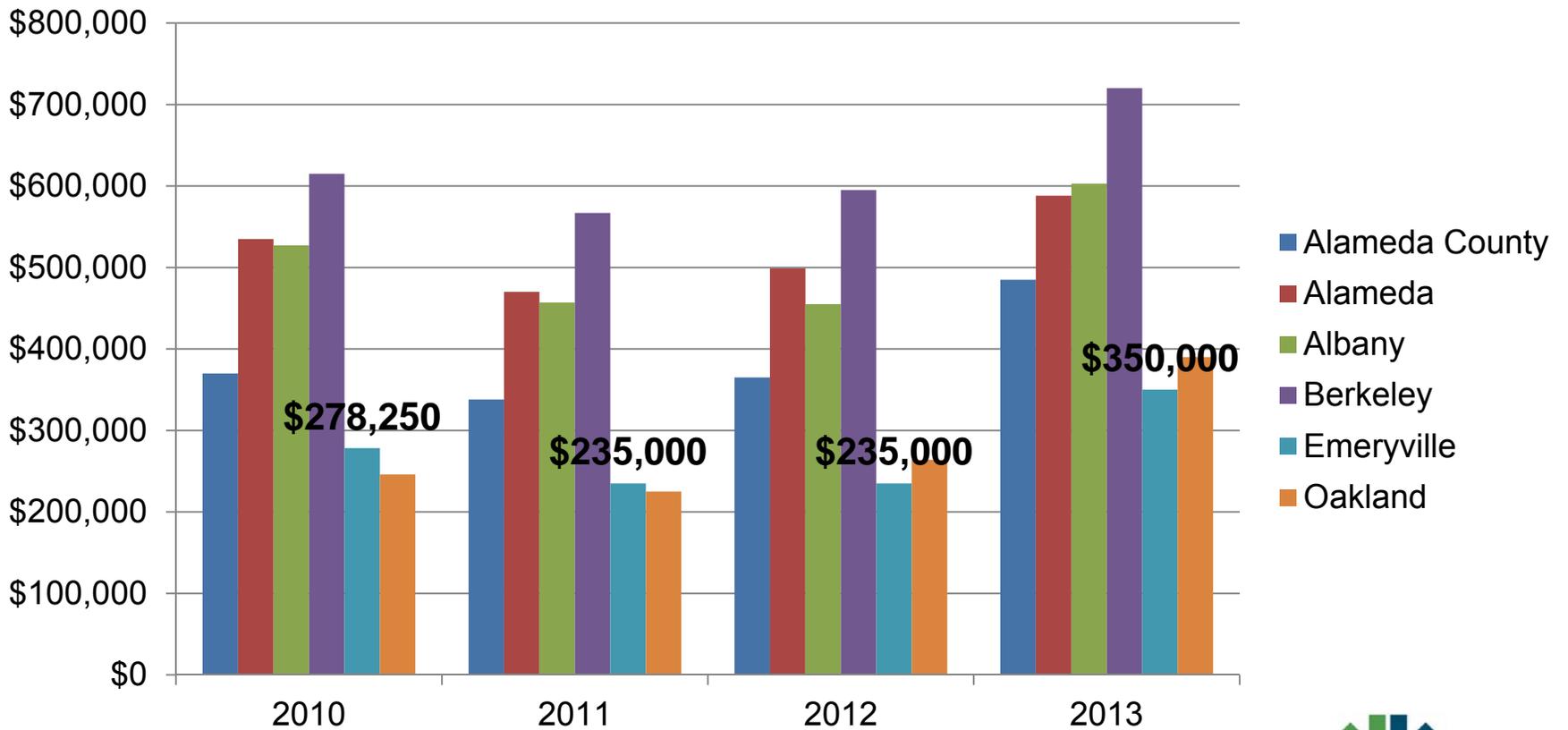
Housing Market Trends



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Home Prices

Median home prices by year

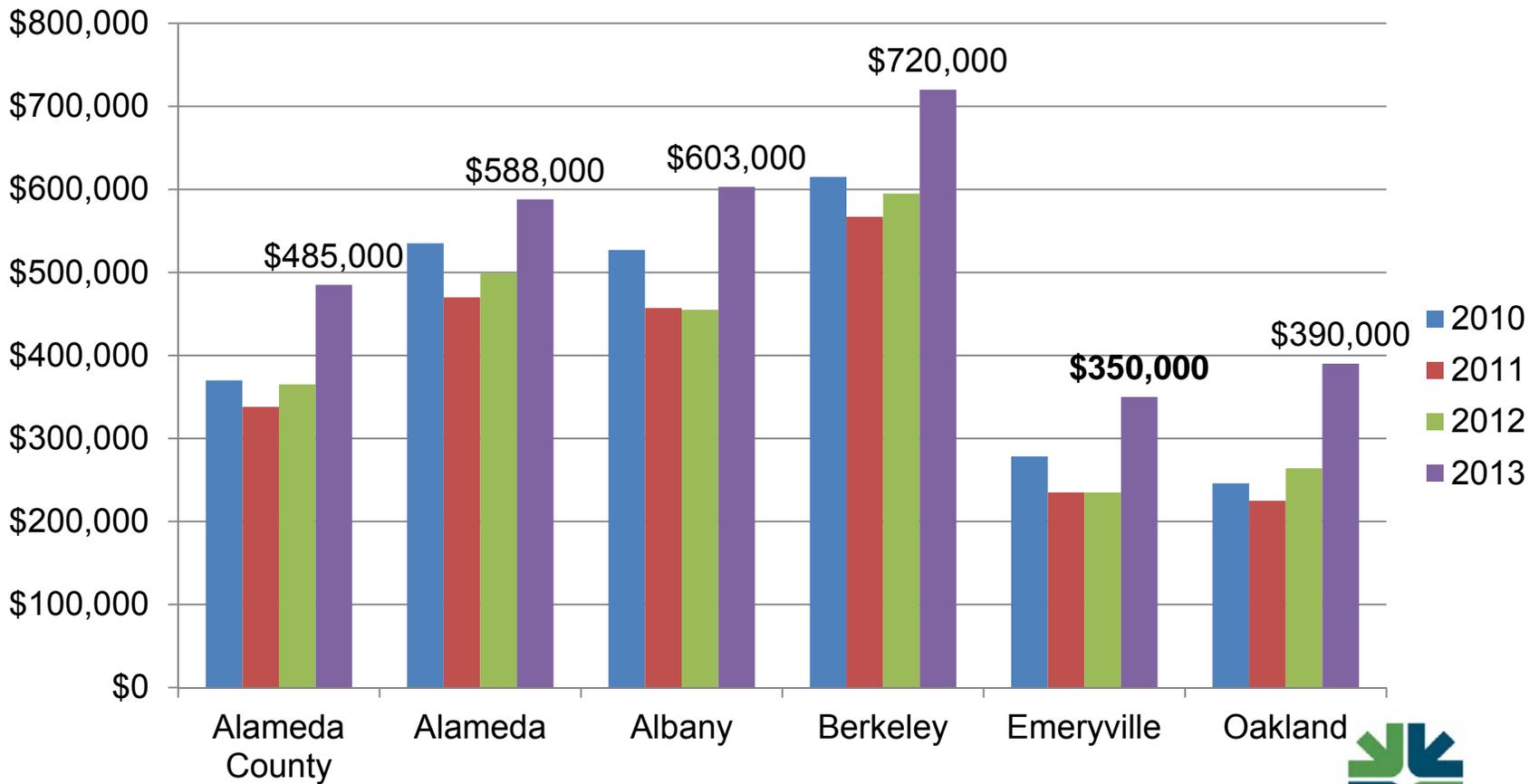


Source: DataQuick (www.DQnews.com)



Home Prices

Median home prices by city



Source: DataQuick (www.DQnews.com)



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Rent Prices

Average monthly rent prices

Number of Bedrooms/ Bathrooms	Average Rent	Average Square Feet	Average Price Per Square Foot
Studio	\$1,804	551	\$3.27
1-bedroom/1 bath	\$2,231	818	\$2.73
2-bedroom/1 bath	\$2,824	1,049	\$2.69
2-bedroom/2 bath	\$2,914	1,194	\$2.44
3-bedroom/2 bath	\$3,427	1,492	\$2.30

Source: City of Emeryville, Economic Development and Housing Department and Planning and Building Department Survey, 2013



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Discussion Question

- ▶▶▶ What types of housing are needed in Emeryville (style, amenities, unit types/sizes, etc.)?



Housing Resources



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Citizen Oversight

City Council

- Planning and project approval and appeals

Planning Commission

- Planning and project approval

Housing Committee

- Housing policies and programs

Community Preservation Committee

- Code compliance

Housing Advisory & Appeals Board

- Housing Code violation complaints and appeals

Staff Resources

Planning and Building Department

- Plan for housing development
- Review projects and process permits
- Ensure that new developments meet requirements

Economic Development and Housing

- Affordable housing set-aside
- Below market-rate units
- Funding coordination
- First time homebuyer loan program
- Rehabilitation loan programs
- Foreclosure prevention

Financial Resources

- ▶ Low-Income Housing Tax Credits
- ▶ CalHOME and CalHFA
- ▶ Community Development Block Grants (CDBG) and HOME
- ▶ US Environmental Protection Agency Grants and other remediation funds
- ▶ Non-profit lenders and for-profit community lending divisions

Other Resources

- ▶ Housing Authority of Alameda County
 - ▶ Housing Choice Vouchers (Section 8)
 - ▶ Public Housing
- ▶ Advocacy organizations
- ▶ Fair housing services

Discussion Question

- ▶▶▶ What is your vision for housing in Emeryville?



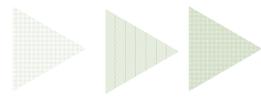
Next Steps

Planning Commission study session	
When:	Thursday, March 27, 6:30 pm
Where:	City Council Chambers, Emeryville Civic Center

Housing Committee meeting	
When:	Wednesday, April 2, 6:00 pm
Where:	Emeryville Civic Center (lower level)

City Council study session	
When:	Tuesday, April 22, 7:15 pm
Where:	City Council Chambers, Emeryville Civic Center

Web Page



Emeryville.org/HousingElement

- Aside Ordinance
- Affordable Rental Housing
- AB987 Summary Document
- Community Preservation
- Community Housing Resources
- Foreclosure Prevention
- Homebuyer Programs
- Housing Committee
- Housing Element
- Rehabilitation Programs

-  Oversight Board
-  eNewsletter
-  Notify Me
-  Activity Guide

Housing Element

The Housing Element describes housing-related needs and resources in the community, particularly the availability, affordability, and adequacy of housing; and establishes a strategy to address housing needs for community members across the economic and social spectrum.

Housing Element Update

The City has initiated work on an update to the Housing Element of the [General Plan](#) for the 2014 to 2022 planning period. Emeryville's current Housing Element was adopted and certified in 2010.

How You Can Participate

The following is a schedule of events and opportunities to share your ideas and provide input on the draft.

[Online Housing Survey- open now!](#)

Please [click here](#) to participate in a survey to share your housing preferences and ideas for the Housing Element update.

Community Workshop

Date: Thursday, March 13
Time: 6:00pm – 7:30pm
Location: City Council Chambers, Emeryville Civic Center, 133 Park Avenue, Emeryville

Planning Commission Study Session

Date: Thursday, March 27
Time: 6:30pm
Location: City Council Chambers, Emeryville Civic Center, 133 Park Avenue, Emeryville

Contact

Diana Keena
Associate Planner
[E-mail Diana](#)

1333 Park Ave.
Emeryville, CA 94608

Emeryville, CA 94608

Ph: (510) 596-4335
Fax: (510) 596-xxxx

Hours

9:00 am - 5:00 pm
Monday - Friday

Online Survey



Emeryville.org/HousingElement

Emeryville Housing Survey



*1. Which statements describe you? (check all that apply)

- I am a resident of Emeryville.
- I work in Emeryville.
- I own land or a home in Emeryville.
- I own a business in Emeryville.
- I work for an organization that serves Emeryville residents.
- I am considering moving to Emeryville.
- I am a developer.

Other (please specify)

2. If you are an Emeryville resident, how long have you lived here? If you do not live in Emeryville, where do you live?

- Less than 1 year
- 1 to 5 years
- 5 to 10 years
- 10+ years

I live in (please specify):

3. How many people currently live in your household?

- 1
- 2
-



Thank you!



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