

2023-2031 HOUSING ELEMENT

for the City of Emeryville



Agenda

- » Input from Planning Commission and City Council Study Sessions
- » Regional Housing Needs Assessment (RHNA)
- » Site Inventories and Strategies for Meeting RHNA
- » Schedule



Planning Commission and City Council Study Sessions



Planning Commission and City Council Study Sessions

- » General support for affordable and market rate housing
- » Ideas for programs:
 - Seek funding sources for ADU construction
 - Fine tune First Time Homebuyer Loan program
 - Expedite conversion of single-family homes to duplexes
 - Ensure equitable access to parks
 - Where duplexes are allowed, consider upzoning to allow quadplexes
 - Consider upzoning transit corridors to maximize climate change goals and TDM
 - Prevent displacement
 - Encourage rehabilitation
 - Preserve Naturally Occurring Affordable Housing (NOAH)

Regional Housing Needs Assessment (RHNA)



Regional Housing Needs Allocation (RHNA)

- » State-required process
- » Seeks to ensure local jurisdictions are planning for enough housing to accommodate all economic segments
- » Local jurisdictions must provide sites with appropriate zoning and housing development strategies to meet their RHNA
- » Not a mandate to construct homes

Regional Housing Needs Allocation (RHNA)

Jurisdiction	5 th Cycle 2015-2023	6 th Cycle 2023-2031	Percent Increase
ABAG Region	187,990	441,176	134%
Emeryville	1,498	1,815	21%

Source: ABAG Final Regional Housing Needs Allocation 2015-2023 and 2023-2031

Emeryville's 2023-2031 Allocation

Income category	Maximum Income, Two Person Household (Emeryville Median Household Size: 1.81 persons)	Units needed	% of total
Very Low Income < 50% AMI	< \$54,800	451	25%
Low Income 51 – 80% AMI	\$54,801 - \$87,700	259	14%
Moderate Income 81 – 120% AMI	\$87,701 - \$120,550	308	17%
Above Moderate Income 121% + AMI	> \$120,551	797	44%
TOTAL		1,815	100%

710 units

Area Median Income, Two-Person Household: \$100,500; Four-Person Household: \$125,600

Source: ACS 5-year Estimate (2015-2019), California Department of Housing and Community Development, State Income Limits for Alameda County, 2021; ABAG Final Regional Housing Needs Allocation 2023-2031

Site Inventories and Strategies for Meeting RHNA

- » Site Identification
- » Calculating Site Capacity
- » Income Levels
- » Affirmatively Furthering Fair Housing
- » Additional Approaches to Meeting RHNA



Identify Suitable Sites

» Can be vacant or nonvacant

○ Nonvacant sites:

- Underutilized
- Room for additional development OR potential to replace outdated or underperforming uses with new residential or mixed-use structures
- Additional information needed in the Housing Element
- Examples of sites HCD considers non-vacant:
 - Paved parking (even if it's on the edge of an otherwise vacant parcel)
 - If parcel needs subdivision to be developable
 - Site with an abandoned building
 - Agricultural sites
 - Sites with overhead power lines or utility easements might not be considered vacant, even if otherwise vacant

Identify Suitable Sites

- » Residential development is currently allowed, and development standards are appropriate (or planned to be via program actions)
- » Infrastructure is available
 - Water and sewer
 - Electricity, natural gas, phone and internet
- » Free from unmitigable environmental hazards
 - Steep slopes (over 30%)
 - High liquefaction risk
 - Moderate and severe wildfire risk
 - 100-year and 500- year flood zones

Additional Analysis for Nonvacant, Small (<0.5 ac.) and Large (10+ ac.) Sites

» Site-specific

- Description of site and current uses
- When available, documentation of owner interest
- For nonvacant sites, when available, indications that current uses are expected to discontinue
- For small sites, potential for lot consolidation
- For large sites, possibility for subdividing the property or phasing development

» Communitywide

- Examples of similar recent (re)development
- Local market conditions
- Regulatory conditions and incentives that can encourage or facilitate development
- For small sites, example(s) of approved or constructed projects on sites of equivalent size with an equivalent number of lower income housing units as projected

Calculating Site Capacity



Calculating Site Capacity

» Maximum capacity

- Calculated by multiplying the site's acreage by the base density maximum
- Example:
 - 2.5-acre site
 - Max. density = 70 units/acre
 - Max capacity = 175 units

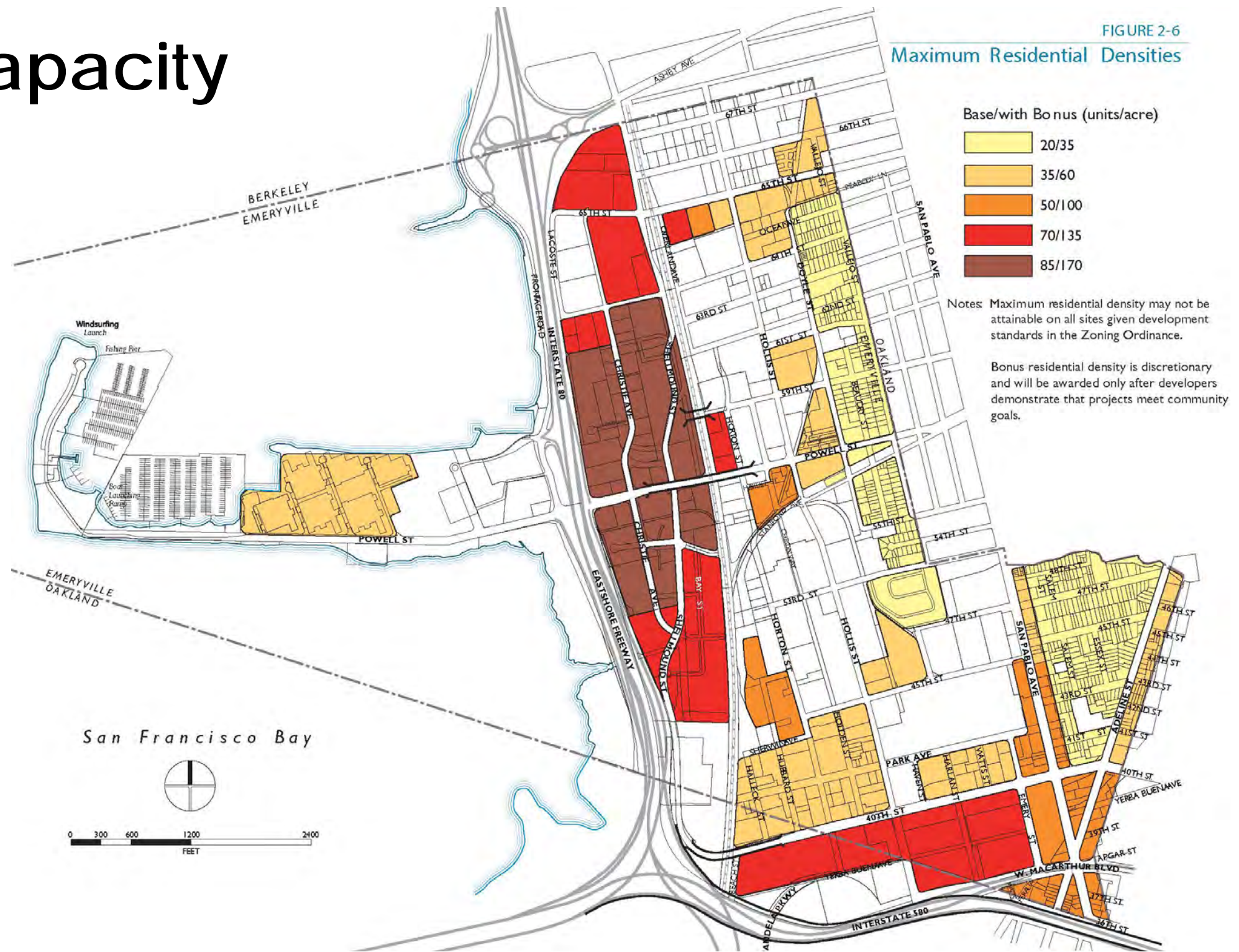


FIGURE 2-6

Maximum Residential Densities

Calculating Site Capacity

» Realistic capacity

- Consider several factors:
 - Expectation of mixed-use development
 - Required open space components
 - Space for circulation and parking
 - The presence of any slopes or other environmental factors
 - Recent development trends in the community and/or region.
- Determine the percent of the maximum capacity to use to count towards RHNA

Income Levels



Emeryville's 2023-2031 Allocation

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ABAG Final Regional Housing Needs Allocation 2023-2031

Counting Units Towards RHNA by Income Level

» Moderate and above moderate

» Lower

- City-owned site with RFP
- Existing Development Agreement
- Default density standard

Type of Jurisdiction	Default Density
Metropolitan jurisdictions	30 units per acre
Suburban jurisdictions and urban jurisdictions with population <25,000	20 units per acre
Nonmetropolitan jurisdictions with a micro-metropolitan area	15 units per acre
Nonmetropolitan jurisdictions	10 units per acre

Affirmatively Furthering Fair Housing (AFFH)



Affirmatively Furthering Fair Housing

» AB 686 requires Housing Elements to include an analysis of:

- Patterns of segregation and/or integration with regards to race, income, familial status, and disability
- Access to opportunity, such as quality schools, public transit, job proximity, and clean, healthy environment
- Disproportionate housing problems and displacement risk
- Other relevant factors, such as land use and development patterns

» Developing the site inventory

- Improve fair housing choice through integration and access to opportunity

Additional Approaches



Additional Approaches to Meeting RHNA

- » **Limited quantities of units can be counted with non-site-specific approaches**
 - Anticipated Accessory Dwelling Units (ADUs)
 - Programs in the Housing Element to facilitate:
 - Conversion from non-affordable to affordable units with assistance from the City
 - Substantial rehabilitation

Schedule



Project Schedule Overview

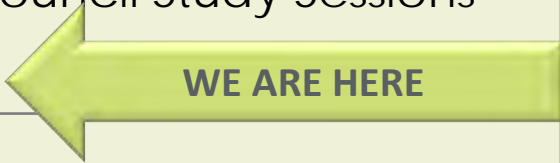


Project Kick-Off	March 2021
Community Workshop #1	June 29, 2021
Planning Commission and City Council Study Sessions	October and November 2021
Community Workshop #2	February 2022
Release Public Review Draft Housing Element	Spring 2022
Planning Commission and City Council Hearings to present the Public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

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

Housing Committee Schedule and Topics

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



Thank
You!

