



City of Emeryville

CALIFORNIA

MEMORANDUM

DATE: May 19, 2020

TO: Christine Daniel, City Manager

FROM: Charles S. Bryant, Community Development Director

SUBJECT: **Housing Committee's Annual Report On Committee Goals, Principles And Accomplishments For Calendar Year 2019; And Proposed Committee Priorities For Calendar Year 2020**

RECOMMENDATION

Staff recommends that the Council receive this report on the Housing Committee's accomplishments in 2019 and proposed priorities for 2020.

COMMITTEE GOALS AND PRINCIPLES

The Housing Committee provides input and recommendation regarding City policies, priorities and feedback related to the City's housing policies and programs.

ACCOMPLISHMENTS FOR CALENDAR YEAR 2019

1. The Housing Committee reviewed and made recommendations that the City Council approve the 2018 annual progress report on Housing Element progress. This report describes implementation of programs in 2018, and housing production from the beginning of the Regional Housing Needs Allocation (RHNA) implementation period, which began on July 1, 2014.
2. The Housing Committee reviewed and made recommendations that the City Council approve the FY 2018 annual report on Housing Successor Activities. This report describes housing assets and activities of the Housing Successor that occurred in 2018.
3. The Housing Committee reviewed and made recommendations that the City Council approve the revised Request for Qualifications/Proposals (RFQ/P) for the redevelopment of 4300 San Pablo Avenue. The major revision included the City's openness to an intergenerational housing project on the site.
4. The Housing Committee reviewed and made recommendations that the City Council adopt the 2019 Housing Affordability Table for Sales Prices, Rent, and Income Limits, pursuant to the Affordable Housing Program (Article 4 of Chapter 5 of the City of Emeryville Planning Regulations). The Housing Affordability Table is updated annually based on the State of California Housing and Community Development Department (HCD) annual release of Alameda County income limits.

5. The Housing Committee received a detailed overview of the General Plan and components of the 2015-2023 Housing Element by the Community Development Director. Review included population and demographic trends, identified development sites to accommodate the City's 2015-2023 regional housing needs allocation of 1,498 units and housing policy and program goals. The Housing Committee had several new committee members in 2019, and this overview provided the new members, as well as those that had been on the committee, with a greater understanding of the housing needs, conditions, constraints and actions to improve housing opportunities.
6. The Housing Committee recommended the City Council approve a \$2,000,000 loan to Resources for Community Development to acquire 3600, 3610 and 3620 San Pablo Avenue to be redeveloped into affordable housing. This project represents an additional housing development site, as it was not included in the 2015-2023 Housing Element Plan and is proposed to be 100% affordable.
7. The Housing Committee requested to obtain more frequent information on the pipeline of residential development projects in Emeryville. The Housing Committee Agenda has been modified to include the monthly Major Development Project Status Report as a standing informational item. The Major Development Project Status report provides the status of each development project in process from application to entitlements, to permits, to construction status and certificate of occupancy.

TOP PRIORITIES FOR CALENDAR YEAR 2020

In 2020, the Housing Committee plans to take action on the following:

- Review Developer proposals for the affordable housing development at 4300 San Pablo Avenue
- Review and recommend the City Council approve changes to the First Time Homebuyer and Below Market Rate Homeownership and Rental programs
- Review Housing Bond Funding and Program proposals
- Review and recommend the City Council approve the 2020 Housing Affordability Table for Sales Prices, Rent and Income Limits
- Review and recommend the City Council approve the 2019 calendar year report on Housing Element progress
- Review and recommend the City Council approve FY2019 annual report on Housing Successor Activities
- Review and recommend the City Council approve housing policy changes, as needed

- Review and make recommendations to the City Council regarding Homeless Policy Issues, such as partnering with Caltrans to address Homeless Population, as needed

First Highlighted Priority

The Housing Committee's first priority is to facilitate development of additional affordable housing by providing comment on the developer solicitation and proposals for the 4300 San Pablo Avenue affordable senior or intergenerational housing project.

Second Highlighted Priority

The Housing Committee's second priority is to provide programmatic recommendations to the City Council on the First Time Homebuyer Program (FTHB) guidelines and the Below Market Rate (BMR) Homeownership and Rental Program regulations. Revisions to the FTHB guidelines are necessary to ensure the City improves the utilization and effectiveness of the program, while updates to the BMR regulations are necessary to ensure clear and written guidance to users on how to operate within the program.

Other Priorities

The Housing Committee will continue to review and provide recommendations to the City Council annually on the Housing Affordability Table, Housing Element Progress Report, and Housing Successor Annual Report. The Housing Committee will also review and make recommendations on Local Affordable Housing policies, and Housing Bond Funding and Program proposals, as needed.

CONCLUSION

The Housing Committee had a successful year in 2019 and will continue to utilize the Housing Element to guide its work in 2020 to ensure that housing conditions continue to improve and housing production continues to increase to accommodate the housing needs of everyone in Emeryville.

PREPARED BY: Valerie Bernardo, Community and Economic Development Coordinator II

REVIEWED BY: Chadrick Smalley, Economic Development and Housing Manager

**APPROVED AND FORWARDED TO THE
CITY COUNCIL OF THE CITY OF EMERYVILLE:**



Christine Daniel, City Manager