

2023-2031 HOUSING ELEMENT

for the City of Emeryville



Agenda

- » Introductions
- » Housing Element Overview
- » Project Schedule
- » Q & A



Introductions



Housing Element Overview

- » Overview
- » Public Participation / HCD's Schedule
- » Components
- » RHNA
- » New Laws



Overview

- » Required element of the General Plan
- » State-mandated update schedule – every 8 years
- » Reviewed and certified by State (HCD) for compliance with State law
- » Plan for accommodating a jurisdiction’s “fair share” of the regional housing need

Public Participation

- » Project website
- » Surveys
- » Stakeholder interviews
- » Community Workshops
- » Housing Committee, Planning Commission and City Council Meetings
- » Community workshop invitations and Public Review Draft release announcements via social media, email notification list and physical posters and flyers

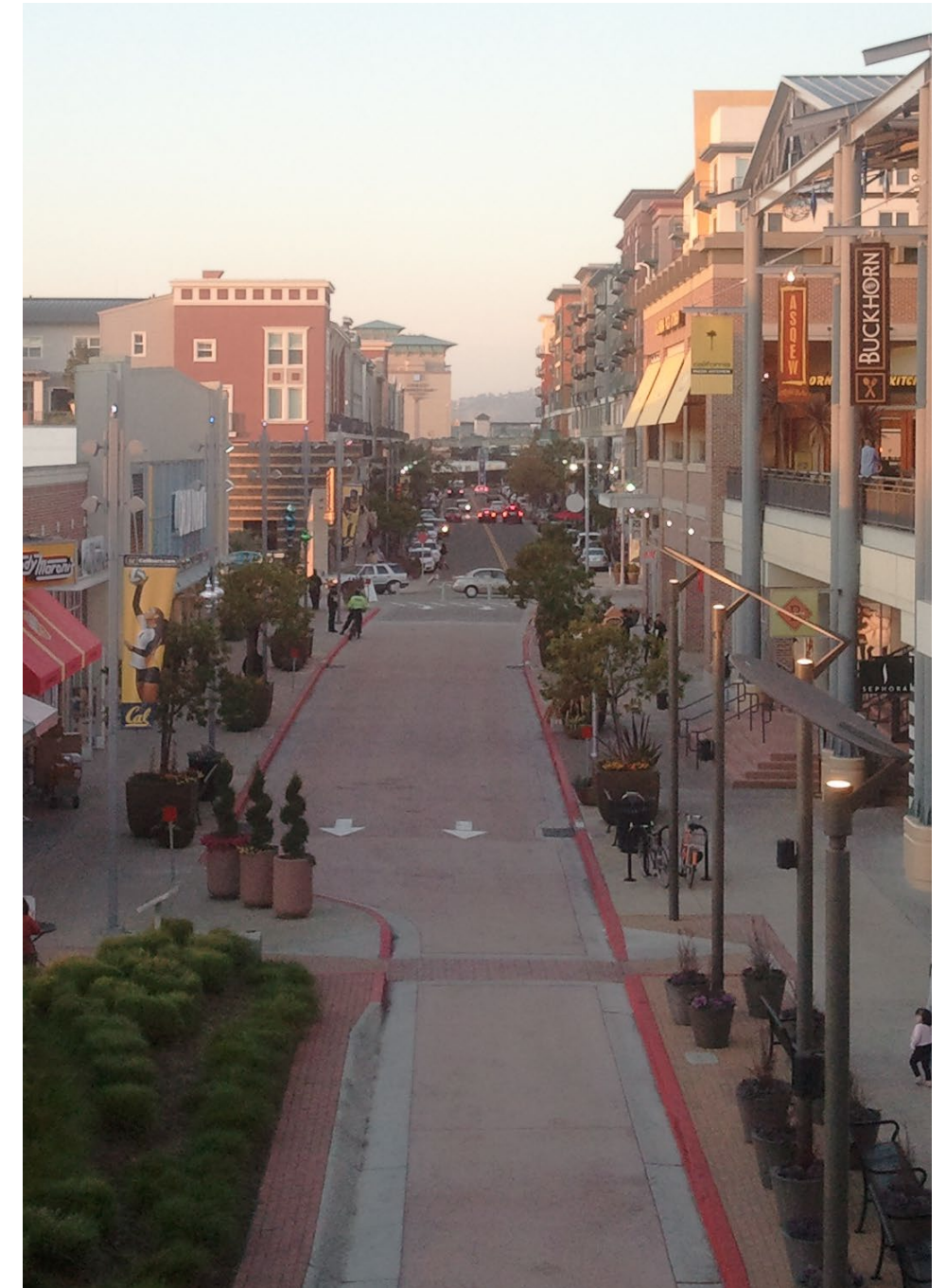
HCD's Schedule

» Housing Element Planning Period:

- 5th Cycle: January 31, 2015 – January 31, 2023
- 6th Cycle: January 31, 2023 – January 31, 2031

» Adoption Deadline:

- January 31, 2023



Components

- » Analysis of existing and projected housing needs
- » Inventory of available land for housing
- » Analysis of potential constraints on housing (e.g., permit processing procedures, fees)
- » Assessment of Fair Housing
- » Evaluation of previous housing element
- » Goals, policies, and implementation programs:
 - Provide adequate sites and strategies for housing
 - Assist in development of affordable housing
 - Remove governmental constraints
 - Preserve existing affordable housing
 - Promote equal housing opportunities (fair housing)

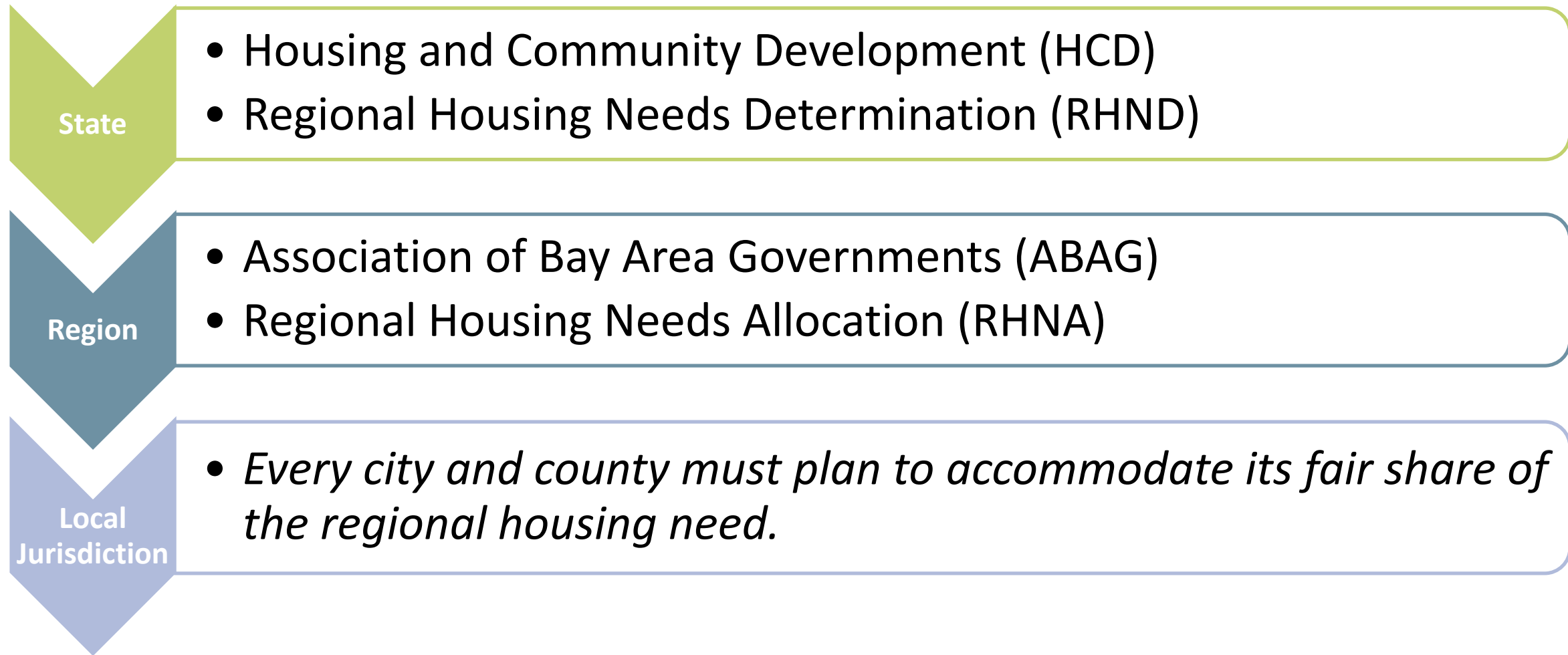
Regional Housing Needs Allocation (RHNA)



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)



Final RHNA Adoption Expected Late 2021

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

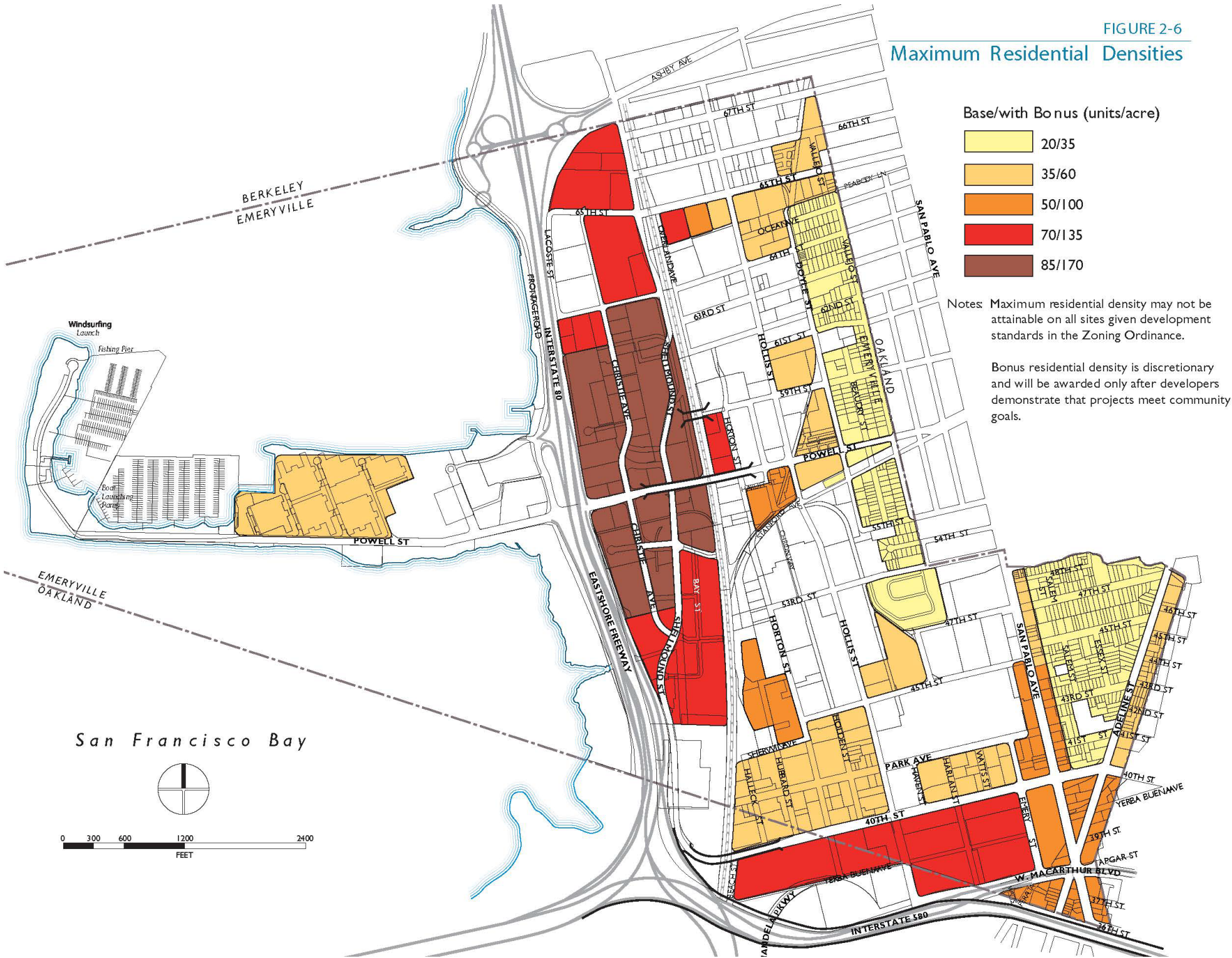
Accommodating the RHNA

- » Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
- » Default density standard for lower-income housing (Section 65583.2(c)(3)(B)):

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

FIGURE 2-6

Maximum Residential Densities



Building Progress During the 5th Cycle: 2015-2023

» Building Permits Issued by year

	2015	2016	2017	2018	2019	2020	Total Building Permits	5 th Cycle RHNA Goal	
							Number	Number	Percentage of RHNA Goal Already Permitted
Very Low-Income Units	5	-	81	1	-	20	107	276	39%
Low-Income Units	0	-	16	3	-	30	49	211	23%
Moderate-Income Units	7	-	14	4	-	35	60	259	23%
Above Moderate-Income Units	178	1	201	70	-	417	689	752	92%
Total Production	190	1	312	78	0	502	1,083	1,498	72%

Source: City of Emeryville Annual Progress Report (APR), 2020

New Laws



New Laws

» SB 9: Housing Development Approvals

- Up to two units to be allowed by-right on all lots in single-family zones
- Urban lot splits to be allowed within urbanized areas on lots that do not require demolition or alteration of moderate- to very low-income housing and will be roughly equal in size

» AB 215: Updates to Housing Element Timeline

- Adds mandatory public review period for Housing Elements prior to HCD submission
 - 30-day minimum public review period, with an added 10 business days if comments are received
 - Previously, Public Review Period could be simultaneous with HCD's review
- Extends HCD's review period
 - Draft Element: 60 days → up to 90 days
 - Adopted Element: 90 days → up to 60 days
- Deadline for Housing Element adoption does not change (January 31, 2023)

New Laws

» AB 1397: Non-Vacant Sites

- If more than 50% of lower-income sites are non-vacant, the law assumes that the existing use will prevent redevelopment unless there is evidence to the contrary
- Sites smaller than 0.5 acres or larger than 10 acres are presumed inappropriate for lower-income housing unless there is a track record of similar development

» SB 166: No Net Loss Zoning

- If a project is approved on a housing element site with fewer units or a different income category, cities must either:
 - Make a written finding that other housing element sites are adequate to meet the RHNA for lower- or moderate-income housing; or
 - Identify and make available within 180 days other sites zoned at a density suitable for lower- or moderate-income housing

New Laws

» SB 35: Application Streamlining

- Applies if number of building permits issued is less than the share of the RHNA by income category for the reporting period.
- In Emeryville, projects with 50% low-income units eligible for streamlining.
- 3600 San Pablo

» SB 330: Removes “Roadblocks” to Development

- Prohibits downzoning and reduces process time
- No Subjective Design Standards

New Laws: AB 686 – Affirmatively Further Fair Housing

» Housing Elements must:

- Assess fair housing issues in the community
- Analyze areas of opportunity and access to resources
- Identify housing sites that foster an inclusive community and provide equitable access to resources
- Identify strategies to address barriers to fair housing and combat discrimination and displacement
- Include a program to implement these strategies

Project Schedule



Public Participation - Completed

» Project website, social media and housing notification email list

- Contact for comments and questions: housingelement@emeryville.org
- Completed Surveys (closed August 6, 2021): Housing Needs & Objectives, AFFH

» Housing Committee Meetings

- Completed: April 7, 2021; July 7, 2021; and October 6, 2021

» Stakeholder interviews

- As of October 2021, 8 consultations have been completed with local stakeholders

» Community Workshops

- Completed: June 29, 2021

Public Participation – Upcoming

» Project website, social media and housing notification email list

- Contact for comments and questions: housingelement@emeryville.org

» Housing Committee Meetings

- Upcoming: December 1, 2021, February 2, 2022, April 6, 2022

» Community Workshops

- Upcoming: January 2022

» Planning Commission and City Council Meetings

- Study Sessions: October 28, 2021 (tonight) and November 16, 2021
- Public Review Draft Release Hearings: April 28, 2022 and May 5, 2022
- Adoption Hearings: October 27, 2022 and December 1, 2022

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	January 2022
Release Public Review Draft Housing Element	Spring 2022
Planning Commission and City Council Hearings to present the Public Review Draft	April and May 2022
Submit Draft to HCD (90-Days* Review)	May – July 2022
Submit Draft to HCD (2nd review 60-Days Review – if needed)	August – September 2022
Planning Commission and City Council Adoption Hearings	October and December 2022
Submit Final Adopted Housing Element to HCD Review and Certification (Up to 60 Days)*	December 2022 – March 2023

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

Thank you

» Contact for additional questions or comments:

housingelement@emeryville.org

» Visit the project website for updates and to sign up for our e-mail list:

<http://Emeryville.org/1403>