

Yes, We Can Have Nice Things

John J. Bauters

Mayor, City of Emeryville



@JohnBauters

JBauters@Emeryville.org





Emeryville, CA
Population: 12,907
Area: 1.1 Sq. Miles
Incorporated: 1896



People-Oriented Cities Deliver:



- Safety
- Affordability
- Accessibility
- Equitability
- Support for All Ages & Abilities



A single policy, project or program isn't the answer – it takes a full playbook, or a suite of interrelated and interdependent policies, projects and programs to truly make a place people-oriented.

Housing Leadership Is The Way



STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
 2020 W. El Camino Avenue, Suite 500
 Sacramento, CA 95833
 (916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

GAVIN NEWSOM, Governor



February 3, 2023

Paul Buddenhagen, City Manager
 City of Emeryville
 1333 Park Avenue
 Emeryville, CA, 94608

Dear Paul Buddenhagen:

RE: City of Emeryville's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting Emeryville's (City) housing element adopted December 12, 2022 and received for review on January 20, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's October 31, 2022 review.

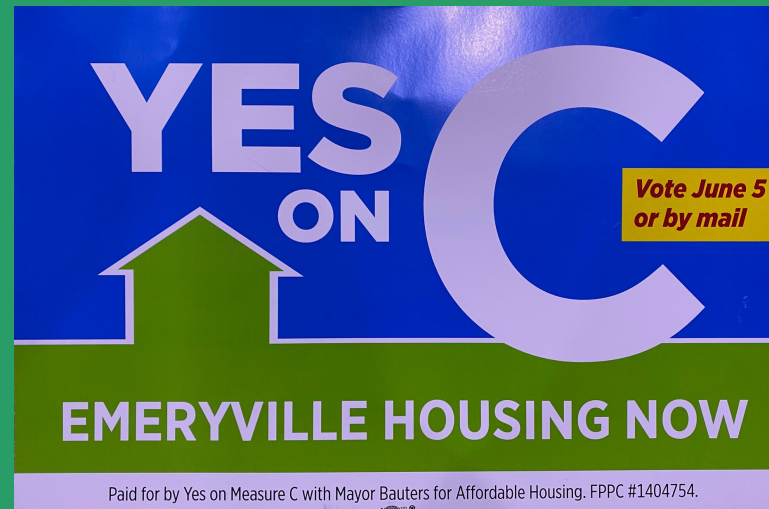
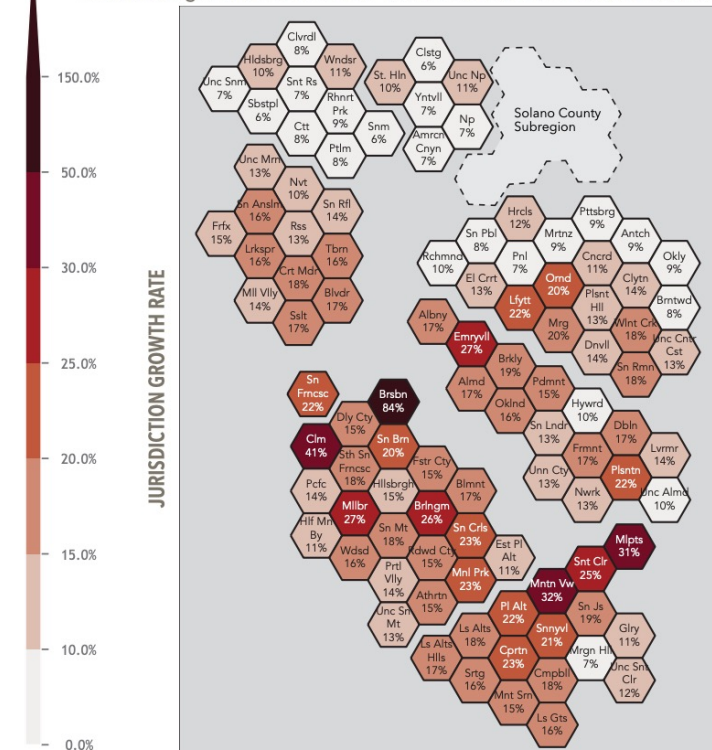


Figure 2: Final RHNA Allocations

Jurisdiction growth rate from 2020 households as a result of 2023-2031 RHNA



Affordable Housing & Tenant Protections



(d) Affordable Housing. No fewer than half of the bonus points required for the project, as calculated pursuant to subsection (c)(1) of this section, up to fifty (50) points, shall be earned through the provision of affordable housing as specified below. If half of the bonus points required for the project is not a multiple of five (5), it shall be rounded up to the next multiple of five (5) for the purposes of the provision of affordable housing.

(1) Residential Projects. Multi-unit residential developments of ten (10) units or more shall provide affordable units in the development in accordance with the applicable requirements of Article 4 of Chapter 5. The number of bonus points awarded shall be determined for providing affordable units at various income levels in accordance with Table 9-4.204(d)(1) below.

Table 9-4.204(d)(1): Bonus Points for Affordable Units in Project

Bonus Points Awarded	Rental Projects				Ownership Projects
	TOTAL	Very Low Income	Low Income	Moderate Income	Moderate Income
5	12.5%	2.8%	4.3%	5.3%	
10	13.0%	2.9%	4.5%	5.5%	
15	13.5%	3.1%	4.7%	5.8%	
20	14.0%	3.2%	4.9%	6.0%	
25	14.5%	3.3%	5.0%	6.2%	
30	15.0%	3.4%	5.2%	6.4%	

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S&P Global Ratings

This S&P Global Ratings Second Party Opinion (SPO) represents our opinion on whether the documentation of a sustainable finance framework or program and whether the documentation of a sustainable finance transaction aligns with certain third-party published sustainable finance principles, guidelines, and standards ("Principles"). For more details please refer to the Analytical Approach and Analytical Supplement, available at [spglobal.com](https://www.spglobal.com) under [Sustainable Financing Options](#). An SPO provides a point-in-time opinion, reflecting the information provided to us at the time the SPO was created and published, and is not surveilled. We assume no obligation to update or supplement the SPO to reflect any facts or circumstances that may come to our attention in the future. An SPO is not a credit rating, and does not consider credit quality or factor into our credit ratings.

Second Party Opinion

City of Emeryville General Obligation Bonds Election Of 2018, Series 2023

April 19, 2023

The City of Emeryville (the City), located in Alameda County, Calif., is a small but growing city of over 12,000 people. Over the past few decades, the City has undergone a considerable transformation. Formerly an industrial hub, it now serves as a regional commercial center and the home of well-known animation, life science, and technology companies. Despite the high income levels in the Bay Area, the region has among the highest cost of living in the U.S., which has led to significant rental pressure on low-income families. To this end, the City is issuing \$50 million of general obligation (GO) bonds to finance the construction and preservation of approximately 600 affordable housing units.

In our view, The City of Emeryville's General Obligation Bonds Election of 2018, Series 2023 (Housing Projects), published April 19, 2023, are aligned with:

- ✓ Social Bond Principles, ICMA, 2021 (with June 2022 Appendix 1)
- ✓ Social Loan Principles, LMA/LSTA/APLMA, 2023

Issuer's Sustainability Objectives

On June 5, 2018, the City held a referendum, also known as Measure C, to authorize the issuance and sale of \$50 million of affordable housing bonds (Housing Projects), which was approved by more than two-thirds of participating voters. Measure C will support the Housing Element of the City's General Plan, which is a vision document that outlines its housing needs and the goals, policies, and actions it will take to improve future housing opportunities. The City refreshes the Housing Element every eight years--with the latest iteration being for 2023-2031--and any changes must be approved by the California Department of Housing and Community Development (the latest version was in full compliance as of Feb. 3, 2023). The City will use the proceeds from the Housing Projects bonds to finance affordable housing projects that prevent the displacement of vulnerable populations, as well as to help low- and middle-income households purchase homes.

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AFFORDABLE HOUSING BOND ADMINISTRATION AND EXPENDITURE PLAN



February 16, 2021

Transit-Oriented Development



BAY AREA // EAST BAY

It's one of California's most YIMBY city councils — and one of the few surpassing housing goals

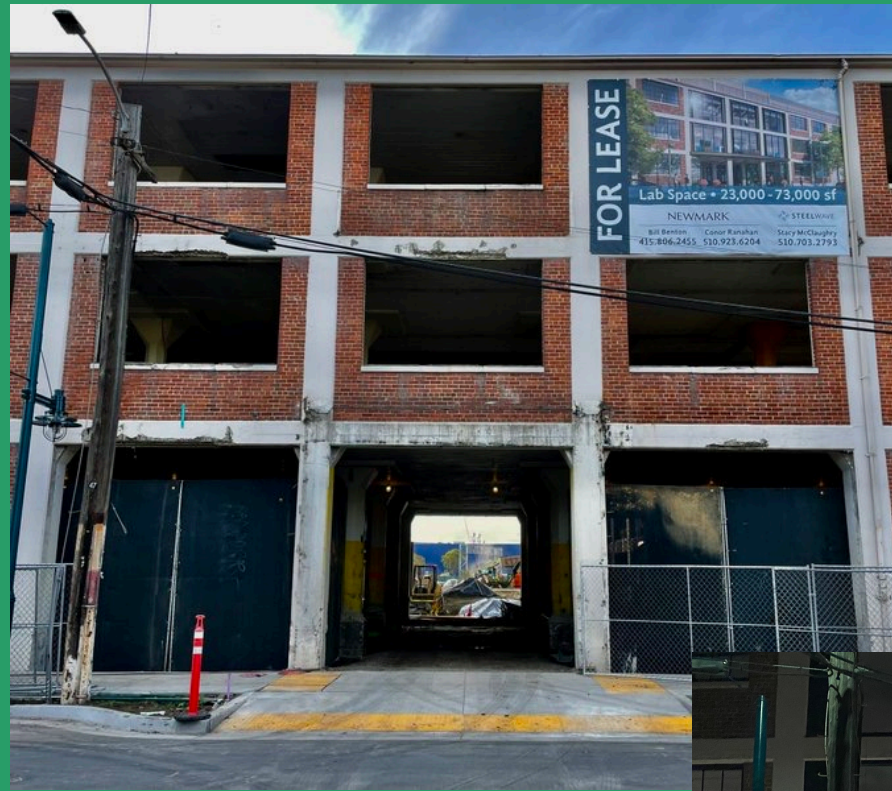


J.K. Dineen

Dec. 8, 2021 | Updated: Dec. 9, 2021 7:37 p.m.



Community Benefits Agreements



Prioritize Pedestrian Safety



Travel // Transit

Emeryville announces plan to eliminate 'beg buttons' at crosswalks in response to COVID-19

Michael Rosen

Updated: April 11, 2020 11:20 a.m.



Best Slow Street that became permanent, thanks to quick-build: Doyle Street, Emeryville

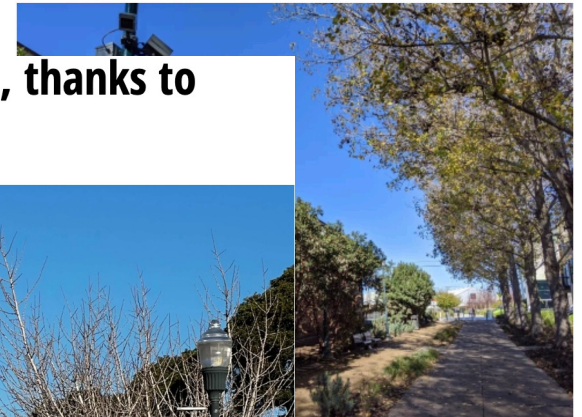


Eyes on the Path: Better Bike and Ped Crossings in Emeryville

City of Emeryville adds sensors, raised crosswalks, and flashing lights to Doyle Street greenway

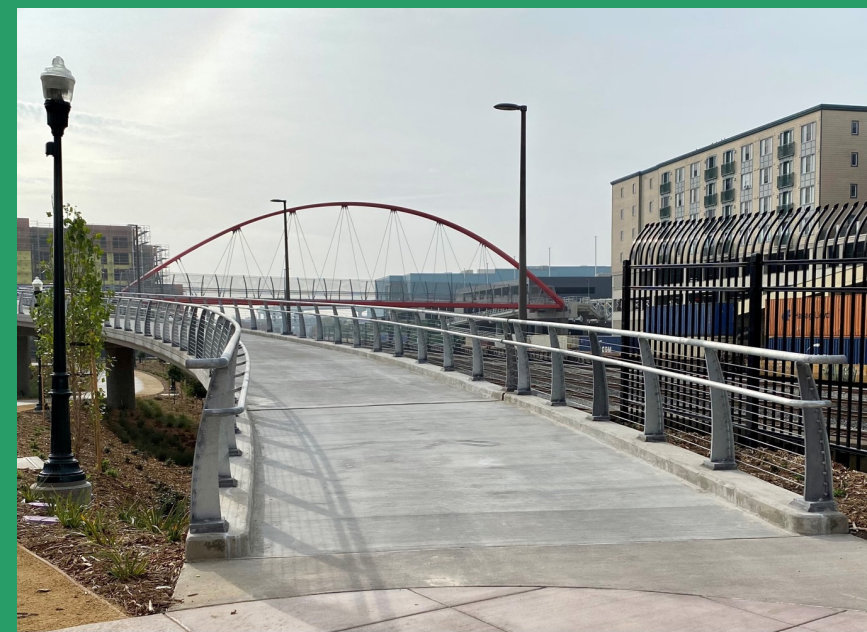
By Roger Rudick | Jan 7, 2020 | 17 COMMENTS

THIS POST IS SUPPORTED BY GJEL ACCIDENT ATTORNEYS



tower trigger a flashing light

Build Your Future Every Day



Free/Affordable Transit



FARE-FREE SHUTTLE SERVICE

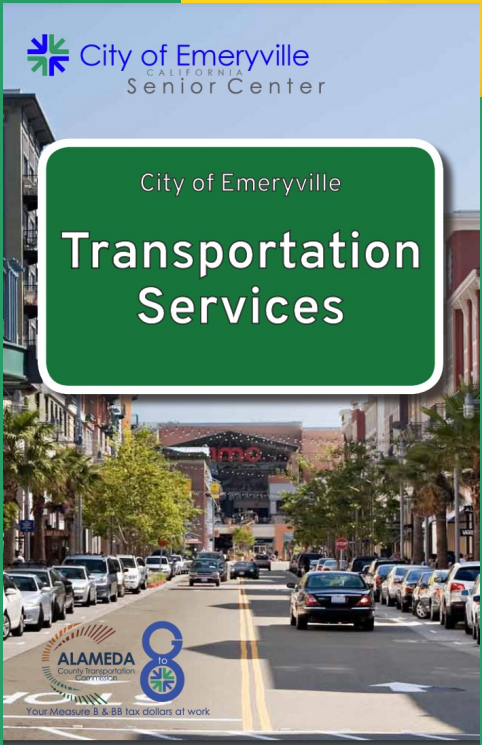
WELCOME TO EMERY GO-ROUND

The Emery Go-Round is a last-mile shuttle service, provided by the Emeryville Transportation Management Association, to connect employees, residents and visitors of Emeryville from the MacArthur BART Station to various locations throughout the City. The service is fare-free and open to the public.

SERVICE ANNOUNCEMENTS



City of Emeryville
Transportation Services



FREE STUDENT TRANSIT PASS

bit.ly/studenttransitpass



Make Riding Transit Desirable



Mayor John J. Bauters 
@JohnBauters

I am embarrassed that this man is leaning on a city trash can to support himself while he waits for the bus. I see you, friend. Working on it.



1:32 PM · Mar 12, 2022



Mayor John J. Bauters 
@JohnBauters

We said we would quick build and install seats at every bus stop in our city before the end of the year. And then we did it. I am grateful to the [@EmeryvilleCA](#) Public Works Department and staff. I am so proud to serve this community.



Mayor John J. Bauters  @John... · 9/14/22

Thanks for your quick build bus seat recommendations in March. We are moving forward with seats from [simseseat.com](#) and aim to have them installed at roughly 50 #bus stops in Emeryville currently without seating b...

12:09 PM · 11/30/22 · [Twitter for iPhone](#)

Socio-Economic Opportunities



BAY AREA

Why Emeryville is building a new homeless shelter for families — from Oakland



Sarah Ravani

Updated: Oct. 1, 2019 9:41 p.m.



Emeryville City Council Member John Bauters loads a cart with volunteer food distributor Mary Maulsby-Jeffrey while at Emeryville Citizens Assistance Program. The block will be turned into affordable housing units, allowing ECAP to continue to offer free food box and other services to the community members in the need on the first floor of the building.



News // Bay Area & State

Emeryville now has the highest minimum wage in the country



Madeline Wells

Updated: July 25, 2019 5:21 p.m.

Equity

- Workers live:
 - East of San Pablo Ave
 - In Oakland (West Oakland, Pill Hill, Downtown)

HOME LOCATIONS OF LOW INCOME WORKERS IN EMERYVILLE

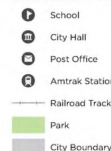
EMERYVILLE ACTIVE TRANSPORTATION PLAN

Where Low Income Workers Live (By Census Block Group)



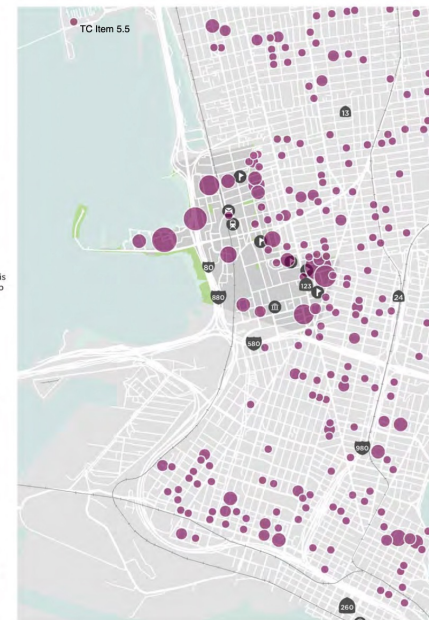
A low income worker for this analysis is defined as someone who has a job with earnings of \$1,250 per month or less.

Destinations • Boundaries



0 0.5 1 MILES

alta
Data Source: City of Emeryville, LHD 2018, January 2021



NEEDS ANALYSIS

Planning for More Change



PROPOSED BIKEWAYS

EMERYVILLE ACTIVE
TRANSPORTATION PLAN

Proposed Bikeways

- Class I Shared-Use Path
- Class II Bicycle Lane
- Class IIB Buffered Bicycle Lane
- Class III Bicycle Route
- Class IIIB Bicycle Boulevard
- Class IV Separated Bikeway
- Overcrossing
- Study

Additional Recommendations

- Wayfinding
- Trail Rehab Project
- Upgrade to Existing Bikeway

Existing Bikeways

- Class I Shared-Use Path
- Class II Bicycle Lane
- Class IIB Buffered Bike Lane
- Class III Bicycle Route
- Class IIIB Bicycle Boulevard
- Class IV Separated Bikeway
- Overcrossing

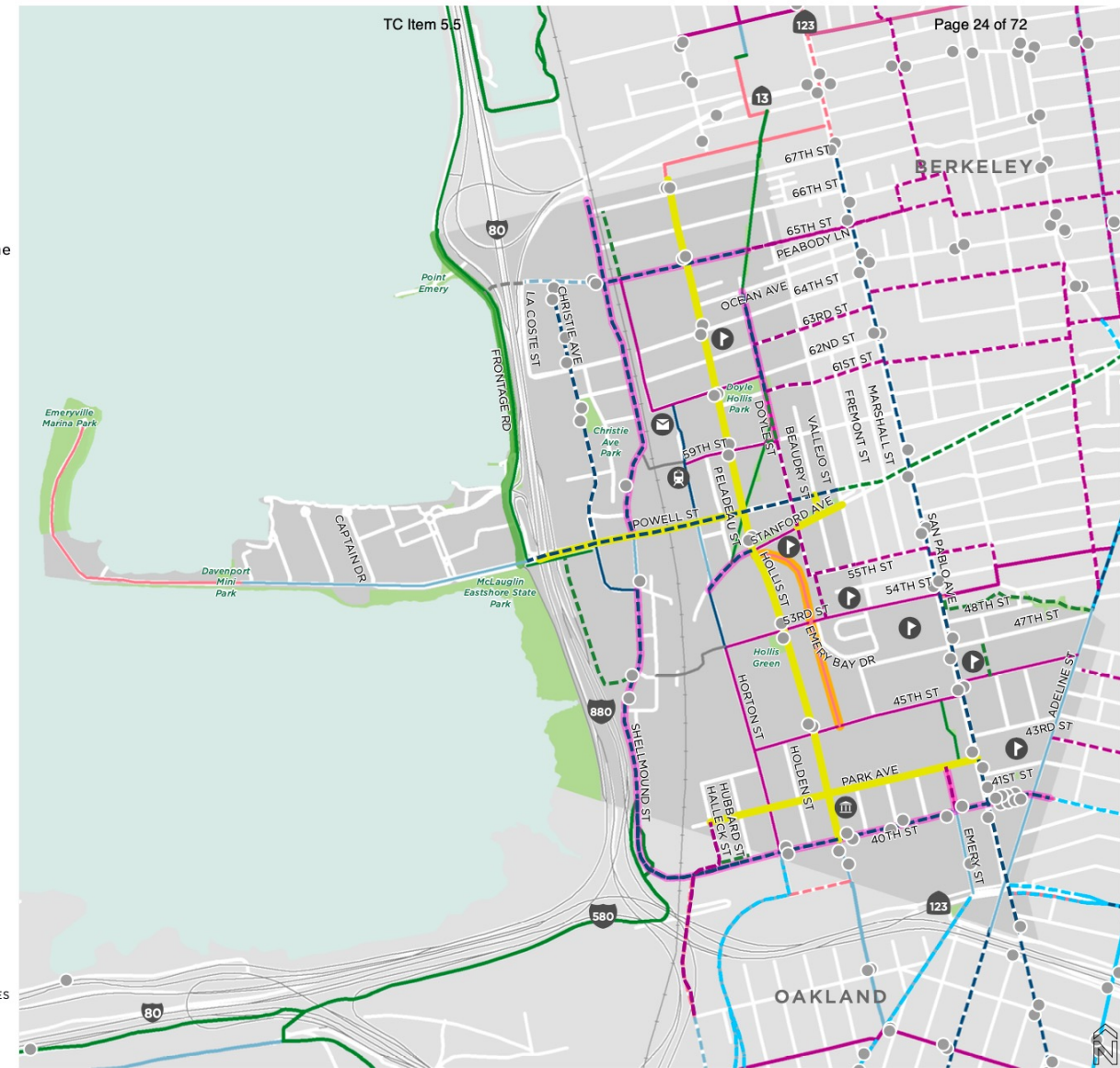
Destinations + Boundaries

- AC Transit Stop
- School
- City Hall
- Post Office
- Amtrak Station
- Railroad Track
- Park
- City Boundary

0.25 0.5 MILES



Data Source: City of
Emeryville, November 2021.



Leveraging All The Pieces

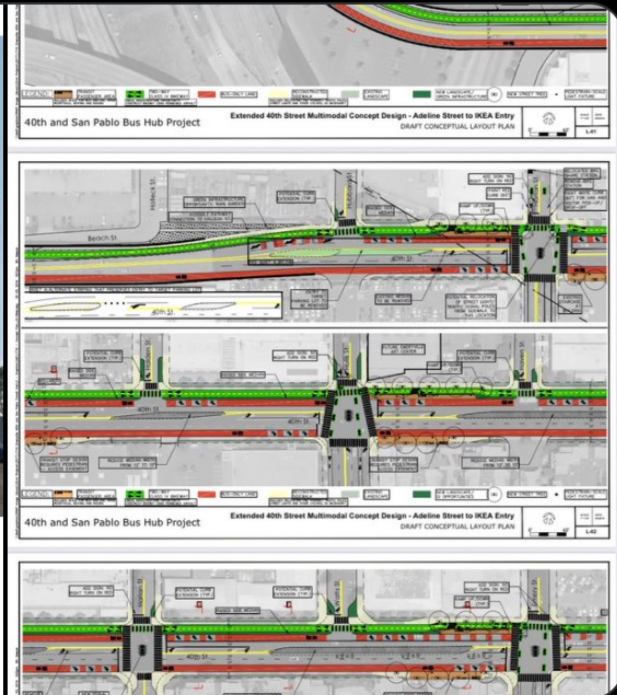


Mayor John J. Bauters ✓
@JohnBauters

Thank you @CalSGC for awarding the Nellie Hannon Gateway Affordable Housing & Sustainable Transit Project the full \$20M+ grant requested. 90 affordable homes w/PSH, a new BART train car, and the 1st segment of our separated cycle track w/transit priority lanes on 40th Street.



NELLIE HANNON GATEWAY,
EMERYVILLE



👤 RCD and 3 others

3:22 PM · Jan 26, 2022 · Twitter for iPhone

THANK YOU / MERCI

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Mayor, City of Emeryville



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