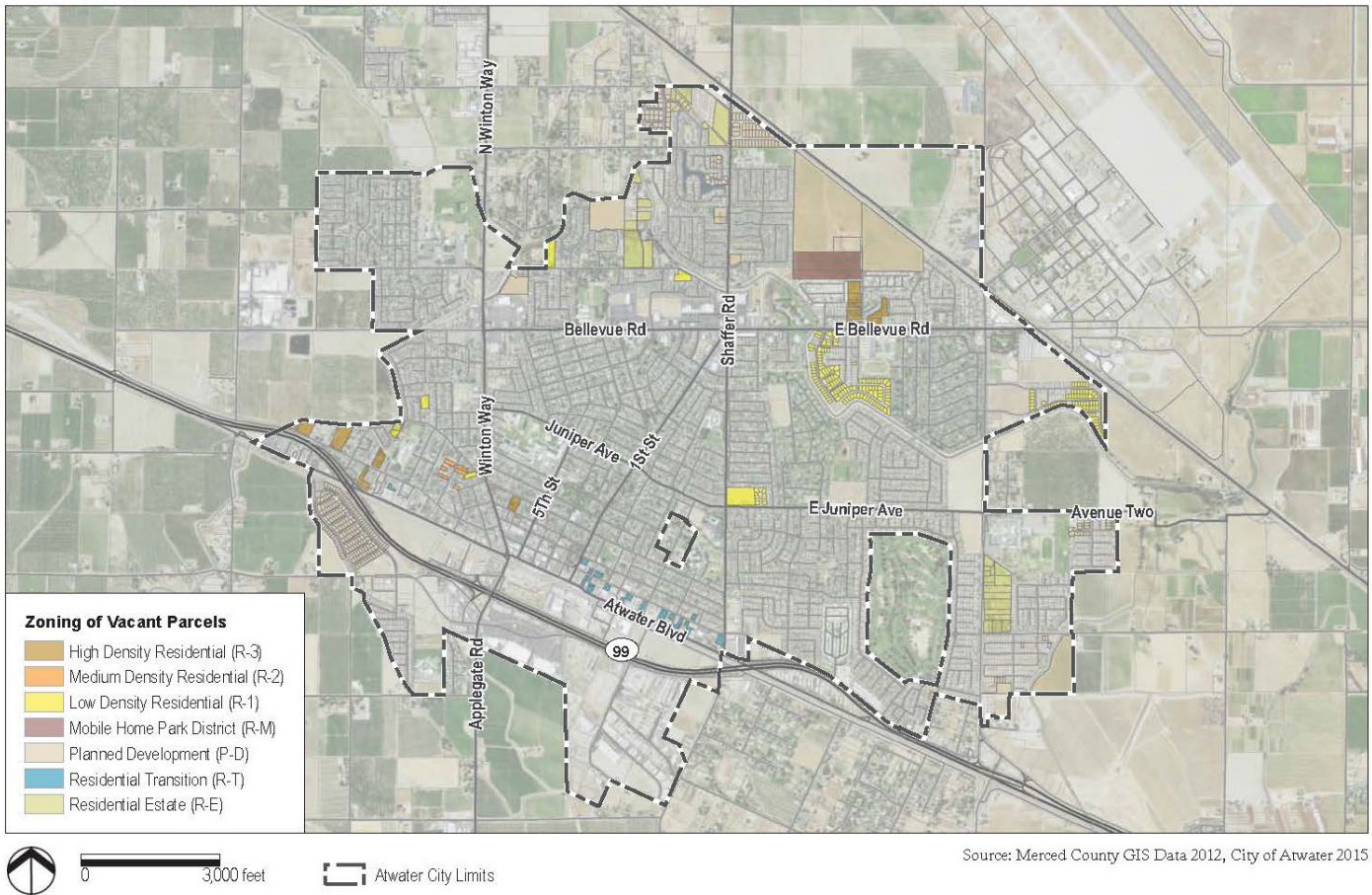


CITY OF ATWATER HOUSING ELEMENT



EMC Planning Group assumed responsibility for the Atwater Housing Element about a year ahead of the deadline for the fourth cycle housing element. Our firm worked with the California Department of Housing and Community Development (HCD) to understand the City’s options, and elected to skip the fourth cycle housing element and go directly to the fifth cycle. Although there were shortfalls to carry forward, due to decreased Regional Housing Needs Assessment numbers, this option was advantageous to the City. The update included a significant effort to catalogue all of the vacant and underutilized sites, and recommended a re-zone of commercial land to high density housing to achieve the very low income target. The Atwater Housing Element was recently certified by the HCD.

Location
City of Atwater

Client
City of Atwater
750 Bellevue Road
Atwater, CA 95301
Tel 209.357.6367