

# **City of Emeryville**

## **2019 General Plan Annual Progress Report**

Accepted by City Council on March 17, 2020

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### **Introduction**

#### **Purpose of the Annual Progress Report**

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and reporting on the progress made towards implementing its goals and policies. The progress report must be submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs. This report follows the Annual Progress Report section of the 2017 General Plan Guidelines. Major planning activities are described, along with other City actions, in the section on implementation of General Plan Elements.

#### **Purpose of the General Plan**

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a plan that outlines a vision for the physical development of the City. The Emeryville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and action items to achieve this vision.

The plan also establishes a baseline by which to determine whether development proposals and public projects are consistent with the City's goals for the future. The plan also conveys these goals to City staff, partner agencies, developers, and the public at large, and ensures that all entities adhere to common objectives.

#### **Status of the Adopted Elements of the General Plan**

State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements

for other topics of local concern may also be included. The Emeryville General Plan includes two optional elements: Urban Design and Sustainability. Except for the Housing Element, all elements of the Emeryville General Plan were adopted as a single document on October 13, 2009. State requirements for housing elements are more detailed and specific than for the other general plan elements, and housing elements are updated every eight years according to a schedule set by the State. For these reasons, the Emeryville Housing Element is contained in a separate document which was adopted by the City Council on November 18, 2014 and certified by the State HCD on January 28, 2015. The Housing Element covers the eight-year period from 2015 to 2023. Other elements may be updated less frequently and typically have a 20-year horizon.

This report describes implementation of the 2015-2023 Housing Element. The Regional Housing Needs Allocation implementation period runs from July 1, 2014 to June 30, 2022. This report includes building permits issued from January 1 through December 31, 2019.

The correspondence between State mandated elements and the Emeryville General Plan is illustrated in the table below.

**Correspondence between Required General Plan Elements and Emeryville General Plan**

| <u>Required Element</u>   | <u>Emeryville General Plan</u>  |
|---------------------------|---|
| Land Use                  | Chapter 2: Land Use   |
| Circulation               | Chapter 3: Transportation   |
| Conservation              | Chapter 6: Conservation, Safety and Noise   |
| Open Space                | Chapter 6: Conservation, Safety and Noise, and<br>Chapter 4: Parks, Open space, and Public Facilities |
| Safety                    | Chapter 6: Conservation, Safety and Noise   |
| Noise                     | Chapter 6: Conservation, Safety and Noise   |
| Urban Design (optional)   | Chapter 5: Urban Design   |
| Sustainability (optional) | Chapter 7: Sustainability and Chapters 2-6  |
| Housing                   | Separate Document   |

**Compliance with State Office of Planning and Research Guidelines**

Emeryville’s General Plan was updated in 2009 according to the State Office of Planning and Research’s Guidelines and remained consistent with the Guidelines through 2019.

**Housing Successor Annual Report**

Housing successors (entities that assumed the housing assets and functions of former redevelopment agencies) must report annually on their housing activities. That report is included in this report as Exhibit C.

**Changes Needed to the General Plan**

No goals, policies, objectives, standards or other plan proposals need to be added, deleted, amended, or otherwise adjusted.

## **General Plan Amendment**

The City amended the General Plan once in 2019. On September 3, 2019, the City Council adopted Resolution No. 19-131, adopting the 2019-2024 Local Hazard Mitigation Plan and amending the text on Page 6-13 of the Safety Element of the General Plan and the text of Action CSN-A-10, Implementation Actions for Conservation, Safety and Noise and adding the Local Hazard Mitigation Plan as an appendix to the Safety Element of the General Plan.

## **Development Decisions**

In 2019, the Planning Commission approved an office/lab and retail project at Marketplace Parcel B on Shellmound Street (subsequently appealed to the City Council and approved by the Council in 2020), a temporary emergency shelter for families at the former City Recreation Center at 4300 San Pablo Avenue, and conversion of a house to a duplex at 1291 55th Street.

The Building Division issued demolition and site remediation permits for an approved 186-unit apartment building at 6701 Shellmound Street, approved a permit for open space development at the Sherwin Williams site, approved a permit for renovation of an existing four-unit building adding floor area at 1271 64th Street, issued a building permit for modular construction of 105 apartment units at The Intersection project at 3800 San Pablo Avenue, approved temporary certificates of occupancy (TCO) for 125 of the 223 apartment units at Marketplace Parcel C, and approved a TCO for 87 units of affordable housing at the Estrella Vista project at 3706 San Pablo Avenue.

Projects in the development “pipeline”, but with no Planning or Building decisions in 2019 include 167 dwelling units and 14,000 square feet of retail space at Market Place parcel A on Shellmound Street (previously approved by the Planning Commission in July 2015); 66 dwelling units at Market Place Parcel C2 (under construction); 500 dwelling units and 6,000 square feet of non-residential space at the Sherwin Williams site (building permits almost ready to issue); 17 residential and live-work units and 672 square feet to be redeveloped as a café and community space at the Baker Metal Building on 65<sup>th</sup> Street (previously approved by the Planning Commission in August 2009); 29 dwelling units, four to six live/work spaces, and 1,000 square feet of non-residential space the Adeline Springs project at 3637 Adeline Street (approved by the Planning Commission in March 2018); and four projects adding one to two units to residential properties (all previously approved by the Planning Commission and in various phases of construction).

These major development projects and their approval steps are shown in the Development Pipeline table in Appendix A.

In addition, Planning Division staff issued about 75 administrative Planning approvals in 2019, and the Building Division issued about 790 building permits of various types.

## **General Plan Implementation**

Chapter 8 of the Emeryville General Plan contains an implementation program to achieve the goals of every action item within each element (except the Housing Element, which contains its own implementation program and is addressed below). The General Plan also describes the processes for implementing each action item, and identifies the agencies involved. Appendix A, General Plan Annual Progress Report, tracks progress made on those actions during the 2019 calendar year. Progress has been made on 76 of the 79 implementing actions in the General Plan. Progress has not been made on locating a new Police Administration facility, developing new sign regulations, or developing an environmentally preferable purchasing program. The following sections contain some of the highlights from each element.

### **Land Use**

- The Planning Commission approved a 150,000 square feet of office/lab space and 14,000 square feet of retail space within the Marketplace Parcel B complex. This was subsequently appealed to the City Council and approved by the Council in January 2020.
- The former City Recreation Center was approved as temporary emergency shelter for families.
- A building permit was approved and is ready-to-issue for a renovation project adding floor space to an existing four-unit building on 64<sup>th</sup> Street.
- A residential project replacing a single-unit house with a duplex on 55<sup>th</sup> Street, were approved.
- Quarterly Biz Nexus meetings continue to be organized.
- The City continues to work with the Rotten City-Emeryville Cultural Arts District to support art activities in Emeryville.
- City Staff has established working partnerships with capital providers and business incubators to support business growth and development.

### **Transportation**

- The City is participating in the World Health Organization and American Association of Retired Persons' Age Friendly Initiative; part of this work is identifying transportation needs.
- Requests for Proposals were released and a firm was selected for paid parking technology, enforcement, and installation. Contracting, installation, and implementation are expected in 2020.
- The City responded to Alameda County Transportation Commission's Countywide Active Transportation Plan call and served on the San Pablo Multimodal Improvement Technical Advisory Committee, 1580 Design Alternatives Technical Advisory Committee, and Ashby Interchange Working Group.
- The City Council approved redesign of 40<sup>th</sup> Street from Oakland border to IKEA entry to include bus-only lanes, a two-way protected bike lane, and intersection improvements at bus stops.

- The City partnered with UC Berkeley Safe Transportation and Education Center to conduct an in-depth review of pedestrian and bicycle safety issues at six key intersections on Powell Street in the heart of Emeryville.
- Construction of bicyclist safety improvements at Greenway crossings including bike sensors, a bike counter, and a bike share station began in September, 2019.
- A closure study was finalized for supplemental safety measure installations for 65th, 66th, and 67th Street at-grade railroad crossings

### **Parks, Public Facilities and Services**

- A Personal Emergency Preparedness Fair resulted in 200 employees trained.
- Personal Emergency Preparedness classes trained 54 people. Community Emergency Response Team (CERT) training academy and refresher course had 24 participants.
- In 2019, City staff issued 57 encroachment permits for work in the streets by PG&E, East Bay Municipal Utility District, and telecom fiber companies. The City also entered into an Encroachment Agreement with one telecommunication company.
- 2019-20 – 2023-24 Capital Improvement Projects include Temescal Creek Park improvements, Point Emery Shoreline protection, Big Daddy Community Garden rehabilitation, Davenport Mini-Park rehabilitation, and Shorebird Park Boardwalk rehabilitation.

### **Urban Design**

- City Council held a study session on standards for bird-safe building design. Ordinances to eliminate a minimum separation requirement for buildings over 100 feet tall, amend regulations concerning wireless telecommunications facilities, and allow research and development with a conditional use permit in Mixed Use with Residential zones were adopted.
- Artists were selected for Sherwin-Williams public open space and greenway.
- The City piloted a mural program on the newest segment of the Emeryville Greenway in Peladeau Park.
- City Council approved a conceptual design for streetscape improvements to include signage and public art at the 40<sup>th</sup> and San Pablo bus hub.

### **Conservation, Safety and Noise**

- Staff distributed several different Alameda County Clean Water program public education materials at two events in 2019.
- The 2019-2024 Capital Improvement Program includes Climate Action Plan implementation, additional storm drain inlet trash capture devices, a large trash separator in a storm drain line, and green infrastructure.
- City Council approved an updated Local Hazard Mitigation Plan (LHMP) and amended the General Plan to incorporate the LHMP as an appendix to the Safety Element.

- At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones".

### **Sustainability**

- Plans were prepared to transform the landscaping outside of City Hall according to the Bay-Friendly guidelines and plans for Horton Landing Park are also compliant.
- The City is in the process of installing electric vehicle chargers in the City's public parking garage.
- Staff developed a program for solar energy regeneration and storage to bolster the City's disaster resilience.

### **Housing Element Implementation**

Appendix B, the Housing Element Annual Progress Report, tabulates housing production and progress in implementing Housing Element programs. Following are highlights of the 2019 Housing Element Annual Progress Report:

#### **Housing Development Applications Submitted (Table A)**

The City received three new applications for development project approvals in 2019: conversion of a single-family house into a duplex on 55<sup>th</sup> Street, the Onni Christie project at 5801-5861 Christie Avenue, and the 58Fifty Shellmound project. The Onni proposal includes 24 very low, 38 low, 46 moderate, and 530 above moderate income units for a total of 638 units. The 58Fifty Shellmound proposal includes 9 very low, 14 low, 18 moderate, and 203 above moderate income units for a total of 244 units.

#### **Entitlements, Building Permits, and Occupancy (Table A2)**

In 2019, three projects with a total of 187 units in Emeryville were completed or partially completed. These include Avalon Public Market Site D with 8 low income, 9 moderate income, and 108 above moderate income units for a total of 125 units occupied out of 223 total units; Estrella Vista with 46 very low, 14 low, 1 above moderate units for a total of 61 units in Emeryville portion of this 87-unit project; and one above-moderate second unit on 45<sup>th</sup> Street.

#### **Regional Housing Needs Allocation Progress (Table B)**

As 56% of the Regional Housing Needs Allocation (RHNA) period has elapsed - 4½ years of 8 years - Emeryville has issued building permits for 39% of the total units, 32% of the very low income units, 9% of the low income units, 10% of the moderate income units, and 60% of the above moderate income units in the RHNA. (Table B) More information is shown in the table below.

**Regional Housing Needs Allocation (RHNA) Progress**

| Income Level | RHNA Allocation | Building Permits Issued |          |             | Need Remaining | Percent To Goal |
|--------------|-----------------|-------------------------|----------|-------------|----------------|-----------------|
|              |                 | 2015-2018               | 2019     | Total 15-19 |                |                 |
| Very Low     | 276             | 87                      | 0        | 87          | 189            | 32%             |
| Low          | 211             | 19                      | 0        | 19          | 192            | 9%              |
| Moderate     | 259             | 25                      | 0        | 25          | 234            | 10%             |
| Above Mod    | 752             | 450                     | 0        | 450         | 302            | 60%             |
| <b>Total</b> | <b>1,498</b>    | <b>581</b>              | <b>0</b> | <b>581</b>  | <b>917</b>     | <b>39%</b>      |

The City collected \$203,692.96 in Affordable Housing Impact Fees in Calendar Year 2019. The fee is \$29,185 per new dwelling unit and \$4.43 per square foot for nonresidential projects..

The City sets aside 20% of residual tax increment (“boomerang”) funds to support affordable housing. Boomerang funding is the portion of former Redevelopment tax increment funds that return to the City from the former Low- and Moderate-Income Housing Fund (LMIHF) and an ongoing increase in property tax.

**Sites Identified or Rezoned to Accommodate Shortfall Housing Need (Table C)**

Emeryville did not have a shortfall in housing sites; therefore, the City did not need to identify or rezone any sites to accommodate a shortfall.

**Progress on Implementing Housing Programs (Table D)**

Table D in Appendix B tracks progress made in 2019 on implementing the 54 programs in the 2015-2023 Housing Element. Of these, progress was made in 2019 on 53 of the programs. The City did not prioritize working with condominium homeowners’ associations to encourage owner occupancy to ensure that projects maintain eligibility for Federal Housing Association insured loans (Policy H-6-2-2).

**Commercial Development Bonus Approved pursuant to GC Section 65915.7 (Table D)**

Government Code Section 65915.7 does not apply to Emeryville.

**Units Rehabilitated for Alternative Adequate Sites (Table E)**

Emeryville did not have a shortfall of adequate sites; therefore, the City did not need to rehabilitate units for alternative adequate sites.

**City-Owned Sites in the Housing Element that have been Disposed Of (Table G)**

No City-owned sites were sold, leased, or otherwise disposed of in 2019.

## **Housing Successor Annual Report**

Appendix C, Housing Successor Annual Report, reports on the Low- and Moderate-Income Housing Asset Fund, assets owned by the Housing Successor, Successor projects and obligations, and compliance with State law. Highlights of the report are summarized below.

In Fiscal Year 2018-19, the City deposited \$690,275.25 into the Low- and Moderate-Income Housing Asset Fund (LMIHAF), resulting in an ending balance of \$21,303,286.17.

Expenditures from the LMIHAF included \$5,364.68 for asset management monitoring and administration, and \$25,986.72 for housing development, including \$7,864.72 for low income units, \$13,241.28 for very low-income units, and \$4,880.72 for extremely low-income units.

The Successor Agency owns \$17,942,606 in real property and \$15,464,902 in loans and grants receivable, for a total of \$37,685,560 in assets. The Successor has four development projects. Of these, Estrella Vista at 3706 San Pablo Avenue and 1025 West MacArthur Boulevard is under construction with temporary occupancy approved in December 2019, and the other three are in the predevelopment phase. Those sites are at 3602 Adeline Street, 6150 Christie Avenue, and 5890-5900 Christie Avenue.

## Development Decisions and Pending Projects in Emeryville in 2019

| Project  | Address         | Net New Dwelling Units | Thousands sq. ft. Non-residential | Planning Application | Planning Approval | Building Permit Application | Building Permit Issued | Completion/ Final Inspection/ Occupancy | General Plan Land Use | Notes           |
|--|-----------------|------------------------|-----------------------------------|----------------------|-------------------|-----------------------------|------------------------|---|-----------------------|-----------------|
| <b>Projects with City Actions in 2019:</b>   |                 |                        |                                   |                      |                   |                             |                        |   |                       |                 |
| Second Unit (Not Accessory Dwelling Unit)  | 1036 45th       | 1                      | 0                                 | not needed           | not needed        | 8/2/18                      | 12/11/18               | 7/7/19                                  | RM                    |                 |
| Marketplace Parcel D Theater site  | 6301 Shellmound | 223                    | 0                                 | 8/14/14              | 6/25/15           | 11/13/15                    | 2/3/17                 | 10/11/19                                | MUR                   | 125 units TCO   |
| Estrella Vista Affordable Family Housing   | 3706 San Pablo  | 61                     | 6                                 | 9/26/14              | 1/22/15           | 9/26/16                     | 6/21/17                | 12/20/19                                | MUR                   |                 |
| Intersection Mixed Use Project   | 3800 San Pablo  | 105                    | 18                                | 1/24/13              | 8/22/13           | 10/15/18                    | 9/18/19                |   | MUR                   |                 |
| Oceanview Townhomes - 3 replacing 1  | 1270 Ocean      | 2                      | 0                                 | 5/2/16               | 7/24/18           | 4/9/19                      |                        |   | RM                    |                 |
| Duplex Conversion  | 1291 55th       | 1                      |                                   | 1/7/19               | 4/25/19           |                             |                        |   | RM                    |                 |
| Emeryville Center for the Arts   | 4060 Hollis     | 0                      | 30                                | 12/11/18             |                   |                             |                        |   | P                     | Public hearing  |
| Marketplace Parcel B   | 5950 Shellmound | 0                      | 164                               | 11/28/18             | 11/5/19           |                             |                        |   | MUR                   | Appeal hearing  |
| 58Fifty Shellmound   | 5850 Shellmound | 244                    | 7                                 | 5/24/19              |                   |                             |                        |   | MUR                   | Study session   |
| Onni Mixed Use Project   | 5801 Christie   | 638                    | 258                               | 1/22/19              |                   |                             |                        |   | MUR                   | EIR preparation |
| <b>Projects with No City Actions in 2019:</b>  |                 |                        |                                   |                      |                   |                             |                        |   |                       |                 |
| Ocean Ave Townhomes (part of Baker Metal)  | 1276 Ocean      | 5                      | 0                                 | 8/10/07              | 8/27/09           | 12/16/15                    | 4/23/18                |   | MHR                   |                 |
| Marketplace Parcel C2 Residential  | 6251 Shellmound | 66                     | 0                                 | 9/25/13              | 5/28/15           | 8/30/17                     | 4/6/18                 |   | MUR                   |                 |
| Sherwin-Williams B1  | 1450 Sherwin    | 64                     | 2                                 | 1/5/17               | 2/22/18           | 8/6/18                      |                        |   | MUR                   | Remediation     |
| Sherwin-Williams B2  | 1450 Sherwin    | 130                    | 3                                 | 1/5/17               | 2/22/18           | 8/6/18                      |                        |   | MUR                   | Remediation     |
| Sherwin-Williams C   | 1450 Sherwin    | 122                    | 1                                 | 1/5/17               | 2/22/18           | 9/24/18                     |                        |   | MUR                   | Remediation     |
| Sherwin-Williams D   | 1450 Sherwin    | 184                    | 0                                 | 1/5/17               | 2/22/18           | 9/24/18                     |                        |   | MUR                   | Remediation     |
| Sherwin-Williams Open space  | 1450 Sherwin    | 0                      | 0                                 | 1/5/17               | 12/14/17          |                             |                        |   | PO                    | Remediation     |
| Adeline Springs Residential and Live/Work  | 3637 Adeline    | 33                     | 1                                 | 6/5/17               | 3/22/18           |                             |                        |   | MUR                   | Extension       |
| Marketplace Parcel A Shellmound site   | 5900 Shellmound | 167                    | 14                                | 8/14/14              | 7/23/15           |                             |                        |   | MUR                   |                 |
| Marketplace C1 Grocery Store   | 6251 Shellmound | 0                      | 30                                | 9/25/13              | 5/28/15           | 4/18/16                     | 7/25/16                |   | MUR                   |                 |
| Baker Metal Live/Work  | 1265 65th       | 17                     | 1                                 | 8/10/07              | 8/27/09           | 12/1/09                     | 6/30/11                |   | MHR                   |                 |
| Ocean Lofts - replacing 1 unit with 2  | 1258 Ocean      | 1                      | 0                                 | 1/9/07               | 4/17/07           | 1/18/11                     | 6/7/17                 |   | RM                    |                 |
| New Beaudry unit -1 adding to 2 total of 3   | 5876 Beaudry    | 1                      | 0                                 | 4/25/16              | 8/25/16           | 10/13/16                    | 8/16/17                |   | RM                    |                 |
| New 45th St. unit -1adding to 2 total of 3   | 1056 45th       | 1                      | 0                                 | 6/4/15               | 2/25/16           | 4/21/16                     | 8/19/16                |   | RM                    |                 |
| Doyle Street Mews - 6 replacing 6  | 5876-5880 Doyle | 0                      | 0                                 | 4/4/16               | 11/7/17           |                             |                        |   | RM                    |                 |
| Nady site Residential  | 6701 Shellmound | 186                    | 0                                 | 11/7/14              | 3/24/16           |                             |                        |   | MUR                   | Remediation     |
| 47th Street Homes - 6 units replacing 4  | 1034 47th       | 2                      | 0                                 | 8/10/18              |                   |                             |                        |   | RM                    | Study session   |
| * General Plan Land Uses: OT Office/Technology, P Public, PO Park/Open Space, MUR Mixed Use with Residential, RH High Density Residential, RMH Medium-High Density Residential, RM Medium-Density Residential, |                 |                        |                                   |                      |                   |                             |                        |   |                       |                 |

## City of Emeryville 2019 General Plan Annual Implementation Report

| Action Number   | Action Summary  | Implementation Status and Actions in 2019  |
|-----------------|---|--|
| <b>LAND USE</b> |   |  |
| LU-A-1          | Update the Zoning Ordinance                                     | The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then, but was not amended in 2019.   |
| LU-A-2          | Project review and approval process                             | In 2019, the Planning Commission approved an office/lab and retail project at Marketplace Parcel B on Shellmound Street (subsequently appealed to the City Council and approved by the Council in January 2020), a temporary emergency shelter for families at the former City Recreation Center on San Pablo Avenue, and conversion of a house to a duplex on 55th Street.  |
| LU-A-3          | Update and Implement Area Plans                                 | In 2019 staff furthered the Arts Center goal of The Park Avenue District Plan by negotiating an agreement with an Arts Center developer. Completion of the relocated Shellmound Street segment and progress on new apartments there helped to carry out the South Bayfront/Shellmound Plan. Completion of Estrella Vista residential project helped to implement the San Pablo Avenue Urban Design Plan. The greenway in the North Hollis Area Urban Design Program was strengthened by the addition of speed tables where it crosses three streets.             |
| LU-A-4          | Prepare and update Design Guidelines                            | The Design Guidelines were adopted in December 2010, and amended in August 2012 and May 2015. The City continues to implement the design guidelines in all of its project and plan reviews.  |
| LU-A-5          | Update Capital Improvements Program                             | The Capital Improvement Program for FY 2019-20 and FY2023-24 includes community facilities, facilities maintenance, housing, Marina, Pedestrian-bicycle, public art, sanitary sewer, streetscape, and transportation projects.   |
| LU-A-6          | Use economic development tools to attract and retain businesses | In 2019, 405 new businesses opened and 142 businesses closed, for a net gain of 263 businesses; 2,973 businesses renewed their licenses, for a total of 3,236 registered businesses. EDH and Building Division staff continue to review eligible businesses for the Façade Grant Program and the Business License Tax/Fire Inspection Fee Rebate Program. Staff continues to conduct business retention visits to existing businesses in Emeryville and provides site selection services and permit assistance to businesses considering locating in Emeryville. |

| <b>Action Number</b>  | <b>Action Summary</b>   | <b>Implementation Status and Actions in 2019</b>   |
|-----------------------|---|--|
| LU-A-7                | Identify sites for business growth and expansion                  | Staff frequently corresponds with brokers and property owners regarding available sites. The City provides information to businesses interested in coming to Emeryville or expanding in Emeryville. Staff subscribes to commercial real estate data services that provide alerts to staff when spaces become available, and produces custom reports of available sites for businesses interested in locating or expanding in Emeryville.   |
| LU-A-8                | Establish partnerships to attract and support businesses          | The City continues to organize quarterly BizNexus business networking events that highlight local industry sectors and provide opportunities for education and networking. The City continues to support, monitor, and broadcast arts activities in the City in conjunction with the Rotten City-Emeryville Cultural Arts District. The City has established working partnerships with capital providers and business incubators active in the region to support business growth and development.  |
| <b>TRANSPORTATION</b> |   |  |
| T-A-1                 | Prepare Quality of Service standards for all transportation modes | The City adopted trip generation as the basis for the Transportation Facilities Impact Fee in 2014, using Vehicle Miles Traveled (VMT) as the metric to measure traffic impact for environmental reviews of development projects.  |
| T-A-2                 | Ensure continued emergency vehicle access                         | The City ensures emergency vehicle access in all project plans.  |
| T-A-3                 | Maintain Traffic Impact Fee                                       | In Fiscal Year 2018-2019, the City collected \$380,605 in fees and earned \$37,648 in interest on the Traffic Impact Fee. The City spent \$80,041 on the SafeTREC Powell Street Corridor Study and \$176,753 on Transit Center - Public Parking.   |
| T-A-4                 | Participate in Alameda County Congestion Management Agency        | The Congestion Management Agency is now part of the Alameda County Transportation Commission (Alameda CTC). City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee (ACTAC). In 2019 City staff met with Alameda CTC staff and AC Transit to discuss an number of joint projects between AC Transit and the City of Emeryville on a bimonthly basis in addition to regular meetings at the Alameda CTC and the ACTAC. The City also responded to Alameda CTC's Countywide Active Transportation Plan call and served on the San Pablo Multimodal Improvement Technical Advisory Committee, I580 Design Alternatives Technical Advisory Committee, and Ashby Interchange working group. |

| Action Number | Action Summary  | Implementation Status and Actions in 2019  |
|---------------|---|--|
| T-A-5         | Work with California Department of Transportation to promote pedestrian and bicycle accessibility   | City staff met with Caltrans District 4 staff regarding City-proposed bus-bicycle-pedestrian improvements to the 40th/San Pablo intersection. Emeryville staff attended Caltrans project meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway with a park/overlook to the Bay.  |
| T-A-6         | Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones   | A closure study was finalized for supplemental safety measure installations for 65th, 66th, and 67th Street at-grade crossings. Staff met with the Union Pacific Railroad (UPRR) to finalize the scope of 66th and 67th Street in October 2019. A Preliminary Engineering Agreement was executed for 65th Street.  |
| T-A-7         | Consider transportation needs of seniors and disabled persons   | The City is participating in the World Health Organization's and American Association of Retired Persons' Age-Friendly Initiative; The City has completed the "Information Gathering" phase of the project and will spend next year completing our Action Plan. The Action Plan will then be implemented over a two year period.. The Senior Center continued operating the 8 To Go paratransit service.   |
| T-A-8         | Maintain a plan that defines a pedestrian network; provides guidelines for sidewalks and street crossings, improvement schedule, and developer responsibilities; establishes pedestrian safety program; and designates a pedestrian coordinator | The Pedestrian and Bicycle Plan, adopted in 2012, includes a pedestrian network, sidewalk and street crossing design resources, and project priorities. The Emeryville Design Guidelines include guidelines for sidewalks. In 2019, site work began for the South Bayfront Bridge over the railroad tracks between Bay street Center and Horton Street. Upgrades to the Amtrak pedestrian bridge are in the design phase. These efforts will coordinate with Avalon Bay Parcel A development. The City partnered with UC Berkeley Safe Transportation and Education Center to conduct an in-depth review of pedestrian and bicycle safety issues at six key intersections on Powell Street in the heart of Emeryville. The study was completed in December 2019 and is expected to be presented to City Council in early 2020. |
| T-A-9         | Maintain a plan that defines a bikeway network, provides bikeway facilities, designates a bicycle coordinator, and evaluates bike sharing   | The Pedestrian and Bicycle Plan defines a bikeway network, bicycle facilities and bike sharing information. The City underwent several bike and pedestrian upgrades including paving the Bike and Pedestrian trail from Hubbard to Halleck/Beach. Design for a mid-block crossing on San Pablo Ave was completed and received an encroachment permit from CalTrans in Fall 2019. Construction of a bike and pedestrian bridge linking South Bayfront Bridge to Horton Landing Park also began in Fall 2019. City Council approved the concept design for the re-design of the 40th-San Pablo Bus Hub. Construction for bicyclist safety improvements at Greenway Crossings including bike sensors, a bike counter, and a bike share station began September 23, 2019.  |

| Action Number | Action Summary   | Implementation Status and Actions in 2019  |
|---------------|--|--|
| T-A-10        | Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program | In 2017, the City accepted as completed the Safe Routes to School crossing improvements on San Pablo Avenue at 43rd, 45th, and 47th Streets to improve pedestrian access to the Emeryville Center of Community Life (ECCL), which includes Emeryville Unified School District K-12 schools.  |
| T-A-11        | Install and maintain bicycle detection loops at signalized intersections                                       | All signals have bicycle detection except Adeline/43rd, and many have video detection. No bicycle detection needed on 43rd/Adeline because sensor boxes change lights on an automatic timer.   |
| T-A-12        | Urge buses to carry bicycles   | The Emery Go-Round now carries bicycles. AC Transit buses carry bicycles, and AC Transit has more bicycle capacity on some of its new buses.   |
| T-A-13        | Work for free and/or subsidized transit  | The Council approved a Project Funding Agreement with the Alameda County Transportation Commission for the Emery Go-Round General Benefit for fiscal years 2019-20 and 2020-21.  |
| T-A-14        | Work with transit providers to expand hours of operation   | AC Transit expanded its local service hours and frequencies in 2017.   |
| T-A-15        | Use AC Transit's handbook in reviewing development projects  | Staff consults the AC Transit handbook in reviewing development projects.  |
| T-A-16        | Monitor and change transit system as needed to provide efficient environment that meet needs of all users      | The City Council approved the conceptual design memorandum for the 40th and San Pablo Bus Hub and the redesign of 40th Street from the Oakland border to the IKEA entry to include bus-only lanes, a two-way protected bikeway, and improvements to intersections and bus stops. The City and AC Transit are working with Caltrans to create a bus-only left turn lane from Powell Street to I-80 to San Francisco to improve transbay bus service, with bus stops at Powell Street. |
| T-A-17        | Require all new development to contribute to the Emeryville Transportation Management Association              | The Property and Business Improvement District that funds the ETMA was renewed in 2015. It now includes Emeryville residents as well as businesses, and thus covers all development in Emeryville.   |
| T-A-18        | Adjust public parking pricing  | In 2018 the City hired a consulting firm to provide a plan for the location and pricing and need for parking meters and services. In 2019, Request for Proposals were released and a firm was selected for both technology to enforce paid parking and infrastructure to be installed. Final contracting, installation, and implementation are expected in 2020.   |

| Action Number                                       | Action Summary   | Implementation Status and Actions in 2019   |
|---|--|---|
| T-A-19  | Study citywide Transportation Demand Management Program  | The 2012 Sustainable Transportation Plan includes Transportation Demand Management (TDM) Strategies. The City has facilitated the establishment of bike share stations on City streets, as well as working to improve transit, bicycle and pedestrian infrastructure.   |
| T-A-20  | Work with stakeholders to explore feasibility of a bicycle and pedestrian route at Emeryville Crescent | In 2019 staff mapped sea level rise predictions at the Emeryville Crescent shoreline, and found that most of the marsh could have between 0 and 2 feet of flooding by mid-Century, according to 50% probability projections.  |
| T-A-21  | Maintain truck routes  | Truck routes were maintained in 2019.   |
| <b><i>PARKS, PUBLIC FACILITIES AND SERVICES</i></b> |  |   |
| PP-A-1  | Prepare a strategic parks master plan  | The Parks and Recreation Strategic Plan was adopted in 2011. 2019-2020 Capital Improvement Projects approved under the Parks and Recreation Strategic Plan include Temescal Creek Park improvements, McLaughlin Eastshore State Park/Powell Street Bioswale, Point Emery Shoreline protection, Big Daddy Community Garden rehabilitation, Davenport Mini-Park rehabilitation, and Shorebird Park Boardwalk rehabilitation.  |
| PP-A-2  | Develop a park-programming plan  | In 2019, the movie "Black Panther" was shown on June 14, activities starting at 6:30 pm, in Christie Avenue Park. A "Jazz in the Park" concert featuring the Junius Courtney Big Band was held in Doyle-Hollis Park on Sunday, August 18 from 3:00 to 5:00 pm.  |
| PP-A-3  | Explore additional joint park facilities   | Emeryville Center of Community Life (ECCL) features outdoor track and field facilities which are available for public use on evenings and weekends, and public programs at the pool on weekday mornings, midday and evenings and Saturdays. The German school at the former Anna Yates facility on 43rd Street opens the field to the public on Saturdays. In 2019, the City showed the movie "Lilo & Stitch" at the ECCL pool on July 19, and held the Harvest Festival at the ECCL gym and field on October 26. |
| PP-A-4  | Coordinate greenway creek improvements and water features with community                               | Although the Temescal Creek corridor is included in the Parks and Recreation Strategic Plan, it was not prioritized in the most recent Capital Improvement Program. Drainage upgrades at the Temescal Creek Park dog park were completed Spring 2019.   |
| PP-A-5  | Update and implement Five-Year Capital Improvement Program   | The Capital Improvement Program for FY 2019-20 and FY2023-24 includes Horton Landing Park, Point Emery shoreline protection, Temescal Creek Park improvements, Big Daddy Community Garden rehabilitation, Shorebird Park boardwalk rehabilitation, Davenport Mini Park rehabilitation, and Marina Park improvements.  |
| PP-A-6  | Update zoning and subdivision regulations  | The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then, but not in 2019.  |

| Action Number | Action Summary  | Implementation Status and Actions in 2019  |
|---------------|---|--|
| PP-A-7        | Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life                             | The City helped to develop the ECCL, and contributes to operation of it. City staff members participate in the ECCL programming and operating committees, and operate programs including classes, facility rentals, aquatics, and special events.  |
| PP-A-8        | Work on uses for sites no longer needed by other public agencies  | The School District has not yet developed a long-range plan for the former Anna Yates school site. It is currently being used on a temporary basis by the Berkeley/East Bay Campus of the German International School of Silicon Valley. The public is allowed to use the field on weekends.   |
| PP-A-9        | Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website | Community Events in 2019 included Spring Carnival/Community Expo in April, "Dive in Movie" in July, A "Rotten City Block Party" on Park Avenue in August, "Block Party at Bay Street" in September, Harvest Festival in October, and Holiday Tree Lighting in December. As of December, 74 children were enrolled in Emeryville Child Development Center. Youth programs included, After School Expanded Learning Program, Before School Care, Kinder Buddies, Summer Camps, and Youth Basketball and Soccer. Adult programs include sports and fitness classes. On average, there are 450 unduplicated check-ins at the Senior Center each month for various services including excursions, fitness, wellness, computer training, Meals on Wheels and congregate lunch. There is also an aquatics center that hosts a variety of swim programs for all ages. Programs are promoted through the News and Activity Guide, the City website, Facebook, Twitter, E-news, and Notify Me. |
| PP-A-10       | Prepare a plan for an Arts and Cultural Center  | The City and Orton Development, Inc. are developing a Lease Disposition and Development Agreement for the design, construction and operation of the planned Art Center on City-owned property at 4060 Hollis Street. The City selected a developer and the Planning Commission held a study session on renovation of the building between Old Town Hall and 40th Street.   |
| PP-A-11       | Study new location for Police Administration facilities   | There has been no progress in locating a new Police Administration facility. This is not an active project.  |

| Action Number              | Action Summary   | Implementation Status and Actions in 2019  |
|----------------------------|--|--|
| PP-A-12                    | Continue to operate the Community Emergency Response Team (CERT) Program | Alameda County Fire Department Preparedness Unit hosted four Personal Emergency Preparedness (PEP) classes in Emeryville in 2019, resulting in roughly 54 people trained. A Community Emergency Response Team (CERT) training academy was also hosted in Emeryville in 2019. Approximately 24 people participated in the 19-hour training academy, skill building and connecting with their local community members and first responders. A CERT meeting and skills refresher course was also hosted by ACFD to help solidify skills learned in the CERT Academy. A Personal Emergency Preparedness Fair was conducted at Grifols resulting in approximately 200 employees trained. ACFD also hosted an Emergency Operations Center (EOC) Academy, to teach City staff the basics of the Incident Command System (ICS) and the Standardized Emergency Management System (SEMS), as well as the positions and responsibilities within the Management, Operations, Planning & Intelligence, Logistics, and Finance and Administrative Sections. In conjunction with this training, three table top exercises were conducted for staff, to reinforce the concepts learned in the EOC Academy. Looking forward to 2020, ACFD plans to host another CERT academy for Emeryville community members in April, and continue to provide PEP workshops and other EOC related training opportunities. |
| PP-A-13                    | Coordinate with utilities service providers                              | As a part of the Encroachment Agreement and/or Program, the City coordinated with PG&E on in-street repairs, with East Bay Municipal Utility District (EBMUD) on City sanitary sewer rehabilitation, and other telecom fiber companies. In 2019, the City issued 37 encroachment permits to PG&E, 5 encroachment permits to EBMUD, and 15 encroachment permits to various telecommunication companies for work in the public right-of-way. The City also entered into an Encroachment Agreement with one telecommunication company.  |
| PP-A-14                    | Require development projects to upgrade sanitary sewer systems           | A private sewer lateral replacement ordinance was adopted in 2011. In 2019, 20 Private Sewer Lateral Permits were issued.  |
| <b><i>URBAN DESIGN</i></b> |  |  |
| UD-A-1                     | Prepare Design Guidelines  | The Emeryville Design Guidelines were adopted in December of 2010, and were amended in August of 2012 and again in May of 2015. The Design Guidelines are referred to in all Major and Minor Design Reviews as well as all new development plans.  |
| UD-A-2                     | Implement neighborhood and area plans                                    | Work on the Arts Center helped to implement the Park Avenue District Plan. The pedestrian improvements to Shellmound Street furthered the goals of the South BayFront/Shellmound Plan.   |

| Action Number | Action Summary  | Implementation Status and Actions in 2019   |
|---------------|---|---|
| UD-A-3        | Update Zoning Ordinance   | In 2019 the Planning Commission and City Council held study sessions on standards for bird-safe building design, and the City Council directed staff to prepare an ordinance. The Planning Commission recommended an amendment to the Planning Regulations to eliminate a minimum separation requirement for buildings over 100 feet tall. The amendment would replace the tower separation with a finding that “the proposed tower or towers will be adequately separated from other buildings over 100 feet.” The tower separation ordinance was adopted by the City Council on July 23, 2019. City Council adopted two other ordinances in 2019 amending the Planning Regulations. The first, passed on February 5, 2019, amended the regulations concerning wireless telecommunications facilities. The second, passed on May 21, 2019, allowed research and development uses with a conditional use permit in the Mixed Use with Residential zone. |
| UD-A-4        | Prepare a Citywide streetscape plan   | Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan. In 2019, construction began on off-site C3 stormwater planters on 45th Street.   |
| UD-A-5        | Update Capital Improvements Program   | The CIP adopted in 2019 contains 17 streetscape projects, including rehabilitation of landscaping in medians on 40th Street and San Pablo Avenue (which were completed), repair of the 40th Street Bridge railing, sidewalk improvements, storm drain cleaning and repair, a street tree program, Frontage Road median landscaping, North Hollis undergrounding district, and three new items: green infrastructure (stormwater treatment landscaping), streetlight survey and standards development, and village greens (looking for small park sites on City-owned properties including street right-of-way).   |
| UD-A-6        | Use site plan review to address pedestrian circulation and gateway elements | The Final Development Plan (FDP) application for BioMedicalResearch Emeryville Center of Innovation (formerly known as Novartis) proposes to build two new buildings for Research and Development. As part of this proposal, entry gates on the north and south end of Chiron Way will be removed and Chiron Way made accessible to all pedestrians and bicycles. The site plan also provides new east-west connections between Chiron Way and Hollis Street.   |
| UD-A-7        | Invest in signage, public art, and streetscape improvements at gateways     | In 2019 the City Council approved a conceptual design for streetscape improvements to include signage and opportunities for public art at the 40th and San Pablo Bus Hub. The Public Art Master Plan calls for gateway art at this location. Although it is not on the border, many people arrive in Emeryville by bus there.   |
| UD-A-8        | Support renovations of older residential and industrial building stock      | In 2019 the City issued a building permit for renovation of an existing fourplex on 64th Street that includes adding floor area.  |

| Action Number                         | Action Summary  | Implementation Status and Actions in 2019   |
|---------------------------------------|---|---|
| UD-A-9                                | Expand public art along green streets, at gateways, and in new parks                          | The Sherwin-Williams developer selected artists for the public open space and greenway extension on the site, and art will be installed concurrent with park and greenway development. The City piloted a mural program on the newest segment of the Emeryville Greenway in Peladeau Park in 2019, and the Public Art Committee (PAC) is reviewing a Mural program with emphasis on installing murals on green streets and gateways. An artist was contracted with in 2018 for installation of Public Art in the Marina, but the Bay Conservation and Development Commission denied the artist a permit and the PAC is reconsidering the project. |
| UD-A-10                               | Develop and implement new sign regulations  | Staff began working on sign code amendments directed by the Planning Commission during a study session in 2017. No progress was made in 2019.   |
| <b>CONSERVATION, SAFETY AND NOISE</b> |   |   |
| CSN-A-1                               | Plant new trees and other plantings, and maintain existing healthy trees                      | Renovation of median islands on 40th Street included planting 19 new trees. The Street Tree Program, which is primarily for maintenance, is part of the Capital Improvement Program and is funded through 2024. 40th Street and San Pablo Avenue median rehabilitation, which include the installation of better soil, reclaimed water lines, and drought tolerant landscaping, began September 18, 2019. City crews are filling in empty street tree planters throughout the City.   |
| CSN-A-2                               | Implement the National Pollutant Discharge Elimination System permit                          | The City is in compliance with our NPDES Municipal Regional Permit to date. Municipal Regional Permit (MRP) 2.0 went into effect on January 1, 2016. The 2019-2020 annual report for the permit was completed September 2019.   |
| CSN-A-3                               | Implement EBMUD water efficiency requirements   | The City implements EBMUD water efficiency requirements in City projects and project approvals and inspections.   |
| CSN-A-4                               | Disseminate information on harmful effects of toxic chemical substances and safe alternatives | Staff distributed several different Alameda County Clean Water program public education materials at two events in 2019.  |
| CSN-A-5                               | Protect biological resources while studying trail at the Emeryville Crescent.                 | In 2019 staff contacted the East Bay Regional Park District regarding preservation of Emeryville Crescent Marsh.  |
| CSN-A-6                               | Identify historic and cultural resources; refine significant structures ordinance             | The City Council adopted the Significant Structures Ordinance in 2015, amending the Planning Regulations to add a map and list of significant structures.   |
| CSN-A-7                               | Fund façade preservation projects   | Two Round I projects were completed and City Council approved Round II grants for façade preservation projects in 2019.   |

| Action Number | Action Summary  | Implementation Status and Actions in 2019  |
|---------------|---|--|
| CSN-A-8       | Address seismic hazards and flooding risks  | The City developed the Building Occupancy Resumption Program (BORP), a framework that pre-certifies business owners to undertake private building safety assessments in post-disaster conditions. In the aftermath of a major earthquake, private emergency inspections will allow for rapid, individualized emergency responses that are consistent with the City's post-disaster safety assessment procedures. The City did not approve any BORP permits in 2019.  |
| CSN-A-9       | Implement and update emergency management operations plan   | In 2019 the City held three tabletop exercises in the Emergency Operations Center on 4/25, 7/25 & 10/17. Previously, the City conducted an Emergency Management Progress Report, which evaluated the City's progress and documents including the 2014 Emergency Operations Plan, and increased Emergency Management Program resources in the budget.   |
| CSN-A-10      | Update the Local Hazard Mitigation Plan (LHMP)  | The Federal Disaster Mitigation Act of 2000 requires that all state and local governments develop a Local Hazard Mitigation Plan (LHMP) and update it every five years as a condition of receiving federal disaster assistance. In 2019 the Human Resources Department completed an updated LHMP following several rounds of revisions in response to comments from California Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA). In September, the Council approved the LHMP and amended the General Plan to incorporate the LHMP as an appendix to the Safety Element. In October, FEMA and CalOES gave final approval of the LHMP. This approval is for a period of five years (until 2024) |
| CSN-A-11      | Work with Stopwaste.org on disposal of hazardous materials.   | The City works with Waste Management of Alameda County on disposal of batteries and fluorescent lights; Paint Care on paint disposal; and Alameda County Household Hazardous Waste Facility on hazardous waste disposal. The City refers people to the Household Hazardous Waste events sponsored by the Alameda County Waste Management Authority, a list of non-city collection centers for disposal of sharps, and the Stopwaste <a href="http://www.recyclewhere.org">www.recyclewhere.org</a> website for questions about difficult materials.  |
| CSN-A-12      | Work with the Flood Control and Water Conservation District.  | The City coordinates with the Alameda County Flood Control District as needed along Temescal Creek. The South Bayfront Pedestrian Bridge is a capital improvement project that relies on coordination with the District.   |
| CSN-A-13      | Use site plan review to ensure public health and safety, and the protection of natural and cultural resources | The Environmental Impact Report (DEIR) being prepared for the proposed Onni project is addressing health, safety, natural resources and cultural resources. The DEIR will be published for public comment in early 2020. The proposed project would include a 54-story residential tower and a 15-story office tower with ground floor retail at 5801-5861 Christie Avenue.  |
| CSN-A-14      | Update Zoning Ordinance   | No safety or noise amendments were made to the Planning Regulations in 2019. Previously, the City addressed safety and noise in amendments regarding short-term rentals, accessory dwelling units, and cannabis businesses.  |

| <b>Action Number</b>  | <b>Action Summary</b>  | <b>Implementation Status and Actions in 2019</b>   |
|-----------------------|--|--|
| CSN-A-15              | Update Capital Improvement Program   | The 2019-2024 Capital Improvement Program includes Climate Action Plan implementation, additional storm drain inlet trash capture devices, a large trash separator in a storm drain line, and green infrastructure (vegetative stormwater treatment projects).   |
| CSN-A-16              | Implement the Climate Action Plan  | The Climate Action Plan 2.0 was approved by City Council on November 15, 2016, and it is in effect, with goals for 2030 and targets for 2050 GHG emissions. The city is in a Community Choice Aggregation buying alternative energy form individual customers within defined jurisdictions. In 2018, the Alameda County started its new local electricity supplier- East Bay Community Energy (EBCE) , through which all the communities are receiving cleaner energy and GHG-free electricity.  |
| CSN-A-17              | Establish conditions of approval for mechanical equipment with potential noise impacts | As of June 2016, all Conditions of Approval address mechanical and construction noise impacts in Section III.B.1.  |
| CSN-A-18              | Require noise study for projects with high noise exposure                              | The City addresses noise exposure in reviewing applications for approval of development projects. Marketplace Parcels C and D residential projects, which are under construction, include mitigations for noise from the railroad tracks nearby.   |
| CSN-A-19              | Develop railroad quiet zones   | At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones".  |
| <b>SUSTAINABILITY</b> |  |  |
| ST-A-1                | Implement the Climate Action Plan  | Staff continues to establish an integrated Waste Reduction Program at ECCL, and provides technical and educational support for single and multi-family residents, multi-tenant commercial and residential property managers, businesses and private schools. Staff reviews and approves Discards Collection Plans for remodels and new development, and plans for waste diversion for demolition and construction projects. Staff developed a program for solar energy regeneration and storage to bolster the City's disaster resilience. The City is also in the process of installing electric vehicle chargers in the City's public parking garages. Staff conducted research in preparation for the discussion of "reach codes" for energy and for lower greenhouse gas construction. Additionally, the City dedicated a small discretionary fund for Climate Action Plan Implementation opportunities as they arise. |
| ST-A-2                | Adopt the United Nations Environmental Accords, implement 14 actions                   | The General Plan currently supports 14 of the 21 actions listed in the United Nations Environmental Accords. In 2017 the Mayor signed a re-commitment to the goals and obligations of the Global Covenant of Mayors (Paris Climate Agreement).   |

| Action Number | Action Summary   | Implementation Status and Actions in 2019   |
|---------------|--|---|
| ST-A-3        | Incorporate Build It Green or LEED and Bay Friendly standards in construction projects             | Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code, and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.  |
| ST-A-4        | Follow green building and Bay Friendly Landscaping requirements in City projects                   | Council adopted Green Building and Bay-Friendly Landscaping requirements applicable to City projects. Plans were prepared to transform the landscaping outside of City Hall according to the Bay-Friendly guidelines, and plans for Horton Landing Park are also compliant. City Hall landscape funds have been allocated, and construction is expected in CY 2020. |
| ST-A-5        | Require public-private projects to follow green building and Bay Friendly Landscaping requirements | All major development projects that receive City building permits are required to include a green building checklist in their application.  |
| ST-A-6        | Develop environmentally preferable municipal purchasing program                                    | In 2016 staff brokered green purchasing arrangements with several vendors. No progress has been made in 2019.   |
| ST-A-7        | Identify developer sites for farmers' markets  | Bay Street Center has held a seasonal farmers' market in some of the years since the General Plan was adopted; however, no farmers' markets were held in Emeryville in 2019.  |



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Title 25

|                |            |                    |
|----------------|------------|--------------------|
| Jurisdiction   | Emeryville |                    |
| Reporting Year | 2018       | (Jan. 1 - Dec. 31) |

Note: + Optional field  
Cells in grey contain auto-calculation formulas

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

| Current APN   | Street Address     | Project Name*                 | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD, 2 to 4,5+,ADU, MH) | Tenure R=Renter O=Owner | Affordability by Household Incomes - Completed Entitlement |                            |                                 |                       | Entitlement Date Approved | # of Units issued Entitlements | Low-Income Deed Restricted | Moderate-Income Deed Restricted | Above-Moderate-Income | Building Permits Date Issued | # of Units Issued Building Permits |
|---|--------------------|-------------------------------|---------------------------------|--|-------------------------|--|----------------------------|---------------------------------|-----------------------|---------------------------|--------------------------------|----------------------------|---------------------------------|-----------------------|------------------------------|------------------------------------|
|   |                    |                               |                                 |  |                         | Very Low-Income Deed Restricted                            | Low-Income Deed Restricted | Moderate-Income Deed Restricted | Above-Moderate-Income |                           |                                |                            |                                 |                       |                              |                                    |
|   |                    |                               |                                 |  |                         | 2  | 3                          | 4                               | 5                     | 6                         |                                |                            |                                 |                       | 8                            | 9                                  |
| 049-1556-001  | 6301 Shellmound St | Avalon Public Market-Parcel D |                                 | 5+   | R                       |  |                            |                                 | 1                     |                           | 0                              |                            |                                 |                       |                              | 0                                  |
| 049-0951-004-02; 049-0951-005-01; 049-0951-006-01; 049-0951-007; 012-0951-011 | 3706 San Pablo Ave | Estrella Vista                |                                 | 5+   | R                       |  |                            |                                 |                       |                           |                                |                            |                                 |                       |                              |                                    |
| 049-1184-014  | 1291 55th Street   | Duplex Conversion             |                                 | 2 to 4                                     | R                       |  |                            |                                 | 1                     | 4/25/2019                 |                                |                            |                                 |                       |                              |                                    |
| 049-1174-001  | 1036 45th Street   | Second Unit                   |                                 | 2 to 4                                     | R                       |  |                            |                                 |                       |                           |                                |                            |                                 |                       |                              |                                    |
|   |                    |                               |                                 |  |                         |  |                            |                                 |                       |                           |                                |                            |                                 |                       |                              |                                    |
|   |                    |                               |                                 |  |                         |  |                            |                                 |                       |                           |                                |                            |                                 |                       |                              |                                    |

| Current APN   | Street Address     | Project Name*                 | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD, 2 to 4,5+,ADU, MH) | Tenure R=Renter O=Owner | Affordability by Household Incomes - Certificates of Occupancy |                            |                                 |                       | Certificates of Occupancy or other forms of readiness (see instructions) Date Issued | # of Units issued Certificates of Occupancy or other forms of readiness | How many of the units were Extremely Low income? | Infill Units? Y/N* | Deed Restriction Type (see instructions) | Term of Affordability or Deed Restriction (if affordable in perpetuity enter 1000)* | Notes                              |
|---|--------------------|-------------------------------|---------------------------------|--|-------------------------|--|----------------------------|---------------------------------|-----------------------|--|---|--|--------------------|--|---|------------------------------------|
|   |                    |                               |                                 |  |                         | Very Low-Income Deed Restricted                                | Low-Income Deed Restricted | Moderate-Income Deed Restricted | Above-Moderate-Income |  |   |  |                    |  |   |                                    |
|   |                    |                               |                                 |  |                         | 10   | 11                         | 12                              | 15                    | 17   | 19  | 21   |                    |  |   |                                    |
| 049-1556-001  | 6301 Shellmound St | Avalon Public Market-Parcel D |                                 | 5+   | R                       | 46   | 22                         | 9                               | 110                   |  | 187   | 20   |                    |  | 55  | Temporary Certificate of Occupancy |
| 049-0951-004-02; 049-0951-005-01; 049-0951-006-01; 049-0951-007; 012-0951-011 | 3706 San Pablo Ave | Estrella Vista                |                                 | 5+   | R                       | 46   | 14                         |                                 | 1                     |  | 61  | 20   | 12/20/2019         |  | 55  | Temporary Certificate of Occupancy |
| 049-1184-014  | 1291 55th Street   | Duplex Conversion             |                                 | 2 to 4                                     | R                       |  |                            |                                 |                       |  | 0   |  |                    |  |   |                                    |
| 049-1174-001  | 1036 45th Street   | Second Unit                   |                                 | 2 to 4                                     | R                       |  |                            |                                 | 1                     |  | 1   |  | 7/7/2019           |  |   |                                    |
|   |                    |                               |                                 |  |                         |  |                            |                                 |                       |  | 0   |  |                    |  |   |                                    |
|   |                    |                               |                                 |  |                         |  |                            |                                 |                       |  | 0   |  |                    |  |   |                                    |

|                |            |                    |
|----------------|------------|--------------------|
| Jurisdiction   | Emeryville |                    |
| Reporting Year | 2019       | (Jan. 1 - Dec. 31) |

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
 Please contact HCD if your data is different than the material supplied here

| Table B                                    |                     |                                 |      |      |      |      |      |      |      |      |      |                                 |                                      |
|--|---------------------|---------------------------------|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress |                     |                                 |      |      |      |      |      |      |      |      |      |                                 |                                      |
| Permitted Units Issued by Affordability    |                     |                                 |      |      |      |      |      |      |      |      |      |                                 |                                      |
|  |                     | 1                               | 2    |      |      |      |      |      |      |      | 3    | 4                               |                                      |
| Income Level                               |                     | RHNA Allocation by Income Level | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Very Low                                   | Deed Restricted     | 276                             | 5    |      | 81   | 1    |      |      |      |      |      | 87                              | 189                                  |
|  | Non-Deed Restricted |                                 |      |      |      |      |      |      |      |      |      |                                 |                                      |
| Low  | Deed Restricted     | 211                             |      |      | 16   | 3    |      |      |      |      |      | 19                              | 192                                  |
|  | Non-Deed Restricted |                                 |      |      |      |      |      |      |      |      |      |                                 |                                      |
| Moderate                                   | Deed Restricted     | 259                             |      |      |      | 4    |      |      |      |      |      | 25                              | 234                                  |
|  | Non-Deed Restricted |                                 | 7    |      | 14   |      |      |      |      |      |      |                                 |                                      |
| Above Moderate                             |                     | 752                             | 178  | 1    | 201  | 70   |      |      |      |      |      | 450                             | 302                                  |
| Total RHNA                                 |                     | 1498                            |      |      |      |      |      |      |      |      |      |                                 |                                      |
| Total Units                                |                     |                                 | 190  | 1    | 312  | 78   |      |      |      |      |      | 581                             | 917                                  |

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
 Cells in grey contain auto-calculation formulas



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

|                       |            |                    |
|-----------------------|------------|--------------------|
| <b>Jurisdiction</b>   | Emeryville |                    |
| <b>Reporting Year</b> | 2019       | (Jan. 1 - Dec. 31) |

**Table D**

### Program Implementation Status pursuant to GC Section 65583

#### Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1               | 2   | 3                | 4   |
|-----------------|---|------------------|---|
| Name of Program | Objective   | Timeframe in H.E | Status of Program Implementation  |
| H-1-1-1         | Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.   | Ongoing          | The City continues to contract with Alameda County Healthy Homes Department, through the use of CDBG funds, to provide Minor Home Repair services to low income households.   |
| H-1-1-2         | Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations. | Ongoing          | Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place. Alameda Healthy Homes has provided a workshop at the Emeryville Senior Center and has attended Emeryville public events. |
| H-1-1-3         | Continue to offer home maintenance education.   | Ongoing          | The City provided information on the Earthquake Brace + Bolt Program, which provides homeowners with up to \$3,000 to strengthen their homes.   |

| Name of Program | Objective  | Timeframe in H.E | Status of Program Implementation  |
|-----------------|--|------------------|---|
| H-1-2-1         | Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.  | Ongoing          | The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations.  |
| H-1-2-2         | Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.  | Ongoing          | No residential structures were approved by the City Council for demolition in 2019.   |
| H-1-3-1         | Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures. | Ongoing          | The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate. |
| H-1-3-2         | Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.   | Ongoing          | The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis.    |

| Name of Program | Objective  | Timeframe in H.E | Status of Program Implementation   |
|-----------------|--|------------------|--|
| H-2-1-1         | Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing.                                 | Ongoing          | The City still offers a density bonus for development projects that include affordable housing units.  |
| H-2-1-2         | Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.   | Ongoing          | The City continues to implement the Affordable Housing Program by requiring the inclusion of below market rate units in residential projects. An impact fee is required in rental housing development and affordable units may be provided in lieu of the impact fee.  |
| H-2-2-1         | Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.                                 | Ongoing          | The City collected \$203,692.96 in Affordable Housing Impact Fees in Calendar Year 2019.   |
| H-2-2-2         | Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.  | Ongoing          | The City issued a Request for Qualifications/Proposals in October 2019 for the development of a 100% affordable housing project on a City-controlled asset. The City also closed on a \$2M development loan in December 2019 to acquire a site to be redeveloped into a mixed-use site with 100% affordable housing. Both projects will require units to be set-aside for extremely low, very low and low income households. |
| H-2-2-3         | Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level. | Ongoing          | The City will continue when feasible and appropriate, to consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program to support the inclusion of units at a deeper affordability level.   |

| Name of Program | Objective   | Timeframe in H.E | Status of Program Implementation  |
|-----------------|---|------------------|---|
| H-2-2-4         | Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.  | Ongoing          | The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2019 . The City is in the process of re-examining the program to determine how to make the program more effective and useful for borrowers in today's market.   |
| H-2-2-5         | Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.   | Ongoing          | The City will continue to work with affordable housing developers to identify and leverage local, state and federal funding programs that will assist in maximizing the number the affordable units. Prior to closing on the development loan in December for an affordable housing project, the City notified the developer of the release of a NOFA for the Veterans Housing and Homelessness Prevention Program funding. |
| H-2-2-6         | Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.  | Ongoing          | The City will continue to support regional and statewide efforts to establish new sources of funding for affordable housing.  |
| H-2-2-7         | Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.  | Ongoing          | The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase inproperty tax) to support affordable housing in the City.  |
| H-3-1-1         | Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units. | Ongoing          | The City will continue to encourage the inclusion of extremely low and very low income affordable units for people living with physical and/or developmental disabilities and Shelter-Plus-Care units in projects subject to the City's Affordable Housing Program.   |

| Name of Program | Objective   | Timeframe in H.E | Status of Program Implementation  |
|-----------------|---|------------------|---|
| H-3-1-2         | Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.   | Ongoing          | The City issued a Request for Qualifications/Proposals in October 2019 for the development of a 100% affordable housing senior or intergenerational project on a City-controlled asset.   |
| H-3-1-3         | Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.   | Ongoing          | Because the Building Code now requires Universal Design features, the City no longer offers bonus points for them.  |
| H-3-1-4         | Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.  | Ongoing          | The City will continue to evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City controlled sites, when available.  |
| H-3-2-1         | Continue to support the countywide effort to prevent and end homelessness through strategies described in the “EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan.” Monitor the plan’s progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium technical Advisory Committee. | Ongoing          | The City will continue to support the countywide effort to prevent and end homelessness through the Everyone Home plan. The City will continue to monitor the plan's progress through the City's participation in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee. |

| Name of Program | Objective  | Timeframe in H.E | Status of Program Implementation  |
|-----------------|--|------------------|---|
| H-3-2-2         | Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.   | Ongoing          | The City provides homeless services through General Funds for outreach, harm reduction (including food) and providing case management services and rapid rehousing to people experiencing homelessness in Emeryville. The City allocated Community Development Block Grant (CDBG) funds for the Homeless Management Information System (HMIS) . |
| H-3-2-3         | Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.                                      | Ongoing          | The City continues to provide information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.  |
| H-3-2-4         | Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities. | Ongoing          | Housing staff regularly works with EUSD staff to identify resources for EUSD families who are experiencing housing crises or homelessness.  |
| H-4-1-1         | Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).   | Ongoing          | Of planned residential developments on the sites inventory table (Table 4-2) of the Housing Element, plus some on sites not in that table, all are approved, 473 units are completed, 659 units are under construction, and 740 approved units have not yet started construction.   |
| H-4-1-2         | Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.   | Ongoing          | In 2019 the City received applications for two mixed-use projects (58Fifty Shellmound and Onni), approved one mixed-use project (Marketplace B), issued certificate of occupancy for one mixed-use project (Estrella Vista), and saw remediation efforts on one mixed-use project (Sherwin-Williams).   |

| Name of Program | Objective  | Timeframe in H.E | Status of Program Implementation  |
|-----------------|--|------------------|---|
| H-4-2-1         | Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units. | Ongoing          | The City continues to provide a First time Homebuyers Program for Low to Moderate Income Teachers at Emery Unified School District. The program is available on Market rate developments only. In 2019, no teachers have applied for the program.   |
| H-4-2-2         | Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.                                 | Ongoing          | The City continues to provide a First Time Homebuyers Program to City of Emeryville employees. The program is available on Market rate developments only. In 2019, no city staff have applied for the program.  |
| H-4-2-3         | Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.   | Ongoing          | Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units. Emails are sent to City Staff and EUSD staff whenever a BMR ownership unit becomes available.                                     |
| H-4-2-4         | Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.  | Ongoing          | The City will continue to ensure that below market rate live/work units are marketed to artists and craftspeople when they become available. The City currently doesn't have any below market rate live/work units available, but there will be 4 live/work units at the Sherwin Williams development in the near future. |
| H-4-2-5         | Encourage the development of affordable live/work space for artists and craftspeople.  | Ongoing          | The City will continue to encourage the development of affordable live/work space for artists and craftspeople.   |
| H-4-2-6         | Promote quality and diversity in the architectural style of new housing developments.  | Ongoing          | The Planning Commission worked with the aspiring developers of Marketplace B, Onni, and 58Fifty Shellmound to improve project design.   |

| Name of Program | Objective   | Timeframe in H.E | Status of Program Implementation   |
|-----------------|---|------------------|--|
| H-5-1-1         | Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.                               | Ongoing          | The County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. The city contracts directly with ECHO to provide services related to our evictions harrassment ordinance. |
| H-5-1-2         | Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.  | Ongoing          | Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Information on services is available in the lobby at City Hall and on the City's the website, as well as in the E-news.  |
| H-5-1-3         | Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market-rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). | Ongoing          | The City of Emeryville requires fair housing and equal opportunity language and logos on all Marketing Plans for affordable units and contractual agreements pertaining to housing.  |
| H-5-1-4         | Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.   | Ongoing          | The City will continue to support Rebuilding Together East Bay-North in providing repair and accessiblity improvements to low income households. Additionally, the City will continue to contract with the Alameda County Healthy Homes Program to provide minor repair to low income households.            |

| Name of Program | Objective   | Timeframe in H.E                      | Status of Program Implementation  |
|-----------------|---|---------------------------------------|---|
| H-6-1-1         | Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.     | Adoption 2015, implementation ongoing | The family-friendly residential amendment to the City Design Guidelines was adopted in 2015. As projects are proposed, the City will continue to implement these Design Guidelines.   |
| H-6-1-2         | Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.            | Ongoing                               | The City will continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing. The City is nearing completion of 3706 San Pablo Avenue (also known as Estrella Vista), a former City-controlled site that is a 100% Affordable Family Housing development. |
| H-6-2-1         | Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations. | Ongoing                               | Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville Buyers and works with mortgage brokers involved in the resale of below-market-rate (BMR) units to review the program for their buyers.   |
| H-6-2-2         | Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.  | Ongoing                               | No activity took place on this initiative this year. The City will in the next reporting period provide education and technical assistance to Condominium Homeowner Associations (HOAs) to encourage Owner Occupancy.   |
| H-6-2-3         | Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.  | Ongoing                               | The City continues to offer low-interest rate first time homebuyer assistance loans to low and moderate income households. The program is available on Market rate developments. No applications for the program were received in 2019.   |

| Name of Program | Objective   | Timeframe in H.E | Status of Program Implementation   |
|-----------------|---|------------------|--|
| H-6-3-1         | Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.  | Ongoing          | Staff continues to assist people at risk of losing their homes to foreclosure by referring homeowners to HOPE Foreclosure program and legal assistance. The foreclosure activities have slowed down dramatically in 2019.  |
| H-7-1-1         | Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites. | Ongoing          | The City will continue to offer low-interest loans or grants to property owners and developers seeking to remediate housing development sites.   |
| H-7-1-2         | Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.   | Ongoing          | The City's marketing of a Revolving Loan Fund (RLF) for remediation by private developers has been limited due to the need to coordinate three properties affected by the time line of a significant remediation on one property impacting another which precludes a third's relocation. The RLF will be marketed to developers partnering with the City to develop sites owned by the City, including housing sites on Christie Avenue and San Pablo Avenue. In 2019 staff attended a national conference on Brownfield Cleanup and attended a session on best practices for managing RLFs. |
| H-7-2-1         | Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.  | Ongoing          | The City continues to require developers to complete the GreenPoint Rated or LEED checklist in Planning and Building submittals.   |
| H-7-2-2         | Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.   | Ongoing          | The City issued an RFQ/P for 4300 San Pablo Avenue with a requirement that the project must achieve a minimum of 100 "GreenPoint Rated" points plus meet all minimum requirements of LEED Silver certification.  |

| Name of Program | Objective   | Timeframe in H.E | Status of Program Implementation   |
|-----------------|---|------------------|--|
| H-7-2-3         | Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.   | Ongoing          | The City website's Green Building webpage was updated in 2015. It is at <a href="http://www.emeryville.org/334/Green-Building">http://www.emeryville.org/334/Green-Building</a> and includes a definition and resources. The City's Sustainability website includes more information on building materials and energy decisionmaking.  |
| H-7-2-4         | Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.  | Ongoing          | Vegetative stormwater treatment is required in projects disturbing or creating 5,000 or 10,000 or more square feet of permeable surface. Several large residential sites were completed with 100% treatment this year. The City is also reviewing all opportunities to incorporate vegetative treatment on new public projects regardless of size.   |
| H-7-2-5         | Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.   | Ongoing          | The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.  |
| H-7-3-1         | Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate. | Ongoing          | The City has taken action to redevelop two sites into affordable housing projects, located along the San Pablo Avenue corridor, within the Priority Development Area (4300 San Pablo and 3600 San Pablo). As funding resources or incentives become available, the City will continue to work with the developers of both sites to secure the additional resources, as appropriate.              |
| H-7-3-2         | Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.   | Ongoing          | One of the projects recommended in the EBOTS is the 40th and San Pablo Bus Hub. In 2019, the City Council approved a concept design for the 40th and San Pablo Bus Hub, which now extends to Shellmound Street. The concept design includes dedicated bus lanes, a two-way protected bikeway, bus boarding areas with passenger amenities, and pedestrian and bicycle intersection improvements. |

| Name of Program | Objective  | Timeframe in H.E                      | Status of Program Implementation   |
|-----------------|--|---------------------------------------|--|
| H-7-3-3         | Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces. | Adoption 2015, implementation ongoing | The design guidelines for open space and community interaction, which were adopted in 2015, were followed in the design of the Marketplace B residential project (which was approved in 2019), and in review of applications for the 58Fifty and Onni projects.  |
| H-7-4-1         | Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and carsharing pods.   | Ongoing                               | The City's Sustainability website includes up-to-date directories of resources and actions for businesses and residents. The Bicycle and Pedestrian webpage describes new Translink lockers at Amtrak and the bike racks program, and the City has been working with housing staff and the public on siting for the new Bike Share program. The City participated in and publicized a solar and alternative-fuel-vehicle discount program, and is launching a commercial energy audit and upgrade program. |
| H-7-4-2         | Encourage energy conservation measures and use of green building materials in residential remodel projects.  | Ongoing                               | The Building Code requires energy conservation measures. The City will continue the Energy Efficient Emeryville (E3) Program, which will offer no-cost energy audits and assistance to small and medium businesses.  |







**HOUSING SUCCESSOR ANNUAL REPORT  
REGARDING THE  
LOW AND MODERATE INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR 2018/19  
PURSUANT TO  
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)  
FOR THE  
CITY OF EMERYVILLE**

This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of January 28, 2020. This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2018/19 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund Independent Auditors' Report on Compliance with Applicable Requirement and on Internal Control Over Compliance for Fiscal Year 2018/19 (Fiscal Year) as prepared by LSL Certified Public Accountants (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amount the County received from loans:** This section provides the total amount of funds received from loans pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.
- II. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- III. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- IV. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- V. Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- VI. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VII. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VIII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- IX. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- X. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five-year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met.
- XI. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is July 1, 2009-June 30, 2019.
- XII. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.
- XIII. Homeownership Inventory:** An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low- and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

This Report is to be provided to the Housing Successor’s governing body by April 1, 2020. In addition, this Report and the former redevelopment agency’s pre-dissolution Implementation Plans are to be made available to the public on the City’s website <http://emeryville.org/913/Dissolution-of-Redevelopment>.

**I. AMOUNT RECEIVED FROM LOANS**

The City received \$0

**II. AMOUNT DEPOSITED INTO LMIHAF**

A total of \$690,275.25 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

**III. ENDING BALANCE OF LMIHAF**

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$21,303,286.17, of which \$0 is held for items listed on the ROPS.

**IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF**

The following is a description of expenditures from the LMIHAF by category:

|  |             |
|--|-------------|
| <b>Asset Management Expenditures</b>                                 | \$364.68    |
| <b>Monitoring &amp; Administration Expenditures</b>                  | \$5,000     |
| <b>Homeless Prevention and Rapid Rehousing Services Expenditures</b> | \$0         |
| <b>Housing Development Expenditures</b>                              |             |
| ➤ Expenditures on Low Income Units                                   | \$7,864.72  |
| ➤ Expenditures on Very-Low Income Units                              | \$13,241.28 |
| ➤ Expenditures on Extremely-Low Income Units                         | \$4,880.72  |
| ➤ Total Housing Development Expenditures                             | \$25,986.72 |

**V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF**

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

|  | As of End of<br>Fiscal Year |
|--|-----------------------------|
| <b>Statutory Value of Real Property Owned by Housing Authority</b> | <b>\$17,942,606</b>         |
| <b>Value of Loans and Grants Receivable</b>                        | <b>\$15,464,902</b>         |
| <b>Total Value of Housing Successor Assets</b>                     | <b>\$37,685,560</b>         |

**VI. DESCRIPTION OF TRANSFERS**

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

**VII. PROJECT DESCRIPTIONS**

The following is a description of a project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS as well as the status of the Project.

| Project Name                               | Status of Project |
|--|-------------------|
| <b>EMME (64<sup>th</sup> and Christie)</b> | <b>Completed</b>  |

**VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16**

Section 34176.1 provides that Section 33334.16 does not apply to interests in real property acquired by the Housing Successor on or after February 1, 2012; however, this Report presents a status update on the project related to such real property. The City of Emeryville has not acquired interest in real property after February 1, 2012.

With respect to interests in real property acquired by the former redevelopment agency *prior* to February 1, 2012, the time periods described in Section 33334.16 shall be deemed to have commenced on the date that the Department of Finance approved the property as a housing asset in the LMIHAF; thus, as to real property acquired by the former redevelopment agency now held by the Housing Successor in the LMIHAF, the Housing Successor must initiate activities consistent with the development of the real property for the purpose for which it was acquired within five years of the date the DOF approved such property as a housing asset.

The following provides a status update on the real property or properties housing asset(s) that were acquired prior to February 1, 2012 and compliance with five-year period:

| Address of Property                    | Date of Acquisition | Deadline to Initiate<br>Dev. Activity | Status of Housing<br>Successor Activity |
|--|---------------------|---------------------------------------|---|
| 3706 San Pablo/<br>1025 West MacArthur | August 31, 2012     | September 1, 2022                     | Under Construction                      |
| 6150 Christie                          | August 31, 2012     | September 1, 2022*                    | Predevelopment                          |
| 3602 Adeline/                          | August 31, 2012     | September 1, 2022*                    | Predevelopment                          |
| 5890-5900 Christie                     | August 31, 2012     | September 1, 2022*                    | Predevelopment                          |

## **IX. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413**

**Replacement Housing:** According to the 2010 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <http://emeryville.org/913/Dissolution-of-Redevelopment>.

**Inclusionary/Production Housing.** According to the 2010 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <http://emeryville.org/913/Dissolution-of-Redevelopment>].

The City of Emeryville Redevelopment Agency contained two redevelopment Areas, the 1976 Area and the Shellmound Area. When the inclusionary/production housing obligations were transferred to the Housing Successor the Agency's housing compliance numbers were as follows:

### **1976 Area**

- A surplus of 45 units affordable to low- or moderate-income households
- A surplus of 37 units affordable to very low-income households

### **Shellmound Area**

- A deficit of 5 units affordable to low- or moderate-income households
- A surplus of 27 units affordable to very low-income households

The Total Redevelopment inclusionary/production obligations are in surplus of the requirement and no obligations were transferred to the Housing Successor

The former redevelopment agency's Implementation Plans are posted on the City's website at <http://emeryville.org/913/Dissolution-of-Redevelopment>.

## **X. EXTREMELY-LOW INCOME TEST**

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year

following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement.

The following table illustrates that the Housing Successor expended 30% of the LMIHAF on rental housing developments affordable to households earning 30% or less of the AMI for the July1, 2014 – June 30, 2019 period.

| <b>Project Name</b> | <b>Total Expended</b> | <b>Extremely Low</b> | <b>Very Low</b>   | <b>Low</b>        | <b>Moderate</b> |
|---------------------|-----------------------|----------------------|-------------------|-------------------|-----------------|
| Estrella Vista      | 1,962,274.09          | 586,426.74           | 992,414.48        | 372,155.43        | 0.00            |
| <b>Total</b>        | <b>1,962,274.09</b>   | <b>586,426.74</b>    | <b>992,414.48</b> | <b>372,155.43</b> | <b>0.00</b>     |
| <b>% Per AMI</b>    |                       | <b>30%</b>           | <b>51%</b>        | <b>19%</b>        | <b>0%</b>       |

#### **XI. SENIOR HOUSING TEST**

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The Housing Successor did not produce any Senior Housing during the 10-year period of July 1, 2009-June 30, 2019.

| <b>Project Name</b>   | <b>YR Completed</b> | <b>Total Restricted Units</b> | <b>Senior Restricted Units</b> | <b>Non-Senior Restricted Units</b> |
|-----------------------|---------------------|-------------------------------|--------------------------------|------------------------------------|
| Magnolia Terrace      | 2011                | 5                             | 0                              | 5                                  |
| Ambassador Apartments | 2013                | 69                            | 0                              | 69                                 |
| Emme                  | 2014                | 29                            | 0                              | 29                                 |
| Parc on Powell        | 2014                | 21                            | 0                              | 21                                 |
| Artistry Emeryville   | 2017                | 1                             | 0                              | 1                                  |
| 3900 Adeline          | 2018                | 12                            | 0                              | 12                                 |
| <b>Total</b>          |                     | <b>137</b>                    | <b>0</b>                       | <b>137</b>                         |
| <b>% Senior Units</b> |                     |                               | <b>0%</b>                      |                                    |

**XII. EXCESS SURPLUS TEST**

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor’s preceding four Fiscal Years, whichever is greater.

The following provides the Excess Surplus test for the preceding four Fiscal Years:

| <b>FY18/19 Fund Balance</b> |                     |
|-----------------------------|---------------------|
| Opening Balance             | 21,962,210.02       |
| Land                        | 17,942,605.89       |
| <b>Unencumbered LMIHAF</b>  | <b>4,019,604.13</b> |

| <b>4 Yrs. of Deposits</b> |                     |
|---------------------------|---------------------|
| FY15/16                   | 1,632,279.00        |
| FY16/17                   | 1,630,544.00        |
| FY17/18                   | 767,373.00          |
| FY18/19                   | 690,275.00          |
| <b>Total Deposits</b>     | <b>4,720,471.00</b> |

| <b>Excess Surplus Test</b>                             |              |
|--|--------------|
| Aggregate Deposits                                     | 4,720,471.00 |
| Unencumbered LMIHAF                                    | 4,019,604.13 |
| <b>Excess Surplus (Fund Balance&gt;Total Deposits)</b> | <b>None</b>  |

The LMIHAF does not have an Excess Surplus.

**XIV. INVENTORY OF HOMEOWNERSHIP UNITS ASSISTED**

Inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of monies from the Low- and Moderate-Income Housing Asset fund pursuant to subdivision (f) of Section 33334.3.

| <b>Homeownership Inventory</b>  |             |                              |
|---|-------------|------------------------------|
| Number of assisted units remaining in portfolio   |             | 167                          |
| # of Units Lost to portfolio in Fiscal Year   | Foreclosure | 0 units                      |
|   | Sale        | 8 units                      |
| Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the LMIHF |             | \$0 funds returned           |
|   |             | \$575,642.97 in loan payoffs |
| Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.                  |             | Managed In-House             |