

City of Emeryville

2020 General Plan Annual Progress Report

Accepted by City Council on March 16, 2021

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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, 2020.

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 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 2020.

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 Appendix 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

There were no amendments to the General Plan in 2020.

Development Decisions

In 2020, the Planning Commission approved the Art Center and the San Pablo Affordable Apartments, the first project in the city to be approved under SB 35. The City Council approved the 47th Street Homes project.

The Building Division anticipates issuing building permits in the next few months for an approved 186-unit apartment building at 6701 Shellmound Street, building permits were issued and construction is underway for the open space portion and all residential buildings at the Sherwin Williams site, building permits were issued for renovation of an existing four-unit building adding floor area at 1271 64th Street, modular construction of 105 apartment units at The Intersection project at 3800 San Pablo Avenue is underway, a final Certificate of Occupancy for 223 apartment units at Marketplace Parcel C is pending, and a Certificate of Completion was issued for 87 units of affordable housing at the Estrella Vista project at 3706 San Pablo Avenue, which is now 100% occupied.

Previously approved projects in the development “pipeline”, but with no Planning or Building decisions in 2020 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); 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 65th 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.

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

In addition, Planning Division staff issued about 58 administrative Planning approvals in 2020, and the Building Division issued about 579 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 79 actions during the 2020 calendar year. Of the 79 actions, 16 were completed before 2020, and the City made progress on 59 in 2020. No progress was made in 2020 on four actions: PP-A-11 locating a new Police

Administration facility, UD-A-10 developing new sign regulations, or ST-A-6 developing an environmentally preferable municipal purchasing program. Due to the COVID-19 pandemic, T-A-14 work with transit providers to expand hours of operation, was not feasible as transit operators reduced service hours and routes in an attempt to adjust to ridership changes. The following sections contain some of the highlights from each element General Plan Annual Progress Report.

Land Use

- The Planning Regulations were amended in 2020 to include streamlined Accessory Dwelling Unit regulations, allow cannabis manufacturing in the Mixed Use with Residential (MUR) zoning district, eliminate of parking minimums, and make it easier to build Accessory Dwelling Units.
- The Planning Commission approved the Art Center, and the San Pablo Affordable Apartments, was the first project in the city to be approved under SB 35. The City Council approved the 47th Street Homes project.
- A City loan for Estrella Vista, an affordable housing project at 3600 San Pablo Avenue, helped to implement the San Pablo Avenue Urban Design Plan. Final Certificate of Occupancy of 289 apartments at Marketplace helped to implement the Shellmound Design Guidelines.
- Business outreach in 2020 focused on the business impacts of public health orders related to the COVID-19 pandemic. Staff sent emails to businesses and provided regular website updates on changing regulations and relief programs related to COVID-19. •

Transportation

- 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).
- The Council approved an ordinance establishing parking meter zones. Police technicians were hired to enforce the parking meters and pay equipment and signage were installed. Public Works installed charging stations for the enforcement vehicles, City Council adopted an enforcement manual, and electric enforcement vehicles arrived. The City is using ACTC funding to implement paid parking.
- 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.
- The City kicked off an Active Transportation Plan process that could include consideration of a bicycle and pedestrian route at Emeryville Crescent Marsh.
- The UC Berkeley Safe Transportation and Education Center completed a study of bicycle and pedestrian safety issues and solutions at six intersections on Powell Street.
- A mid-block crosswalk was completed on San Pablo Avenue between a grocery store and a senior housing project. Doyle Street was closed to motor vehicle traffic between two parks to create pedestrian space.

- Construction of bicyclist safety improvements at Greenway crossings including bike sensors, a bike counter, and a bike share station began in September, 2019.
- Civil engineering design is complete for crossing improvements, for 65th and 67th to remain open with bike/pedestrian improvements, gates and signals and 66th to be closed. The City is working with UPRR to complete signal design and construction agreements.

Parks, Public Facilities and Services

- The Planning Commission approved the Art Center and City Council approved a development agreement and ground lease. The developer applied for building permits.
- A private sewer lateral replacement ordinance was adopted in 2011. In 2020, 26 Private Sewer Lateral Permits were issued.
- In 2020 the City issued 42 encroachment permits to PG&E, 6 encroachment permits to EBMUD, and 34 encroachment permits to various telecommunication companies for work in the public right-of-way.
- Due to the COVID-19 pandemic in-person events and services were mostly infeasible after February 2020. Despite this, the City provided Aquatics, Child Development, field rentals, a K-8th grade program, and online Senior social and exercise programs. The City also conducted two drive-in movies at Public Market and two “Drive Thru” events at City Hall: one for seniors in partnership with Aetna, and another for Halloween for participants of Emeryville Child Development Center, Recreation Programs at Emeryville Center of Community Life, and Senior Center members. The City also hosted a very brief tree lighting ceremony at the online City Council meeting on December 1st.

Urban Design

- Sherwin-Williams Building 1-31 Adaptive Reuse with a pedestrian-bicycle pass-through was reviewed by the Bicycle/Pedestrian Advisory Committee and the Planning Commission; the BioMed Realty bicycle and pedestrian circulation plan was reviewed by BPAC and the Planning Commission.
- The Art Center was reviewed by the BPAC and approved by the Planning Commission with sidewalk improvements on Hollis and a viewing path on 40th Street in front of a "Jewel Box" that will be a show case for art.
- The San Pablo Affordable Apartments, approved under SB 35, includes gateway elements that were suggested during the Planning Commission's review.
- New streetscape projects in the 2019-2024 Capital Improvement Program include Green Infrastructure Projects (green stormwater treatment), Streetlight Survey and Standards, and Village Greens (shared streets with more space for pedestrians).
- The San Pablo Affordable Apartments project was approved, Emeryville’s first project processed under SB 35. While not officially part of the public art program, at the recommendation of the Planning Commission, the building incorporates design elements to reflect the site’s gateway status on the Oakland boarder.

Conservation, Safety and Noise

- The Art Center, approved by City Council, is an adaptive reuse of a significant structure that preserves cultural resources.
- The City is in compliance with our National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit to date. Municipal Regional Permit (MRP) 2.0 went into effect on January 1, 2016. The 2020-2021 annual report for the permit was completed September 2020.
- To implement the Local Hazard Mitigation Plan adopted in 2019, the City obtained an Emergency Management Online Platform and an online Emergency Evacuation Planning Platform through Alameda County, and received a donated container filled with emergency supplies from Novartis. In response to the COVID-19 pandemic, the City established protocols and site plans for safe operations.
- At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones". The City has completed agreements with Union Pacific to concur on scope of work at the Quiet Zone crossings. The City was approved for grant funding in 2018 from the State's Trade Corridor Enhancement Program. The City will ask to receive construction funding at the March 2021 California Transportation Commission Meeting. Construction is tentatively scheduled to begin in 2022.

Sustainability

- The General Plan 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).
- 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. The City is seeking construction funding for the Bay-Friendly landscape at City Hall.

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 2020 Housing Element Annual Progress Report:

Housing Development Applications Submitted (Table A)

The City received seven new applications for development projects in 2020: five applications for a total of eight Accessory Dwelling Units (ADUs), one additional unit to an existing home on Beaudry Street, and the 3600 San Pablo Affordable Apartments project.

Entitlements, Building Permits, and Occupancy (Table A2)

In 2020 Certificates of Occupancy were issued for three projects with a total of 165 units. These include 98 units in Avalon Public Market Site D, 66 units in Avalon Public Market Parcel C2, and one ADU. These projects together include with 20 very low income, 30 low income, 35 moderate income, for a total of 77 affordable units.

Regional Housing Needs Allocation Progress (Table B)

As 69% of the Regional Housing Needs Allocation (RHNA) period has elapsed - 5½ years of 8 years - Emeryville has issued building permits for 79% of the total units, 39% of the very low income units, 23% of the low income units, 23% of the moderate income units, and 115% 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	Building Permits Issued			Need Remaining	Percent To Goal
	Allocation	2015-2019	2020	Total 15-20		
Very Low	276	87	20	107	169	39%
Low	211	19	30	58	162	23%
Moderate	259	25	35	60	199	23%
Above Mod	752	450	417	867	0	115%
Total	1,498	581	502	1092	521	79%

The City collected \$120,753.26 in Affordable Housing Impact Fees in Calendar Year 2020. The fee is \$31,032 per new dwelling unit and \$4.71 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 2020 on implementing the 54 programs in the 2015-2023 Housing Element. Of these, progress was made in 2020 on 53 of the programs. While technical assistance was provided to several BMR Homeowners in working with their Condominium Homeowner Association (HOAs), the City will work to develop a program during the next reporting period to re-engage Condominium Homeowner Associations (HOAs) to encourage Owner Occupancy and determine their technical assistance needs (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 2020.

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 2019-2020, the City deposited \$854,120.73 into the Low- and Moderate-Income Housing Asset Fund (LMIHAF), resulting in an ending balance of \$4,847,112.67. Expenditures from the LMIHAF included \$13,018.22 for housing development, including \$2,445.03 for low income units, \$6,633.31 for very low-income units, and \$3,939.88 for extremely low-income units.

The Successor Agency owns \$17,943,394 in real property and \$15,207,717 in loans and grants receivable, for a total of \$37,998,224 in assets. The Successor has three development projects: 3602 Adeline, 6150 Christie, and 5890-5900 Christie are all in the predevelopment stage. The Estrella Vista project at 3706 San Pablo is complete.

Attachments:

Appendix A:

- Development Decisions and Pending Projects 2020
- General Plan 2020 Implementation.

Appendix B: Housing Element Annual Progress Report Tables

Appendix C: Housing Successor Annual Report Summary.

Development Decisions and Pending Projects in Emeryville in 2020

Project	Address	Net New Thousands		Planning Application	Planning Approval	Building Permit Application	Building Permit Issued	Completion/ Final Inspection/ Occupancy	General Plan Land Use	Notes
		Dwelling Units	sq. ft. Non-residential							
Projects with City Actions in 2020:										
Demo/Rebuild Two Units	1270 64th Street	0	0	12/16/20					RM	Incomplete
Two Accessory Dwelling Units	5534 Beaudry St.	2	0	11/28/20					RM	Incomplete
Additional Unit	5534 Beaudry St.	1	0	11/28/20					RM	Incomplete
Two Accessory Dwelling Units	1017 47th Street	2	0	11/20/20					RM	Incomplete
San Pablo Affordable Apts	3600 San Pablo	90	4	4/6/2020	10/20/20				MUR	SB 35
Accessory Dwelling Unit	1026 47th Street	1	0	1/21/20	2/20/20				RM	Zoning Comp.
Two Accessory Dwelling Units	1203 54th Street	2	0	6/5/20	8/11/20				RM	Zoning Comp.
Accessory Dwelling Unit	4210 Adeline	1	0	6/18/20	8/11/20	10/23/20			RM	Zoning Comp.
New Units at Bridgecourt Apts.	1221 40th Street	2	0	11/12/19	2/11/20	2/14/20	6/30/20		MUR	
Biomed Portion of Chiron PUD	5300 Chiron Way	0	910	10/23/19						Study session
58Fifty Shellmound	5850 Shellmound	244	7	5/24/19					MUR	Study session
Accessory Dwelling Unit	1031 43rd Street	1	0	1/11/19	3/13/19	4/29/19	8/2/19	3/5/20	RM	Zoning Comp.
Emeryville Center for the Arts	4060 Hollis	0	30	12/11/18	8/27/20				P	
Marketplace Parcel B	5950 Shellmound	0	164	11/28/18	11/5/19				MUR	
47th Street Homes	1034 47th	2	0	7/5/18	10/6/20				RM	
Sherwin-Williams Open space	1450 Sherwin	0	0	1/5/17	12/14/17	5/16/18	4/7/20		PO	Fine Grading
Sherwin-Williams B2	1450 Sherwin	130	3	1/5/17	2/22/18	8/6/18	4/7/20		MUR	Remediation
Sherwin-Williams D	1450 Sherwin	184	0	1/5/17	2/22/18	9/24/18	4/22/20		MUR	Remediation
Sherwin-Williams B1	1450 Sherwin	64	2	1/5/17	2/22/18	8/6/18	5/6/20		MUR	Remediation
Sherwin-Williams C	1450 Sherwin	122	1	1/5/17	2/22/18	9/24/18	5/21/20		MUR	Remediation
Nady site Residential	6701 Shellmound	186	0	11/7/14	3/24/16	7/15/20			MUR	
Marketplace Parcel C2 Res.	6251 Shellmound	66	0	9/25/13	5/28/15	8/30/17	4/6/18	7/27/20	MUR	
Marketplace C1 R&D	6251 Shellmound	0	30	9/25/13	5/28/15	11/18/20			MUR	
TOTAL		1100	1151							

* 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,

Development Decisions and Pending Projects in Emeryville in 2020

Project	Address	Net New Thousands		Planning Application	Planning Approval	Building Permit Application	Completion/		General Plan Land Use	Notes
		Dwelling Units	sq. ft. Non-residential				Building Permit Issued	Building Final Inspection/ Occupancy		
Projects with No City Actions in 2020:										
Onni Mixed Use Project	5801 Christie	638	258	1/22/19					MUR	Withdrawn
Oceanview Townhomes	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	Expired
Ocean Ave Townhomes	1276 Ocean	5	0	8/10/07	8/27/09	12/16/15	4/23/18		MHR	
Adeline Springs	3637 Adeline	33	1	6/5/17	3/22/18				MUR	Extension
Marketplace Parcel A	5900 Shellmound	167	14	8/14/14	7/23/15				MUR	
Baker Metal Live/Work	1265 65th	17	1	8/10/07	8/27/09	12/1/09	6/30/11		MHR	
Ocean Lofts	1258 Ocean	1	0	1/9/07	4/17/07	1/18/11	6/7/17		RM	
New Beaudry unit	5876 Beaudry	1	0	4/25/16	8/25/16	10/13/16	8/16/17		RM	
New 45th St. unit	1056 45th	1	0	6/4/15	2/25/16	4/21/16	8/19/16		RM	
Doyle Street Mews	5876-5880 Doyle	2	0	4/4/16	11/7/17				RM	Withdrawn
	TOTAL	868	274							

* 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 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
<i>LAND USE</i>		
LU-A-1	Update the Zoning Ordinance	Amendments to the Planning Regulations in 2020 include streamlined Accessory Dwelling Unit regulations, allowing cannabis manufacturing in the Mixed Use with Residential (MUR) zoning district, elimination of parking minimums, and making it easier to build Accessory Dwelling Units.
LU-A-2	Project review and approval process	In 2020, the Planning Commission approved the Art Center, and the San Pablo Affordable Apartments, was the first project in the city to be approved under SB 35. The City Council approved the 47th Street Homes project.
LU-A-3	Update and Implement Area Plans	A City loan for Estrella Vista, an affordable housing project at 3600 San Pablo Avenue, helped to implement the San Pablo Avenue Urban Design Plan. Final Certificate of Occupancy of 289 apartments at Marketplace helped to implement the Shellmound Design Guidelines.
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 2020, 286 new businesses opened and 162 businesses closed, for a net gain of 124 businesses; 3,271 businesses renewed their licenses, for a total of 3,395 registered businesses.
LU-A-7	Identify sites for business growth and expansion	Staff works with businesses interested in locating in Emeryville, providing information on available properties and other assistance as requested.
LU-A-8	Establish partnerships to attract and support businesses	Business outreach in 2020 focused on the business impacts of public health orders related to the COVID-19 pandemic. Staff sent emails on changing regulations and relief programs to businesses, corresponded with businesses on assistance requests and inquiries, talked with developers regarding potential projects, spoke with brokers regarding available properties, and talked with businesses interested in locating in Emeryville, some of them cannabis-related businesses. Industry-specific emails addressed resources for reopening life science companies and the county Great Plates Delivered program.

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
TRANSPORTATION		
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 FY2019-20, Traffic Impact Fees collected totaled \$1,238,706, and the fee fund earned \$41,810 in interest. The fund was used for a traffic signal at the Powell/Doyle intersection for \$289,500 and the Powell Street Bridge widening for \$10,181.
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 2020 the City is using ACTC funding to implement paid parking. The City has entered into a partnership agreement with ACTC for multimodal transportation improvements on San Pablo Avenue including pedestrian safety improvements and bike and bus lanes.
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	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	Civil engineering design is complete for crossing improvements, for 65th and 67th to remain open with bike/ped improvements, gates and signals and 66th to be closed. Staff is working with UPRR to complete signal design and construction agreements.
T-A-7	Consider transportation needs of seniors and disabled persons	The City continued operating the 8 To Go paratransit service.

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
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 2020 UC Berkeley Safe Transportation and Education Center completed a study of bicycle and pedestrian safety issues and solutions at six intersections on Powell Street. A mid-block crosswalk was completed on San Pablo Avenue between a grocery store and a senior housing project. Doyle Street was closed to motor vehicle traffic between two parks to create pedestrian space.
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. In 2020 the South Bayfront Pedestrian-Bicycle Bridge deck was swung into place over the railroad tracks.
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	Early in 2020, City staff met with SR2S staff on a safety assessment they were conducting of the Emeryville Center of Community Life site.
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 authorized release of \$1 million of City capital funds to Emeryville Transportation Management Association for a new Emery Go-Round bus yard on Mandela Parkway under the Maze.
T-A-14	Work with transit providers to expand hours of operation	AC Transit expanded its local service hours and frequencies in 2017. In 2020 AC Transit services were reduced in response to the COVID-19 pandemic which severely impacted ridership, particularly on Transbay bus lines.

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
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	Emeryville is using an Arterials IDEA grant to update transit signal priority systems. Council approved the 40th and San Pablo Bus Hub and 40th Street Multimodal Improvements project.
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	The Council approved an ordinance establishing parking meter zones, Police technicians were hired to enforce parking meters, Public Works installed charging stations for the enforcement vehicles, Council adopted the enforcement manual, electric enforcement vehicles arrived, pay equipment was installed, and signs were installed.
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	The City kicked off an Active Transportation Plan process that could include consideration of a bicycle and pedestrian route at Emeryville Crescent Marsh.
T-A-21	Maintain truck routes	Truck routes were maintained in 2020.
<i>PARKS, PUBLIC FACILITIES AND SERVICES</i>		
PP-A-1	Prepare a strategic parks master plan	The Parks and Recreation Strategic Plan was adopted in 2011. The City has placed a fence at Davenport Park to make it a safe play area for tots, and is working on fitting play equipment in the park between utility lines. Progress has been made on permitting for shoreline protection at Point Emery.

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Action Number	Action Summary	Implementation Status and Actions
PP-A-2	Develop a park-programming plan	Due to the COVID-19 pandemic, the City did not conduct programs in the park, other than a few picnic area rentals before the Alameda County shelter-in-place order on March 13.
PP-A-3	Explore additional joint park facilities	Early in 2020, Emeryville Center of Community Life was used for the City's After School Program, Fitness Center, Adult Sports, and Aquatics. The campus was shut down after March 13. The City reopened to a camp for children of essential works on June 8, re-opened the pool on September 8, and began conducting field rentals on October 5. The gym was rented out briefly in November when indoor fitness was allowed.
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 2019-2024 Capital Improvement Program includes construction of Horton Landing Park, protection of Point Emery Shoreline, improvements at Temescal Creek Park and Marina Park, and rehabilitation of Big Daddy Garden, Davenport Park, and Shorebird Park.
PP-A-6	Update zoning and subdivision regulations	Amendments to the Planning Regulations in 2020 include streamlined Accessory Dwelling Unit regulations, allowing cannabis manufacturing in the Mixed Use with Residential (MUR) zoning district, elimination of parking minimums, and making it easier to build Accessory Dwelling Units.
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	In 2020 The City provided Aquatics, Child Development, field rentals, a K-8th grade program, and online Senior social and exercise programs. 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 field at the German International School on the former Anna Yates Elementary School site was open to the public until the shelter-in-place order in March, and will be re-opened after the pandemic is over.
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	The Senior Center conducted its annual Black History Month and Chinese New Year celebrations in February. The City also conducted two drive-in movies at Public Market and two "Drive Thru" events at City Hall: One for Seniors in partnership with Aetna, and another for Halloween for participants of Emeryville Child Development Center, Recreation Programs at Emeryville Center of Community Life, and Senior Center members. The City also hosted a very brief tree lighting ceremony at the online City Council meeting on December 1st.
PP-A-10	Prepare a plan for an Arts and Cultural Center	Planning Commission approved the Art Center, Council approved a development agreement and ground lease, and the developer applied for building permits.

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
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.
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	Alameda County Fire Department Preparedness Unit hosted two 90-minute Personal Emergency Preparedness (PEP) classes in Emeryville resulting in 26 people trained.
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 2020 the City issued 42 encroachment permits to PG&E, 6 encroachment permits to EBMUD, and 34 encroachment permits to various telecommunication companies for work in the public right-of-way.
PP-A-14	Require development projects to upgrade sanitary sewer systems	A private sewer lateral replacement ordinance was adopted in 2011. In 2020, 26 Private Sewer Lateral Permits were issued.
<i>URBAN DESIGN</i>		
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	Approval of the Art Center helped to implement the Park Avenue District Plan.
UD-A-3	Update Zoning Ordinance	Amendments to the Planning Regulations in 2020 include streamlined Accessory Dwelling Unit regulations, allowing cannabis manufacturing in the Mixed Use with Residential (MUR) zoning district, elimination of parking minimums, and making it easier to build Accessory Dwelling Units.
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan. The rain garden at San Pablo/MacArthur is effectively finished, as are the planters on 45th, Adeline, Doyle and 61st that were part of the Marketplace "Parcel G" stormwater treatment obligation.
UD-A-5	Update Capital Improvements Program	New streetscape projects in the 2019-2024 Capital Improvement Program include Green Infrastructure Projects (green stormwater treatment), Streetlight Survey and Standards, and Village Greens (shared streets with more space for pedestrians).

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	Sherwin-Williams Building 1-31 Adaptive Reuse with a pedestrian-bicycle pass-through was reviewed by the Bicycle/Pedestrian Advisory Committee and the Planning Commission. BioMed Realty bicycle and pedestrian circulation plan was reviewed by BPAC and the Planning Commission. The Art Center was reviewed by BPAC and approved by the Planning Commission with sidewalk improvements on Hollis and viewing path on 40th Street to in front of "Jewel Box" that will showcase art 24/7. The San Pablo Affordable Apartments, approved under SB 35, includes gateway elements that were suggested during the Planning Commission's review.
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	In 2020 the San Pablo Affordable Apartments project was approved, Emeryville's first project processed under SB 35. While not officially part of the public art program, at the recommendation of the Planning Commission, the building incorporates design elements to reflect the site's gateway status on the Oakland boarder. The Nady development on Shellmound Street at the northwestern gateway of the City has selected an artist for a commission facing I-80.
UD-A-8	Support renovations of older residential and industrial building stock	The Art Center and Sherwin-Williams Building 1-31 Adaptive Reuse, both approved in 2020, will re-use architecturally significant industrial buildings.
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. In 2019 the Public Art Committee (PAC) worked with the developer at the Public Market to seek City approval of a Master Plan for the site. In October of 2020 a short list of artists had been solicited for commission of a work to be placed in Christie Park as a condition of approval. The City approved a Mural Program in 2020 including opportunities for installing murals on green streets and gateways. A commission was written and approved in 2020 and an installation is expected in 2021 for a mural of the Horton Street Bike Boulevard and along the Sherwin Street between the Bike Boulevard and the new park at Sherwin Williams. An installation on Point Emery was recommended in 2020 with work expected in 2021.
UD-A-10	Develop and implement new sign regulations	Sign regulations were part of the planning regulations adopted in 2013. They are implemented through the sign approval process. Staff began working on sign code amendments directed by the Planning Commission during a study session in 2017. No progress was made in 2020.

CONSERVATION, SAFETY AND NOISE

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees	The City contracts with licensed Arborists to perform critical tree maintenance. In 2020, trees of significant concern were addressed first. Trees were inspected for structural integrity and health prior to pruning and or removal. City staff works with Arborists to assess trees impacted by work done in the City Right of Way and provide recommendations for tree protection or replacement. Tree replacements are done on case by case, and replacement trees are installed per the recommendation of the Arborist and City standards regarding tree installation in the public right of way.
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 2020-2021 annual report for the permit was completed September 2020.
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	In 2020 the city increased its online messaging about toxins and alternatives, including sending tweets and newflash items.
CSN-A-5	Protect biological resources while studying trail at the Emeryville Crescent.	No action taken - trail not studied yet.
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	Façade preservation funding was used to help businesses restore storefronts after civil unrest resulted in broken windows.
CSN-A-8	Address seismic hazards and flooding risks	To implement the Local Hazard Mitigation Plan adopted in 2019, the City obtained an Emergency Management Online Platform and an online Emergency Evacuation Planning Platform through Alameda County, and received a donated container filled with emergency supplies from Novartis. In response to the COVID-19 pandemic, the City established protocols and site plans for safe operations.
CSN-A-9	Implement and update emergency management operations plan	The City developed a Council emergency response guidebook, held Emergency Operation Center section training and table top exercises, trained in County emergency management software, worked with the County on an evacuation planning platform, and conducted a Wildfire Smoke Protocol training for all staff.

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	The updated LHMP was approved in 2019; it covers a five-year period.
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 www.recyclewhere.org 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 Art Center is an adaptive reuse of a significant structure that preserves cultural resources.
CSN-A-14	Update Zoning Ordinance	Amendments to the Planning Regulations in 2020 include streamlined Accessory Dwelling Unit regulations, allowing cannabis manufacturing in the Mixed Use with Residential (MUR) zoning district, elimination of parking minimums, and making it easier to build Accessory Dwelling Units.
CSN-A-15	Update Capital Improvement Program	The City is in active talks with Caltrans on shared responsibility for design, installation, and/or maintenance of trash separator facilities at two locations.
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. Progress was made on building decarbonization requirements for new (and to some extent, existing) buildings through energy reach codes and low-carbon building materials reach codes.

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
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	Noise studies are submitted during building permit stage for rooftop equipment. Memphis Meats is one example; T-Mobile new antennas and equipment also submitted a noise study.
CSN-A-19	Develop railroad quiet zones	At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones". Staff has completed agreements with Union Pacific to concur on scope of work at the Quiet Zone crossings. The City was approved for grant funding in 2018 from the State's Trade Corridor Enhancement Program. The City will ask to receive construction funding at the March 2021 California Transportation Commission Meeting. Construction is tentatively scheduled to begin in 2022.
<i>SUSTAINABILITY</i>		
ST-A-1	Implement the Climate Action Plan	The City is working on many elements of the Climate Action Plan, especially active transportation, with new bike/ped facilities planned or installed.
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).
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. The City is seeking construction funding for the Bay-Friendly landscape at City Hall.
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.

City of Emeryville 2020 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions
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 2020.
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 2020.

Jurisdiction	Emeryville	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN ⁺	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	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							51	0	38	0	0	0	13		102
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt		5+	R							2	2/11/2020	2
	049-1175-5-2	1026 47th Street			ADU	R							1	2/20/2020	1
	049-1084-5	4210 Adeline Street			ADU	O							1	8/11/2020	1
	049-1183-24	1203 54th Street			ADU	R							2	8/11/2020	2
	049-1175-008-03	1034-1042 47th Street	47th Street Homes		5+	R							6	10/6/2020	6
	049-0950-001-00 049-0950-006-01	3600-3610-3620 San Pablo Avenue	San Pablo Apartments		5+	R	51		38				1	10/20/2020	90
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B2		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-D		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B1		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-C		5+	R									0
	049-1026-12	4211 Adline Street	1031 43rd Street ADU		ADU	O									0
	049-15560-001	6301 Shellmound Street	Avalon Marketplace - D		5+	R									0
	049-1556-008	6251 Shellmound Street	Avalon Marketplace - C2		5+	R									0

Jurisdiction	Emeryville
Reporting Year	(Jan. 1 - Dec. 31) 2020

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits							8	9
1					2	3	7							8	9
Prior APN ⁺	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	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							20	0	30	0	35	0	417		502
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt		5+	R							2	6/30/2020	0
	049-1175-5-2	1026 47th Street			ADU	R									0
	049-1084-5	4210 Adeline Street			ADU	O									0
	049-1183-24	1203 54th Street			ADU	R									0
	049-1175-008-03	1034-1042 47th Street	47th Street Homes		5+	R									0
	049-0950-001-00 049-0950-006-01	3600-3610-3620 San Pablo Avenue	San Pablo Apartments		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B2		5+	R	8		8		6		108	7-Apr-20	0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-D		5+	R	6		13		12		153	22-Apr-20	0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B1		5+	R	2		4		5		53	6-May-20	0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-C		5+	R	4		5		12		101	21-May-20	0
	049-1026-12	4211 Adline Street	1031 43rd Street ADU		ADU	O							1	2-Aug-19	0
	049-15560-001	6301 Shellmound Street	Avalon Marketplace - D		5+	R									0
	049-1556-008	6251 Shellmound Street	Avalon Marketplace - C2		5+	R									0

Jurisdiction	Emeryville	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy							11	12
1					2	3	10							11	12
Prior APN ⁺	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	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
Summary Row: Start Data Entry Below							0	0	0	0	0	0	150		165
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt		5+	R									0
	049-1175-5-2	1026 47th Street			ADU	R									0
	049-1084-5	4210 Adeline Street			ADU	O									0
	049-1183-24	1203 54th Street			ADU	R									0
	049-1175-008-03	1034-1042 47th Street	47th Street Homes		5+	R									0
	049-0950-001-00 049-0950-006-01	3600-3610-3620 San Pablo Avenue	San Pablo Apartments		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B2		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-D		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B1		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-C		5+	R									0
	049-1026-12	4211 Adline Street	1031 43rd Street ADU		ADU	O							1	3/5/2020	0
	049-15560-001	6301 Shellmound Street	Avalon Marketplace - D		5+	R			3		5		90	3/10/2020	0
	049-1556-008	6251 Shellmound Street	Avalon Marketplace - C2		5+	R			3		4		59	7/27/2020	0

Location	Emeryville
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" in Cells in grey

A2

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

Project Identifier				Unit Types		Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes		
1				2	3	13	14	15	16	17	18	19	20			21	
Prior APN ⁺	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	How many of the units were Extremely Low Income? ⁺	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N ⁺	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/Destroyed Units ⁺	Demo or Destroyed Units ⁺	Demo/Destroyed Units Owner or Renter ⁺	Notes ⁺
Summary Row: Start Data Entry Below						0	0						0	0	0		
	049-0619-004-00 049-0619-005-00	1221 40th St	Bridgecourt		5+	R	0	N	Y								
	049-1175-5-2	1026 47th St			ADU	R	0	N	Y								
	049-1084-5	4210 Adeline			ADU	O	0	N	Y								
	049-1183-24	1203 54th St			ADU	R	0	N	Y								
	049-1175-008-03	1034-1042 47th Street	47th Street Homes		5+	R	0	N	Y								
	049-0950-001-00 049-0950-006-01	3600-3610- 3620 San Pablo Avenue	San Pablo Apartments		5+	R	0	N	Y	Other	INC		75				
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B2		5+	R	0	N	Y		INC		55				
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-D		5+	R	0	N	Y		INC		55				
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B1		5+	R	0	N	Y		INC		55				
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-C		5+	R	0	N	Y		INC		55				
	049-1026-12	4211 Adeline	1031 43rd Street ADU		ADU	O	0	N	Y								Unit not included in 2019 Annual Report
	049-15560-001	6301 Shellmound Street	Avalon Marketplace -D		5+	R	0	N	Y		INC		55				Temporary CO
	049-1556-008	6251 Shellmound Street	Avalon Marketplace - C2		5+	R		N	Y		INC		55				Temporary CO

Jurisdiction	Emeryville	
Reporting Year	2020	(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		20				107	169
	Non-Deed Restricted												
Low	Deed Restricted	211			16	3		30				49	162
	Non-Deed Restricted												
Moderate	Deed Restricted	259						35				60	199
	Non-Deed Restricted		7		14	4							
Above Moderate		752	178	1	201	70		417				867	
Total RHNA		1498											
Total Units			190	1	312	78		502				1083	530

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)

Jurisdiction	Emeryville		
Reporting Year	2020	(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, using CDBG funds, and Rebuilding Together North East Bay, using General funds, to provide Minor Home Repair services to low income households. Due to the pandemic, both vendors saw a slow down in service this year. In 2020, at total of 5 homes were complete under both programs.
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	Due to the closure of City hall associated with the Covid 19 Pandemic, the City has focused distribution of information on the Housing Rehab Programs to the City's website. The City Council's Housing Committee met to discuss strategies to increase awareness and utilization of both programs. Recommendations provided by the Committee included: continue to market the programs at the Senior Center, but also ensure local Home Owner Association Boards, General Contractors, Senior Support Groups and Real Estate Agents were aware of the various programs so that they could also reach out to the target audience. Additionally, the City revamped the Housing Notification System, to allow interested residents to register to obtain information on a variety of housing topics/programs, including the Housing Rehab Programs.
H-1-1-3	Continue to offer home maintenance education.	Ongoing	The EBB program is offered twice a year by the State with 6 weeks of submittals for consideration. The State prioritizes these applications by zip code. Emeryville has not received residential voluntary seismic upgrade permit application for this program within the 2020 calendar year.
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 City continues to enforce graffiti abatement in which cases have increased est. at 35% over the 2020 calendar year. The City continues to inform owners of their obligation to abate or utilizes a City vendor to abate.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Emeryville		
Reporting Year	2020	(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-1-2-2	Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing	City Council approved in October 2020 an application to demolish four existing single-unit homes and replace them with three duplexes on one parcel at 1034-1042 47th Street. The applicant also agreed to the provision of one deed-restricted, two-bedroom affordable unit, for a period of 20 years, on the adjacent parcel to the north.
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 low and moderate income households. This database is monitored annually. No rental or ownership units are or are expected to be at risk of converting to market rate in the next few years.
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 continues to comply 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.

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(CCR Title 25 §6202)

Jurisdiction	Emeryville		
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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-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 continues to offer 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. In 2020, only (1) rental housing development (3600 San Pablo Avenue) submitted for entitlement and that developer submitted an application for a 100% Affordable Project.
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 \$120,753.26 in Affordable Housing Impact Fees in Calendar Year 2020.
H-2-2-2	Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Ongoing	The City entered into an Exclusive Rights to Negotiate Agreement with a Non-Profit Developer to redevelop 4300 San Pablo Avenue, into a 100% Affordable Housing project for extremely low, very low and low income households. Additionally, the City drafted an Affordable Housing Administration and Expenditure Plan, outlining approximately \$64 Million to support the production and preservation of housing units targeted to very low, low and moderate income households. The plan is anticipated to be adopted Q1 2021.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 continues 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. The City executed an Affordable Housing Agreement in 2020 with a Developer utilizing the State Density Bonus, in lieu of the City's Affordable Housing Program, which resulted in the inclusion of units at a deeper affordability level than required by the City's ordinance.
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 down payment assistance through the City's First-time Homebuyer Program and Ownership Assistance Program. One (1) FTHB application was approved and closed in 2020. The City is in the process of revising the FTHB Program Guidelines to increase utilization of the program. New FTHB Guidelines are anticipated to be released in 2021.
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 continues 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. The City worked with the Non-Profit Developer for 3600 San Pablo Avenue to ensure they will be aligned to apply for No Place Like Home and Affordable Housing and Sustainable Communities Funding in early 2021.
H-2-2-6	Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Ongoing	The City continues 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 continues to sets aside 20% of the boomerang funds to support affordable housing in the City. The City drafted an Affordable Housing Administration and Expenditure Plan, which outlines a plan to commit and expend the current balance of Boomerang Funds by 2023.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 continues 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. The City drafted an Affordable Housing Administration and Expenditure Plan in 2020, which outlines several programs that will require the preservation or production of affordable housing units for person with special needs. The Affordable Housing Plan is anticipated to be adopted in Q1 2021.
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 entered into an Exclusive Rights to Negotiate Agreement with a Non-Profit Developer to redevelop 4300 San Pablo Avenue as an intergenerational housing project for low income seniors and transitional aged youth.
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	In 2020, the City received a feasibility report analyzing incentives for supportive housing. Developer Financial Incentives and a Master Lease Program were both recommended. The City will continue to explore the feasibility of implementing a Master Lease Program in Emeryville.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	In coordination with EveryOne Home, the City continues to take identify and implement many measures of the EveryOne Home Plan. Due to the Covid-19 Pandemic and changes in leadership to the EveryOne Home group, the City has not been invited to Technical Advisory Committee meetings recently. However, we are actively working with EveryOne Home on identifying ways to support those who are homeless and to implement efforts to prevent and end homelessness.
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 General Fund money to support shelter, housing, food distribution and supportive services to homeless individuals and families who reside in Emeryville or have children who attend school in Emeryville.
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	Due to the closure of City hall associated with the Covid 19 Pandemic, the City has focused distribution of information on available resources via the City’s website, posting of informational flyers, direct contact by the City Police department homeless liaison, and through direct outreach via the City’s contract homeless outreach and housing navigation team, Operation Dignity. Outreach efforts were also increased to include evening and weekend hours.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	The City worked with East Oakland Community Project and Family Front Door to open a temporary shelter at 4300 San Pablo Avenue to serve the needs of families that are homeless or identified as at risk of homelessness. As part of the City's grant contract to Family Front Door (FFD), the agency is required to engage in outreach efforts with Emeryville United School District, EUSD.
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, 840 units are completed, 574 units are under construction, and 211 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 2020 the City received and approved its first project, the San Pablo Affordable Apartments, under SB35 for 90 units of affordable housing and a ground floor commercial space that will be used by ECAP (the Emeryville Citizens' Assistance Program, classified in the Emeryville Planning Regulations as a "Social Service Facility") at 3600 San Pablo Avenue.
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 2020, no teachers applied for the program.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 2020, no city staff 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 continues to work with the various City Departments and EUSD during the marketing of affordable units. People who work and live in Emeryville or have students at EUSD are given preference for the BMR Rental Units. Emails are also 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 continues 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 continues 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	During the review of the San Pablo Affordable Apartments at 3600 San Pablo Avenue, there was a community meeting as well as Planning Commission and City Council study sessions that provided feedback on the design and architecture of the building that the applicant incorporated into their approved plans.

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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 City contracts with ECHO and EBCLC to provide fair housing counseling, tenant/landlord counseling and legal referrals for low income tenants and landlords, through the use of CDBG and Local General Funds. In 2020, ECHO provided service to 54 households and EBCLC provided service to 32 households.
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	Due to the closure of City hall associated with the Covid 19 Pandemic, the City has had to focus distribution of information on the Fair Housing Counseling Services through the City's website or through inquiries submitted electronically. Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Additionally, the City revamped the Housing Notification System in 2020 , to allow interested residents to register to obtain information on a variety of housing topics, such as Fair Housing.
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 on all Marketing Plans for affordable units and within the Affordable Housing Agreements. The City will continue to review these documents as they come in to ensure compliance.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 continues to support Rebuilding Together East Bay-North and Alameda County Healthy Homes Program in providing accessibility grants for low income households.
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 continues 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 continues to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing.
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	The City continues to work with Alameda County to make the Mortgage Credit Certificates (MCC) 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. MCC funds were not available in Alameda County in 2020. Allocation of funds will be reevaluated for 2021.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	Technical assistance was provided to several BMR Homeowners in working with their Condominium Homeowner Association (HOAs). The City will work to develop a program during the next reporting period to re-engage Condominium Homeowner Associations (HOAs) to encourage Owner Occupancy and determine their technical assistance needs.
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. One (1) application was approved and closed in 2020. The City is in the process of revising the FTHB Program Guidelines to increase utilization of the program. New FTHB Guidelines are anticipated to be released in 2021.
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 City adopted a Home Owner Association (HOA) foreclosure moratorium to prevent HOAs from foreclosing on homeowners for their inability to pay HOA dues from March - September 2020, due to a homeowners being impacted by COVID 19. Additionally, the City has included a Foreclosure Prevention Program in the draft Affordable Housing Administration & Expenditure Plan, that will be adopted in Q1 2021.
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 continues to offer low-interest loans or grants to property owners and developers seeking to remediate housing development sites. Non-profit Developers are eligible to receive a partial grant within the Revolving Loan Fund.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 2020 staff explored using the RLF for a Successor Agency property that would allow redevelopment of housing sites when reused but found a City instrument more expeditious than this program.
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 LEED or GreenPoint Rated checklist as part of 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 Evaluation the RFQ/P for 4300 San Pablo Avenue occurred in 2020. The selected developer has agreed to achieve "GreenPoint Rated" points plus meet all minimum requirements of LEED Silver certification.
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's Sustainability website includes information on a full complement of topics including grants available to the community, waste, stormwater, active transportation, energy, and building materials. Sustainability information is frequently communicated through City tweets and Newsflash articles.
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. Multifamily residential projects subject to this policy continue to comply.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 continued in 2020 to take action to redevelop two sites into affordable housing projects, located along the San Pablo Avenue coordidor, 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 2020, the City Council approved a revised concept design originally approved in 2019 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 interesection improvements.
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, continued to be used. During the review of the San Pablo Affordable Apartments at 3600 San Pablo Avenue the Planning Commission and City Council used these guidelines and provided feedback on the open space and community rooms to improve the design of the project.

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Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	20
	Non-Deed Restricted	0
Low	Deed Restricted	30
	Non-Deed Restricted	0
Moderate	Deed Restricted	35
	Non-Deed Restricted	0
Above Moderate		417
Total Units		502

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	100
Total Housing Units Approved:	94
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	90
Total Developments Approved with Streamlining	1
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

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ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount		\$ 65,000.00			
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Outreach Strategy, Survey, Meeting	\$ 7,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Research, Analysis, Writing: Existing	\$ 14,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Research, Analysis, Writing: Potenti	\$ 9,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Study Sessions	\$ 4,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Drafts	\$ 5,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Approval Hearings, Finalize	\$ 8,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Environmental Review	\$ 4,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Draft, Response to Review	\$ 5,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Adoption Review, Hearings	\$ 6,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Final to HCD, Response, Certificatio	\$ 3,000.00		Other (Please Specify in Notes)	Local General	RFP in Process

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	51
	Non-Deed Restricted	0
Low	Deed Restricted	38
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		13
Total Units		102

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	20
	Non-Deed Restricted	0
Low	Deed Restricted	30
	Non-Deed Restricted	0

Moderate	Deed Restricted	35
	Non-Deed Restricted	0
Above Moderate		417
Total Units		502

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	6
	Non-Deed Restricted	0
Moderate	Deed Restricted	9
	Non-Deed Restricted	0
Above Moderate		150
Total Units		165

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 19/20
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 February 3, 2021. This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2019/20 (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 2019/20 (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 1,2010-June 30, 2020.
- 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, 2021. 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 \$854,120.73 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 \$21,962,210.02, 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:

Asset Management Expenditures	\$0
Monitoring & Administration Expenditures	\$5,150
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
➤ Expenditures on Low Income Units	\$2,445.03
➤ Expenditures on Very-Low Income Units	\$6,633.31
➤ Expenditures on Extremely-Low Income Units	\$3,939.88
➤ Total Housing Development Expenditures	\$13,018.22

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 Fiscal Year
Statutory Value of Real Property Owned by Housing Authority	\$17,943,394
Value of Loans and Grants Receivable	\$15,207,717
Total Value of Housing Successor Assets	\$37,998,224

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
EMME (64th and Christie)	Completed

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

The following provides a status update on the real property or properties housing asset(s) that were acquired on or after February 1, 2012:

Address of Property	Date of Acquisition	Deadline to Initiate Dev. Activity	Status of Housing Successor Activity
3706 San Pablo/ 1025 West MacArthur	August 31, 2012	September 1, 2022	Complete
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

*Deadline extended by City Council to September 1, 2022 as per Resolution No. 17-130

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, 2019 – June 30, 2020 period.

Project Name	Total Expended	Extremely Low	Very Low	Low	Moderate
Estrella Vista	13,018.22	3,890.50	6,583.93	2,468.97	0.00
Total	13,018.22	3,890.50	6,583.93	2,468.97	0.00
% Per AMI		30%	51%	19%	0%

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 units during the 10-year period of July 1, 2010-June 30, 2020.

Project Name	YR Completed	Total Restricted Units	Senior Restricted Units	Non-Senior Restricted Units
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
Estrella Vista	2020	86	0	86
Avalon Public Market (Parcel D)	2020	25	0	25
Avalon Public Market (Parcel C2)	2020	7	0	7
Total		243	0	243
% Senior Units			0%	

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:

FY19/20 Fund Balance	
Opening Balance	22,798,164
Land	17,943,395
Unencumbered LMIHAF	4,854,769

4 Yrs. of Deposits	
FY16/17	1,630,544
FY17/18	767,373
FY18/19	690,275
FY19/20	854,122
Total Deposits	3,942,314

Excess Surplus Test	
Aggregate Deposits	3,942,314
Unencumbered LMIHAF	4,854,769
Excess Surplus (Fund Balance>Total Deposits)	912,455

The plan to eliminate the excess surplus is to assist an affordable housing developer in developing a 90 unit, 100% affordable housing project affordable rental units at an affordability rate that meets the requirements of Section 34176.1(a)(3)(B).

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.

Homeownership Inventory		
Number of assisted units remaining in portfolio		158
# of Units Lost to portfolio in Fiscal Year	Foreclosure	0 units
	Paid-off	9 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
		\$553,580.57 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.		Hello Housing