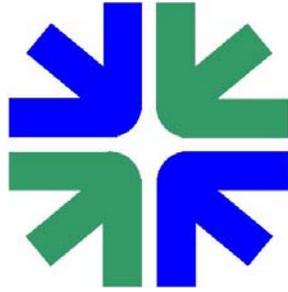


2014 General Plan Annual Progress Report



City of Emeryville

**Prepared by the
Community Development Department**

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CHAPTER 1 – INTRODUCTION AND SUMMARY

A. 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 progress made toward 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.

B. 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 general plan for the physical development of the jurisdiction. The Emeryville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. The Plan also conveys to City departments, other agencies, and private developers the community goals and policies, and establishes a basis for determining if development proposals and public projects are consistent. The Plan provides for establishing and prioritizing detailed plans and implementation programs.

C. STATUS OF THE ADOPTED ELEMENTS OF THE EMERYVILLE 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 July 20, 2010 and certified by the State HCD on October 7, 2010. The Housing Element covers the five year period from 2009 to 2014. Other elements may be updated less frequently and typically have a 20-year horizon.

A new 2015-2023 Housing Element was adopted in November 2014. It is awaiting HCD certification. This report describes implementation of the 2009-2014 Housing Element, and includes housing production in the second half of 2014 after the Regional Housing Needs Allocation period ended on June 30, 2014.

The correspondence between State mandated elements and the Emeryville General Plan is illustrated in the table 1-2 below.

Correspondence Between Required General Plan Elements and the Emeryville General Plan	
Element	Emeryville General Plan
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 2014.

D. HOUSING SUCCESSOR ANNUAL REPORT

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

CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

This chapter discusses the implementation of all of the adopted elements of the General Plan except for the Housing Element. The annual progress report on the Housing Element is contained in Chapter 3. Exhibit A shows the implementation status of each General Plan policy.

A. REVIEW OF IMPLEMENTATION PROGRAM

Progress Report Highlights

Following are highlights of the progress made in calendar year 2014 organized by General Plan Element:

Land Use:

- *Planning Approvals and Building Permits.* The Planning Commission made decisions on 12 applications, including the Hyatt Place Hotel at Bay Street, East BayBridge façade improvements, 59th & Peladeau bar, and a number of signs. The commission held study sessions on the 6701 Shellmound residential project, Christie Avenue Park expansion, 3706 San Pablo affordable family housing, Sherwin-Williams mixed use project, and various components of the Marketplace Redevelopment Planned Unit Development. Staff acted on 90 planning applications.
- *Implementation of Area Plans.* The City implemented part of the Park Avenue District Plan by listing a park in the new Capital Improvement Program. The City implemented part of the North Hollis Area Design Program by starting construction on one Greenway segment and finalizing design of another.
- *Economic Development.* The Economic Development Committee and City Council discussed a draft Economic Development Strategy. The City helped conduct a Berkeley-Emeryville Bioscience event and joined the Alameda County Workforce Investment Board.

Transportation:

- *Capital Improvement Program:* The City adopted a new Capital Improvement Program, which includes bicycle facilities, pedestrian crossing improvements, and bus stop amenities.
- *Quality of Service Standard:* The City updated its Traffic Impact Fee with motor vehicle trips generated as its measure of impact.
- *Bicycle and Pedestrian Facilities:* The City approved a traffic calming concept for the Horton Bike Boulevard, installed video bicycle detection at four intersections, and is finalizing design for the Christie Avenue Bay Trail section between Powell Street and Shellmound Street.
- *Regional and Countywide Planning.* The City participated in the Alameda County Transportation Commission, its Pedestrian Bicycle Working Group, and a Goods Movement Roundtable.
- *San Pablo Avenue Crossing Improvements.* The City began construction on a Safe Routes to Transit project for pedestrian crossing improvements south of the San Pablo/40th bus hub, and worked with Caltrans on implementing the Safe Routes to School grant to improve crossings on San Pablo Avenue at 43rd, 45th and 47th Streets.
- *Emeryville-Berkeley-Oakland Transit Study.* The final report, which will be considered by the City Council in January 2015, was approved by the Planning Commission in December 2014. It recommends shuttle improvements including a fourth Emery Go-Round route, expanded Berkeley Shuttle and new West Oakland Shuttle. The report also recommends a

fast, frequent enhanced bus trunk line from northwest Berkeley to West Oakland BART and Jack London Square. The report describes and evaluates potential long-term Emeryville and Oakland streetcar options.

- *Parking Plan Implementation.* The City found two-hour parking zones to be successful and began participating in the Metropolitan Transportation Commission's Value Pricing Pilot as part of MTC's Parking Pricing Regional Analysis.

Parks, Open Space, Public Facilities and Services:

- *Capital Improvement Program.* The new Capital Improvement Program includes the Joseph Emery Skate Spot, Temescal Creek Adeline Street Connection, and Davenport Park reconstruction.
- *New Community Garden.* Temescal Creek Community Garden on 48th Street opened.
- *Events in Parks.* Parks programming included movies, senior picnics, and a series of children's shows including acrobatics, juggling, a ventriloquist, and clowns.
- *Emergency Preparedness.* Alameda County Fire Department taught four personal emergency preparation classes, and hosted a Community Emergency Response Training, in Emeryville.
- *Joint Use with Schools.* A ground breaking was held for the Emeryville Center of Community Life, a joint City-Emeryville Unified School District project that will include K-12 schools, community recreational facilities, and sharing of recreational, library and other functions. The City runs a Parks and Playground Program on Saturdays at Anna Yates Elementary School Play Yard.

Urban Design:

- *Pedestrian and Bicycle Amenities.* The Planning Commission required pedestrian and bicycle amenities when approving the East BayBridge Shopping Center renovations, and requested such amenities in study sessions on 6701 Shellmound (Nady) residential project, Marketplace mixed-use redevelopment, and Hyatt Place Hotel at Bay Street.
- *Public Art.* The City solicited designs for Shellmound Art Walk under the Powell Street Overpass, issued a request for proposals for a Public Art Master Plan requesting identification of sites including gateways, and approved artists for 2015 bus shelter art.

Conservation, Safety and Noise:

- *Adaptation to Climate Change.* The City participated in regional efforts to adapt to sea level rise and extreme weather in the Bay Bridge touchdown area and region-wide.

- *Emergency Operations Plan.* The City worked with the Alameda County Fire Department to complete an Emergency Operations Plan, which defines roles in responding to emergencies.
- *Disposal of Household Hazardous Waste.* The City works with the East Bay Municipal Utility District to maintain a pharmaceutical disposal bin at the Senior Center. The City also contracts with Waste Management to support disposal of batteries, compact fluorescent lights, and sharp objects. Paint Care and Alameda County support other household waste disposal.
- *Quiet Zones.* Measure BB, a countywide sales tax extension and expansion, was approved by the voters. It includes quiet zones for railroad crossings.

Sustainability:

- *Climate Action Plan Implementation.* The City added 68 bike racks, received a grant for 12 lockers at Amtrak, and is testing fuel cell vehicles.
- *Water Efficient and Bay Friendly Landscaping.* The Planning Commission required compliance with the Water Efficient Landscaping Ordinance and Bay Friendly Landscaping standards when approving the Hyatt Place Hotel.
- *Green Building in City Projects.* The Emeryville Center of Community Life and the Corporation Yard Maintenance Building will be Leadership in Energy and Environmental Design (LEED) certified, and the 3706 San Pablo affordable family housing will be GreenPoint rated.
- *Off the Grid Expansion.* The City approved expansion of Off the Grid gathering of food trucks to include Saturday afternoons at the Public Market.

Progress on Action Program

Chapter 8 of the Emeryville General Plan spells out an implementation program to achieve the goals and policies of all elements with the exception of the Housing Element, which contains its own implementation program (See Chapter 3 of this report). Chapter 8 of the Plan describes the processes for implementing the elements and identifies the agencies involved. Also included is a comprehensive action program for each of the elements, with a timeframe for their implementation. Of the 79 total actions, 51 are on-going activities and 26 are scheduled for completion within the first five years of adoption. The remaining 2 were intended for implementation within the 6 to 20 year timeframe.

Table I in Exhibit A tracks progress made in 2014 on those actions. Progress was made in 2014 on 66 actions. Two items are expected to be implemented 6-20 years after adoption. Of the remaining ongoing and 0-5-year actions, seven were completed before 2014. One ongoing item did not apply to any projects in 2014: CSN-A-12 working with the County Flood Control District. Two items have not been started: T-A-20 development of a path along the Emeryville Crescent and CSN-A-5 protecting biotic resources when that path is built. One item was started

earlier, did not move forward in 2014, and is expected to move forward in 2015: ST-A-6 implementing the Environmental Purchasing Program.

General Plan Amendments

The City amended the General Plan in 2014 to re-designate a parking lot parcel at the northwest corner of Stanford Avenue and Doyle Street from PO Park/Open Space to MUR and add maximum Residential Density of 50/60 units per acre. This action supported a land swap enabling a park to be built between Stanford Avenue and the Parc on Powell (formerly Parkside) Project that is under construction.

B. GOALS, POLICIES, OBJECTIVES, STANDARDS OR OTHER PLAN PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR OTHERWISE ADJUSTED.

No changes to goals, policies, objectives, standards or other plan proposals were identified.

CHAPTER 3 – ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE HOUSING ELEMENT

The City adopted a 2015-2023 Housing Element in November of 2014; it is awaiting certification by the State of California Department of Housing and Community Development (HCD). This report describes housing production and implementation of policies and programs in the 2009-2014 Housing Element for the entire calendar year 2014. It also addresses progress in meeting the Regional Housing Need Allocation (RHNA) housing goals and the attainment of housing goals and objectives specified in the 2009-2014 Housing Element. That RHNA period ended on June 30, 2014. This is the fifth progress report that is measured against the 2009-2014 Housing Element. HCD requires a report format that consists of six Excel spreadsheets, which are attached as Exhibit B.

Housing Element Implementation Highlights

Following are highlights of the Calendar Year 2014 Housing Element Annual Progress Report:

- The entire July 1, 2006 through June 30, 2014 Regional Housing Need Allocation (RHNA) period has elapsed. As measured through the issuance of building permits, the City met 65% of the very low income goal, 5% of the low income goal, 24% of the moderate income goal, and 135% of the market rate goal. Overall, the City met 82% of the total goal of 1,137 units. Units produced from July 1, 2014 through December 31, 2014 (80 units including 7 moderate income units and 5 very-low income units at 3900 Adeline) are included in this annual report but not in the RHNA totals for the 2009-2014 Housing Element. They will be counted toward the 2014-2022 RHNA.
- Housing Rehabilitation Program staff worked with several potential applicants in 2014.

- The City furthered its goals of promoting affordable housing for a variety of housing types and income levels through the advancement of an affordable family housing project at 3706 San Pablo Avenue. The Planning Commission held a study session on this project in October of 2014 and is expected to approve it in January of 2015.
- Two Affordable Housing Set Aside projects are under construction. Park on Powell (formerly Parkside) will provide 8 units of very low income housing and 13 units of moderate income housing. The EMME (formerly 64th and Christie) project includes 29 units of very low income housing.

Progress on Implementing Housing Programs

Table C in Exhibit C tracks progress made in 2014 on implementing the 59 programs in the 2009-2014 Housing Element. Progress was made in 2014 on 41 programs, and 11 were completed before 2014. Of the remaining seven programs, two did not apply to any projects in 2014: III-A-1 and IV-B-3, both regarding the Affordable Housing Set Aside Ordinance. Two programs were not used in 2014 because County funding was not available: II-B-6 on Alameda County Housing Authority Family Self-Sufficiency Program and III-A-2 on Shelter Plus Care. Three programs no longer apply due to dissolution of the Redevelopment Agency: I-C-1 on reporting housing demolition and construction, I-C-2 on replacing units lost due to Redevelopment action, and I-C-3 on relocation of tenants in such units.

CHAPTER 4 – HOUSING SUCCESSOR ANNUAL REPORT

A total of \$456,589 was deposited into the Low and Moderate Income Housing Asset Fund (LMIHAF) in FY 2013/14, bringing the year-end balance to \$1,037,969. Expenditures totaled \$18,074, including \$645 on low income units, \$1,080 on very-low income units, and \$9,893 on extremely-low income units. The Housing Successor owns real property valued at \$6,788,776 and loans and grants receivable valued at \$16,587,367. The Housing Successor is working on developing three properties. Of these, 3706 San Pablo and 6150 Christie are in the predevelopment stage, and 3602 Adeline is in the environmental site assessment stage.

2014 General Plan Annual Progress Report
Exhibit A: General Plan Annual Implementation Report- 2014

Table I: General Plan Annual Implementation Report – 2014

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
Land Use Element					
LU-A-1	Update the Zoning Ordinance: Base zoning districts Overlay and special districts Bonus criteria Use regulations and classifications Supplemental standards Subdivisions Administrative procedures		X	PB, PW, CAO	The City Council adopted Planning Regulations on February 5, 2013. These regulations address all of these provisions. Since their adoption, the Planning Regulations have been amended five times in 2014 to address a variety of issues including correction of typographical errors, penalty provisions, emergency shelters, supportive and transitional housing, development impact fees, affordable housing, and the rezoning of a parking lot.
LU-A-2	Project review and approval process	X		PC, CC	The Planning and Building Divisions, Planning Commission and City Council continue to review and make decisions on development proposals. The Planning Commission made decisions on 12 applications, including the Hyatt Place Hotel at Bay Street, East BayBridge façade improvements, 59 th & Peladeau bar, and a number of signs. The commission held study sessions on the 6701 Shellmound residential project, Christie Avenue expansion, 3706 San Pablo affordable family housing, Sherwin-Williams mixed use project, and various components of the Marketplace Redevelopment Planned Unit Development. Planning staff acted on 90 planning applications.
LU-A-3	Prepare, update, and implement specific or area plans	X		PB, CAO	To implement the Park Avenue District Plan, the City put a district dog park in the Capital Improvement Program as a funded project. To implement the North Hollis Area Urban Design Program, the City started construction on a greenway segment south of 59 th Street, and is completing

Agency Codes

City of Emeryville & Local

CC City Council
 CM City Manger
 PC Planning Commission
 PB Planning & Building Dept
 EDH Economic Development & Housing Dept
 CAO City Attorney's Office
 PW Public Works Dept
 CS Community Services Dept
 F Finance Dept
 EUSD Emery Unified School District
 ETMA Emeryville Transit Management Assoc

Regional, State, Federal and Private

ABAG Association of Bay Area Governments
 MTC Metropolitan Transportation Commission
 EBRPD East Bay Regional Parks District
 ACo Alameda County
 AC AC Transit
 UP Union Pacific Railroad
 AMTK Amtrak
 BCDC Bay Conservation & Development Commission
 DOT Caltrans
 EBMUD East Bay Municipal Utilities Dist
 CEPA California Environmental Protection Agency

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
					plans for the segment between Powell Street and Stanford Avenue.
LU-A-4	Prepare and update Design Guidelines		X	PB	Citywide design guidelines were adopted in 2010. Shellmound Street Design Guidelines were adopted in 2012. Staff is working to update standards for family friendly housing.
LU-A-5	Update the Capital Improvements Program	X		F, PW, EDH	The City Council adopted a new Capital Improvements Program in 2014.
LU-A-6	Utilize economic development tools and resources to attract businesses and address the needs of existing businesses and customers.	X		EDH	The Economic Development Committee reviewed a draft an Economic Development Strategy and met with the West Oakland Commerce Association. The City Council discussed the draft Economic Development Strategy.
LU-A-7	Identify sites and available space suitable for new business growth and expansion	X		EDH, PB	The City maintains a list of available commercial spaces on the City website, and provides information to businesses interested in coming to Emeryville or expanding in Emeryville.
LU-A-8	Coordinate and establish partnerships with other public agencies, educational institutions, and non-government organizations to attract and support a diverse range of businesses.	X		EDH	City staff attended meetings of the East Bay Economic Development Association and the Alameda County Workforce Investment Board. The City also helped to conduct a meet-up event as part of the Berkeley Emeryville Bioscience Corridor Project, and exhibited at and organized panels for the BIO International Convention in San Diego.
Transportation Element					
T-A-1	Prepare Quality of Service (QOS) standards for all transportation modes using current state-of-the-practice research in transportation engineering. The techniques shall focus on the actual trip itself, which transportation professionals can directly affect, and not the overall quality of the trip experience. The QOS standards shall also be measurable and based on the physical		X	PB, PW	In 2014 the City adopted an updated Transportation Impact Fee study, which uses vehicle trip generation as the measure of impact..

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	characteristics of the street and the modal demands.				
T-A-2	Coordinate with emergency services providers to ensure continued emergency vehicle access, operations and response levels.	X		PW, FD, DOT	The City contracts with the Alameda County Fire Department to provide emergency services. An Alameda County Fire Department staff person works in the Emeryville City Hall to ensure that new development provides emergency vehicle access and satisfies the fire code.
T-A-3	Maintain the City's Traffic Impact Fee to insure that development (to the extent allowed by law) pays its fair share toward a circulation system that optimizes travel by all modes.	X		PW, CAO, F	The City Council adopted a Traffic Impact Fee (TIF) in 2014. Projects in the updated TIF came from the 2012 Pedestrian and Bicycle Plan, the 2012 Sustainable Transportation Plan, and a 2013 consultant study on street improvements to improve bus service. The City continues to collect traffic impact fees for all applicable building permit applications.
T-A-4	Actively participate in the Alameda County Congestion Management Agency (ACCMA) regional transportation planning efforts to coordinate transportation priorities with neighboring jurisdictions.	X		PW, PB	A City Council Member participated in the Alameda County Transportation Commission, and staff participated in its advisory committee. Staff attends the Alameda County Pedestrian-Bicycle Working Group monthly, and attended a Goods Movement Round Table hosted by Alameda County Transportation Commission and Metropolitan Transportation Commission.
T-A-5	Actively work with the California Department of Transportation to promote pedestrian and bicycle accessibility at the Powell Street and Ashby Avenue freeway interchanges and along San Pablo Avenue.		X	PW, PB, DOT, EDH	Measure BB sales tax passed, funding the I-80 Pedestrian/Bicycle Bridge. The City is coordinating with Caltrans for a Safe Routes to School grant for pedestrian crossings on San Pablo Avenue near the schools. The City is building a Safe Routes to Transit project to improve pedestrian crossings of San Pablo Avenue south of the bus hub at 40 th Street.
T-A-7	Consider the transportation needs of seniors and disabled persons. Refer to <i>Senior and Disabled Transportation Needs Assessment, October, 2006</i>	X		CS, PW, ACo	The Senior Center East Bay Paratransit Discounted Ticket program, Taxi Ride Reimbursement program, BART Discounted Ticket program, Meals on Wheels Food Delivery program, and the "8-To-Go" on-demand shuttle serve seniors and people with disabilities.
T-A-8	Maintain and update every ten years a Pedestrian and Bicycle Plan that defines a cohesive pedestrian network of public		X	EDH, PB	The City adopted the Pedestrian and Bicycle Plan in 2012, and is improving pedestrian crossings on San Pablo Avenue.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	sidewalks, paths, and street crossings that make walking convenient, safe to travel, and are universally accessible.				
T-A-9	Maintain and update every ten years a Pedestrian and Bicycle Plan that defines a cohesive bikeway network of paths, lanes, routes and boulevards that make biking convenient, safe to travel, and accessible.		X	PB, PW, EDH	The City adopted the Pedestrian and Bicycle Plan in 2012, and is designing a Christie Avenue Bay Trail path and traffic calming for Horton Street Bicycle Boulevard.
T-A-10	Participate with the Emery Unified School District to identify measures to enhance pedestrian circulation to and from the local public school sites, parks, the Center of Community Life, and other local community service locations. Participate in and support recommendations of the Safe Routes to Schools program.		X	PB, PW, ETMA, EU"SD, CS, PD	The City received a Safe Routes to School grant, and has applied for a Caltrans encroachment permit, for crossing improvement projects to improve safety on San Pablo Avenue at 43rd Street, 45th Street, and 47th Street. The Emeryville Center of Community Life (City-School District project) will include a pedestrian path that is in the Pedestrian and Bicycle Plan, along the west side of the site.
T-A-11	Install and maintain detection loops at signalized intersections that are sensitive to bicycles, including those with aluminum frames.		X	PW	The City installed video detection on westbound 59 th Street at Hollis Street, on northbound Hollis Street at 64 th Street, on westbound Powell Street at Hollis Street, and on eastbound and westbound 40 th Street at San Pablo Avenue.
T-A-12	Urge public transit vehicles to carry bicycles		X	PW, ETMA, AC	Completed. All public transit vehicles providing service in Emeryville and all Emery Go-Round buses have bicycle racks.
T-A-13	Actively work with transit providers for free and/or subsidized transit for both local travel within the city and travel to the regional hubs located at the Amtrak Station, the MacArthur BART station, and San Pablo Avenue at 40th Street.		X	PW, ETMA	The Emery Go-Round service implements this action. The City continues to support the Emery Go-Round as an employer member and as an administrator of the Property-based Business Improvement District.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
T-A-14	Work with transit providers to expand hours of operation, reduce travel time, and increase frequencies/headways.	X		PW, AC, AMTK, BART, ETMA	The Emeryville Berkeley Oakland Transit Study final report, which the Council will consider in January 2015, recommends a fourth Emery Go-Round route to increase frequency, an expanded West Berkeley shuttle, and a new West Oakland shuttle. The report also recommends an enhanced bus trunk line from northwest Berkeley to West Oakland BART and Jack London Square with evening and weekend service, level boarding for faster travel, and 10-15 minute frequency. The report also describes potential long-term streetcar service in Emeryville and Oakland.
T-A-15	Refer to AC Transit's handbook <i>Designing with Transit</i> for integrating transit into the community.	X		PB	The Marketplace project was approved for a new bus stop on Shellmound Street.
T-A-16	Monitor as appropriate the transit system to assess the system's effectiveness in serving Emeryville residents and those working in Emeryville. Make changes to the transit system, as appropriate, to provide an efficient rider-friendly environment that meets the needs of all users including children, seniors, the disabled, and transit-dependent persons.	X		PB, PW, ETMA, CS, CAO, AC	The City convened a task force on the Emery Go-Round, which led to a decision to include residential members in the proposal to renew the Property-based Business Improvement District (PBID) and to increase service to some of the city's residents.
T-A-17	Require all new development (residential and non-residential) to contribute to the Emeryville Transportation Management Association to ensure that Emeryville residents are well served by transit.	X		PB, ETMA	This action is being implemented on an on-going basis. One planning projects was approved in 2014 that would be required to join the Emeryville Transportation Management Association, the Hyatt Place Hotel at Bay Street.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
T-A-18	Monitor, as appropriate, public parking supply and utilization to identify deficiencies and optimize efficiency to 85 percent. Adjust pricing and supply as appropriate and apply other parking management strategies such as Residential Permit Parking (RPP) to ensure adequate parking availability in residential areas, recognizing the need for adequate parking to support neighborhood businesses.	X		PW, PB	In 2013 the City installed 2-hour parking zones in the areas designated for short term parking in the Parking Implementation Plan. In 2014, the Emeryville Police Department increased enforcement in those areas to determine compliance and evaluate turnover. After an initial period of non-compliance, EPD found that that more than 90% of vehicles turned over their spaces. Emeryville will also be included in the Metropolitan Transportation Commission's Value Pricing Pilot (VPP) of the Parking Pricing Regional Analysis Project, which will analyze regional parking policy approaches and develop and demonstrate local parking strategies, both using a new regional parking database.
T-A-19	Study and implement a citywide Transportation Demand Management Program and explore funding mechanisms.		X	PB, PW, ETMA, CAO, F	The Planning Regulations require bicycle parking in new development, and active ground floor uses and pedestrian friendly design in pedestrian priority areas. The Capital Improvement Program adopted in 2014 includes bicycle facilities, crossing improvements, and bus stop amenities.
T-A-20	Coordinate with stakeholders and interested agencies and parties to explore the feasibility of a bicycle and pedestrian trail adjacent to the Emeryville Crescent.		X	PB, CAO, PW, EBRPD, State Parks	No action in 2014.
T-A-21	Maintain designated truck routes to dictate appropriate routes for truck traffic.	X		PW	Completed. The designated truck routes are identified in the General Plan.
Parks, Open Space, Public Facilities and Services					
PP-A-1	Prepare a strategic parks master plan. Plan should identify needs, prioritize acquisition, and facilitate a significant reduction in the current deficit in parks and open space acreage. The plan shall also identify options for park financing and implementation, recognizing the		X	CS, PB, PW, F	A Parks and Recreation Committee, which was formed to implement the 2011 Parks and Recreation Strategic Plan, discussed renovation of Temescal Creek Park and design of the Christie Avenue Park expansion. The new Temescal Community Organic Garden on 48 th Street opened.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	challenges of providing new parks in a built-out city.				
PP-A-2	Develop a park-programming plan based on assessment of user needs. Plan should maximize open space use and balance active and passive recreational needs for all segments of the community.		X	CS	The Parks and Recreation Strategic Plan includes programming recommendations for identifying sites for new parks to maximize use and for designing and utilizing open spaces for active and passive recreational needs. Events in the parks included movies, senior picnics, and a series of children's shows including acrobatics, juggling, a ventriloquist and clowns.
PP-A-3	Explore additional joint park facilities and use agreements with surrounding communities and agencies.	X		CS, EUSD	The City and the Emery Unified School District are jointly developing the Emery Secondary School site for the Emeryville Center of Community Life (ECCL) which will include a City park. The City operates a Park and Playground Program on Saturdays at the Anna Yates Play Yard.
PP-A-5	Update and implement Five-Year Capital Improvement Program.	X		F, PW, EDH	The Capital Improvement Plan adopted in 2014 includes Joseph Emery Skate Spot, Point Emery Shoreline protection, Temescal Creek Park Adeline Street connection, and Davenport Mini-Park reconstruction.
PP-A-6	Update zoning and subdivision regulations and the zoning map.		X	CAO	The 2013 Planning Regulations include updated zoning and subdivision regulations and zoning map. The Zoning Map was amended in 2014.
PP-A-7	Continue to negotiate with landowners on the acquisition of land to supplement the Center of Community Life. Identify funding opportunities and implement the entire concept.	X		CS, EUSD, F	The Emeryville Center of Community Life groundbreaking was held in October 2014.
PP-A-8	Work with other public agencies, including PG&E, AC Transit, Amtrak, the Post Office and the School District and local neighborhoods on appropriate land uses for sites no longer needed by the respective public agency.	X		PB, CS, EUSD	The City Council approved a development agreement to lock in entitlements for five years for the Emery Station West /Transit Center on the Amtrak parking lot.
PP-A-9	Continue to provide ongoing and one-time cultural and recreation events for all	X		CS	The City works with businesses, non-profits, and the Emery Unified School District to provide continuous and one-time cultural and recreation events

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	members of the community—youth, adults, and seniors. Promote programs through City newsletter and website.				for all members of the community. These programs and events were promoted through the City's website and the City News and Activity Guide, which is mailed to all Emeryville addresses and distributed to businesses three times a year. These programs and events included youth sports, camps, enrichment programs, themed events and after school programs. The City also provides enrichment and exercise classes for adults as well as family events and activities. Senior trips, enrichment classes, themed events, and health and wellness programs are ongoing and are promoted in the Senior Center monthly newsletter the LINK.
PP-A-10	Prepare a strategic plan and design documents for an Arts and Cultural Center.		X	EDH	The new Capital Improvement Program includes renovation of the building behind Old Town Hall for use as an Arts Center. That property was owned by the former Redevelopment Agency; it is listed in the Property Management Plan that is awaiting State approval.
PP-A-11	Conduct a feasibility study for a new location and building for Police Administration facilities.		More than 5 yrs.	PD, PW	The City renovated the Police Department building in 2012.
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program.	X		FD	The Alameda County Fire Department conducted Personal Emergency Preparedness classes at Anna Yates Elementary School, Emeryville Senior Center, the Developmental Studies Center, and the Towers, and hosted a CERT training in Emeryville.
PP-A-13	Continue to coordinate with utilities service providers as necessary (i.e. PG&E, EBMUD)	X		PW	PG&E provides usage data on invoices, and has arranged for the City to monitor accounts online. EBMUD sends usage reports quarterly, and works with the City's landscape contractor to investigate increased irrigation usage and repair leaks. The City's landscape contractor adjusted irrigation for many locations to low or no flow during the drought.
PP-A-14	Continue to require development projects to replace or upgrade sanitary sewer systems.	X		PW	A private sewer lateral replacement ordinance was adopted in 2011. In 2014, 41 permits for 71 sewer laterals were acted on. The City is preparing plans for a sanitary sewer rehabilitation project.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
Urban Design					
UD-A-1	Prepare Design Guidelines		X	PB	The City adopted Citywide Design Guidelines in 2010 and Shellmound Design Guidelines in 2012. The City is working on family friendly residential design guidelines.
UD-A-2	Prepare, update, and implement neighborhood and area plans.	X		PB, PW, EDH	See LU-A-3.
UD-A-3	Update the Zoning Ordinance.		X	PB, CAO	The 2013 Planning Regulations include Pedestrian Priority Zones and bonuses for public improvements and public open space.
UD-A-4	Prepare citywide streetscape plan.		More than 5 yrs.	PB, PW, EDH	The Pedestrian and Bicycle Plan adopted in 2012 contains strategies and implementation measures for streetscape improvements in the City for the purposes of pedestrian and bicycle connectivity and safety.
UD-A-5	Update Capital Improvements Program.	X		F, PW, EDH	The City adopted a Capital Improvement Program in 2014. It includes sidewalk improvements and street trees.
UD-A-6	Utilize Site Plan Review. Identify options for pedestrian circulation. Extend street grid wherever possible. Require buildings within identified gateway areas to emphasize entry into the city through architectural elements.	X		PB	The Planning Commission required pedestrian-bicycle amenities in the East BayBridge Shopping Center improvements, and requested them in study sessions on Marketplace redevelopment, Hyatt Place Hotel at Bay Street, and 6701 Shellmound.
UD-A-7	Invest in signage, public art, and streetscape improvements at identified city gateways.	X		EDH, PW	Designs were solicited for the Shellmound Street/Powell Street Bridge Public Art Project, a public art concept for the Powell Street overpass and the area under it. The new housing project at 3706 San Pablo Avenue will include public art. A request for proposals for a Public Art Master Plan contains priorities for art locations including gateways.
UD-A-8	Improve the city's physical appearance through maintenance and façade renovations of older residential and industrial building stock. Support community-driven neighborhood	X		EDH, PB, PW	Staff worked with potential applicants for rehabilitation grants. Non-residential façade improvement grants are no longer available because they were funded by the Redevelopment Agency.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	beautification programs by emphasizing rehabilitation grants and low-interest loans.				
UD-A-9	Utilize the City's Public Art Fund to expand public art within the city along key pedestrian streets and at major gateways like Hollis Street, San Pablo Avenue, and Powell Street. Continue support for developer and city contributions to the Emeryville Arts in Public Places Program, with special emphasis on locating art in new parks and greenways.	X		EDH	The City continued to implement its bus shelter public art program. Artists were approved for 2015. This program brings the work of local artists to bus riders as well as other passers-by at the intersections of Bay and Shellmound Streets, 40 th and Emery Streets, Hollis and 63 rd Streets, and Powell Street and Commodore Drive.
UD-A-10	Develop and implement new sign regulations.	X		CAO	Updated sign regulations are part of the 2013 Planning Regulations. The City processed 26 sign permit applications in 2014.
Conservation, Safety and Noise					
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees to improve air quality and reduce the urban heat island effect.	X		PW	Tree planting is required of new development projects. The City trims and maintains trees on public property on an on-going basis. New inventories are done about every four years.
CSN-A-2	Continue working with the San Francisco Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System permit process for the protection of surface and groundwater quality.	X		PW	This action is being implemented on an on-going basis. In 2014, the following projects were under construction and implemented best practices for the NPDES permit process: Parc on Powell (formerly Parkside) Apartments, EMME Apartments at 64 th Street and Christie Avenue, Ocean Avenue Townhomes, 3800 San Pablo, Hyatt Place Hotel, and Emeryville Center of Community Life (ECCL).
CSN-A-3	Implement EBMUD Water efficiency requirements for new and rehabilitation projects.		X	PW	The City applies its Bay Friendly Water Efficient Landscape Ordinance, which includes EBMUD's water efficiency requirements, to development projects.
CSN-A-4	Disseminate information about the	X		ACo, PW	This information is disseminated through the City's stormwater and Bay

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	potentially harmful effects of toxic chemical substances and safe alternative measures, for home and garden use.				Friendly public information materials. Staff disseminated these materials at Earth Day and Coastal Cleanup Day. The <i>Our Water Our World</i> program works with Home Depot and other stores to promote less toxic products for home and garden use. The City helps to fund this program as a member of the Countywide Clean Water program.
CSN-A-5	Support the East Bay Regional Parks District in the maintenance and protection of the biological resources in the Emeryville Crescent portion of the Eastshore State Park, while studying the feasibility of a bicycle and pedestrian trail adjacent to the Emeryville Crescent.	X		PW, EBRPD, State Parks	No action in 2014.
CSN-A-6	Identify historic and cultural resources within Emeryville and continue to refine and implement ordinances pertaining to architecturally significant structures, to ensure adequate recognition and incentives for reuse.		X	PB	The section on significant structures has been refined in the new Planning Regulations. A working group is further refining this section.
CSN-A-7	Offer funding through the Redevelopment Agency for façade preservation projects.	X		EDH	Funding is no longer available due to the loss of the Redevelopment Agency. The City is requiring the preservation of two facades for the Papermill residential project. The new Planning Regulations provide height and density bonuses for projects with significant structures that preserve facades.
CSN-A-8	Cooperate with appropriate government agencies and public and private organizations to address seismic hazards and flooding risks due to dam inundation, tsunamis, sea level rise, or major flood events.	X		PB	The City participated in the a Bay Bridge Focus Area Working Group as part of the Climate Change and Extreme Weather Adaptation Options for Transportation Assets in the Bay Area Pilot Project conducted by the San Francisco Bay Conservation and Development Commission (BCDC) and the Metropolitan Transportation Commission. City staff also attended a Housing and Community Multiple Hazards Risk Assessment Workshop sponsored by BCDC and the Association of Bay Area Governments.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
CSN-A-9	Implement and update emergency management operations plan, including evacuation routes, cache of supplies, and training of City staff, as necessary, as the city continues to develop.	X		FD	The City and the County Fire Department completed an Emergency Operations Plan to coordinate response among the City, County, State and Federal agencies. The plan assigns tasks and specifies policies and procedures. It incorporates City staff into efficient support roles, and defines the City's role in responding to natural or man-made disasters.
CSN-A-10	Periodically update the Local Hazard Mitigation Plan (LHMP).	X		FD, PD, PW, PB	Staff is working with Alameda County Fire Department to coordinate updating the Local Hazard Mitigation Plan.
CSN-A-11	Continue to work with the Alameda County Waste Management Authority & Recycling Board (StopWaste.Org) regarding disposal of hazardous materials.	X		PW, ACo, FD	The Emeryville Senior Center has a pharmaceutical disposal bin operated with the East Bay Municipal Utility District. The City continues to contract with the Waste Management of Alameda County (WMAC) (a private company) to support the proper disposal of used batteries, compact fluorescent lights, and sharps. Paint Care, a non-profit organization, provides a central portal for residents and businesses in need of safe disposal for paints and other wall coatings. The Alameda County Household Hazardous Waste Facility continues to act as a depot for the proper disposal of hazardous waste for the public and municipal operations.
CSN-A-12	Continue working with the Alameda County Flood Control and Water Conservation District.	X		PW, ACo	The City coordinates with the Alameda County Flood Control and Water Conservation District as needed. In 2014 no projects required coordination with the district.
CSN-A-13	Utilize Site Plan Review process to ensure public health and safety, and the protection of natural and cultural resources.	X		PB	This action is implemented on an on-going basis. Common required conditions include remediating for lead and asbestos, dust control measures, measures for preserving archaeological resources, fire and emergency safety measures, Site Security Management Plan, replacement of trees, and stormwater pollution prevention practices.
CSN-A-14	Update Zoning Ordinance.	X		PB, CAO	The 2013 Planning Regulations include bonuses for sustainable design, alternative energy, water efficiency, and energy efficiency.
CSN-A-15	Update Capital Improvements Program.	X		F, PW, EDH	The City adopted a Capital Improvements Program in 2014. It includes improvements to the Emergency Operations Center, sanitary sewers, trash receptacles, streetlights, and storm drains.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
CSN-A-16	Implement Climate Action Plan in coordination with all City departments.		X	PW	The City added 68 bike racks, and received a grant to install 12 bike lockers at Amtrak. The City is testing fuel cell vehicles.
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts.	X		PB	Completed. The 2013 Planning Regulations also address noise impacts of mechanical equipment. These conditions were applied to projects approved in 2014.
CSN-A-18	As part of development review, ensure that all development located within future noise exposure (as shown on Figure 6-10) levels greater than "Normally Acceptable" must complete a noise study and implement appropriate mitigation measures to bring interior noise levels to "Acceptable" levels.	X		PB	This requirement is imposed on new proposals for development within this noise exposure area. The Planning Commission required noise mitigation measures when approving the Hyatt Place Hotel in 2014 and the Emeryville Center of Community Life (ECCL) in 2013.
CSN-A-19	Coordinate with the Public Utilities Commission and other public agencies to develop railroad quiet zones.	X		PB	Railroad quiet zones are in the Alameda County Transportation Commission's expenditure plan for the Measure BB sales tax measure that was passed by the voters in 2014.
Sustainability					
ST-A-1	Implement Climate Action Plan in coordination with all City departments.		X	PW	The City added 68 bike racks, and received a grant to install 12 bike lockers at Amtrak. The City is testing fuel cell vehicles.
ST-A-2	Adopt the United Nations Environmental Accords by Resolution with a plan for implementing 14 of the 21 actions by 2012.		X	PW	The City has completed 14 of the 21 actions laid out by the United Nations Environmental Accords.
ST-A-3	Incorporate site-appropriate standards described by Build-It-Green GreenPoint rating system and/or Leadership in Energy and Environmental Design (LEEDTM), and Bay-Friendly Landscape Scorecard into all new construction and		X	PW	All projects with landscapes of at least 1,000 square feet must meet requirements of the Water Efficient Landscaping Ordinance including following Bay-Friendly Landscaping principles. Examples include landscaping plans for the 3800 San Pablo Avenue mixed-use project, Hyatt Place Hotel, and the Emeryville Center of Community Life (ECCL).

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	rehabilitation projects.				
ST-A-4	Implement civic green building resolution requiring City projects to follow green building and Bay-Friendly Landscaping requirements.	X		PW	The Corporation Yard Maintenance Building rehabilitation and the Emeryville Center of Community Life will be Leadership in Energy and Environmental Design (LEED) certified.
ST-A-5	Implement green building ordinance requiring Public-Private Partnership projects to be follow green building and Bay-Friendly Landscaping requirements.	X		PW	The City promotes and/or requires green building for public-private partnerships on a case-by-case basis. The affordable housing project at 3706 San Pablo Avenue will be GreenPoint rated.
ST-A-6	Develop and implement an environmentally preferable municipal purchasing program.	X		PB, EDH	Staff has developed a draft Environmental Purchasing Program, and expects to implement it in 2015.
ST-A-7	Identify sites for developers to provide sites for farmers' markets.	X		PB, EDH	Although no farmers markets located in Emeryville, a second Off the Grid gathering of food trucks began on Saturdays at the Public Market.

2014 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Implementation Report- 2014

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2014 to 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
3900 Adeline	5+	R	5	0	7	68	80	80	Inclusionary	INC	0
(9) Total of Moderate and Above Moderate from Table A3			7								
(10) Total by income Table A/A3			5	0	7	68	80	80			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction
Reporting Period

City of Emeryville
1/1/2014 to 12/31/2014

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2014 to 12/31/2014

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2014 to 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	186	5	0	0	0	5	0	76	29	5	120	66
	Non-deed restricted												
Low	Deed Restricted	174	6	3	0	0	0	0	0	0	0	9	165
	Non-deed restricted												
Moderate	Deed Restricted	219	18	15	0	0	0	0	13	0	7	53	166
	Non-deed restricted												
Above Moderate		558	95	127	127	0	0	6	167	161	68	751	0
Total RHNA by COG. Enter allocation number:		1,137	124	145	127	0	5	6	256	190	80	933	397
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

**2014 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Element Progress Report- 2014**

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

Jurisdiction: City of Emeryville
Reporting Period: 1/1/2014 to 12/31/2014

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal I. Preserve existing housing stock			
Program I-A-1. Continue support of the Emeryville Housing Rehabilitation Program through Redevelopment Agency funding and allocation of a portion of Emeryville's annual federal Community Development Block Grant (CDBG) funds.	<i>Objective I-A. Promote preservation of existing housing stock through the Emeryville Housing Rehabilitation Program.</i>	Every two years with Budget Cycle	Due to the demise of the Emeryville Redevelopment Agency, this program will only be funded through CDBG Funds. Staff worked with five applicants for rehabilitation projects. Five applicants were either over income or did not proceed with repairs. Two projects are ongoing.
Program I-A-2. Conduct annual review of Emeryville's Housing Rehabilitation Program and projected program demand for next fiscal year.	<i>Objective I-A.</i>	Annually	The program is reviewed on a quarterly basis to determine encumbered funds, pending projects and available funds. Each year, the CDBG Allocation is reviewed and funds are budgeted for this program.
Program I-A-3. Continue existing marketing and establish new marketing efforts for the Emeryville Housing Rehabilitation Program through regular updates to the city's website, participation at community-wide events, and annual, targeted mailings to landlords and homeowners in the City's older residential neighborhoods.	<i>Objective I-A.</i>	Annually	The City has marketed the rehabilitation program through the quarterly Emeryville Activity Guide; the City's website; and quarterly on the City's TV Channel – E-News.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program I-B-1. Continue administration of the Community Preservation Program and the Community Preservation Committee to encourage and improve maintenance of single and multi-family residences in the older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	<i>Objective I-B. Maintain and improve existing older housing stock, especially the older residential housing located in the Triangle neighborhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.</i>	Ongoing	The Community Preservation Committee administers this program, assisted by the Chief Building Official and City Attorney. This committee is an interdepartmental committee that meets quarterly to track progress with problem properties and facilitates cooperation between other city departments to resolve maintenance issues with property owners.
Policy I-B-2. Retain and continue implementing the Residential Preservation Ordinance, which requires Council approval for demolition of residential structures.	<i>Objective I-B.</i>	Ongoing	The 2013 Planning Regulations (Article 12) prohibit the demolition of a residential building unless the following criteria are met: the existing structure will be replaced with as many units of the same or better design and will be compatible with the community; the existing building is irrevocably damaged; the building is irrevocably contaminated; the building will be replaced by publicly accessible landscaped open space; or it is in the best interest of the public health, welfare, and safety for it to be demolished.
Policy I-C-1. Continue to review aggregate housing demolition and construction in the City each year through the annual Redevelopment Agency report submitted to the State Department of Housing and Community Development.	<i>Objective I-C. Minimize the loss of affordable units and displacement of residents of lower and moderate income through implementation of State Community Redevelopment law provisions relating to relocation and replacement housing.</i>	Annually	No residential units were demolished in 2014. Due to the demise of the Emeryville Redevelopment Agency, there are no longer reports due to the State Department of Housing and Community Development.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy 1-C-2. Ensure that a replacement housing plan is implemented in connection with any loss of affordable residential units housing lower or moderate income persons as a result of a specific Redevelopment Agency-sponsored or assisted project action.	<i>Objective I-C.</i>	As projects proposed	No Affordable Rental Units were lost due to Redevelopment sponsored or assisted project actions. Due to the demise of the Emeryville Redevelopment Agency, there are no longer reports due to the State Department of Housing and Community Development.
Policy 1-C-3. Ensure that state relocation law is applied as required in connection with a specific Redevelopment Agency-sponsored or assisted project as required.	<i>Objective I-C.</i>	As projects proposed	No relocations were required during 2014. Due to the demise of the Emeryville Redevelopment Agency, there are no longer reports due to the State Department of Housing and Community Development.
Goal II. Promote a range of affordability levels			
Policy II-A-1. Ensure that sufficient sites are zoned in the City to allow for the development of the City's overall fair share allocation of regional affordable housing need.	<i>Objective II-A. Ensure that the Zoning Ordinance continues to facilitate the development of affordable housing.</i>	FY 11/12	Emeryville's overall allocation for the planning period 2014 to 2022 is 1,498 housing units, including 138 extremely low, 138 very low, 211 low, and 259 moderate income units. The new Housing Element adopted in 2014 shows that existing zoning is adequate to accommodate the City's regional housing needs allocation. Tables 4-1, 4-2 and 4-3 of the new Housing Element show that Emeryville has sites for 3,807 more units than the overall total allocation, and 3,078 more units than the combined extremely low, very low, and low income allocation.
Policy II-A-2. Incentivize the provision of extremely low, very low, low, and moderate income housing in conjunction with the revision to the Density Bonus Ordinance to ensure compliance with State Density Bonus Law.	<i>Objective II-A.</i>	FY 11/12	The 2013 Planning Regulations include a Density Bonus which complies with State density bonus law.
Policy II-A-3. Revise the City's Zoning Ordinance to ensure that the requirements for secondary units are consistent with State law.	<i>Objective II-A.</i>	FY 11/12	The 2013 Planning Regulations facilitate the development of secondary dwelling units by allowing by-right (non-discretionary) development of units that meet specific requirements. The new ordinance brings the regulations into compliance with State law.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy II-A-4. Continue implementation of the Affordable Housing Set Aside Ordinance to ensure inclusion of Below Market Rate Units in residential projects of 30 or more units.	<i>Objective II-A.</i>	As projects proposed	Two projects that are subject to the AHSA ordinance continued construction in 2014 - Parc on Powell and EMME on Christie Avenue. The City adopted a housing impact fee in 2014. It helps to offset the loss of affordable housing funds due to the dissolution of Redevelopment.
Policy II-B-1. Make extremely low, very low and low income housing a priority for use of the Redevelopment Agency's Low and Moderate Income Housing Fund.	<i>Objective II-B. Support housing opportunities for extremely low, very low, low and moderate income households.</i>	Annually	The Planning Commission held a study session in October 2014 on 3706 San Pablo Avenue, an 86 unit development with extremely low, very low and low income family households.
Policy II-B-2. Include extremely low, very low, and/or low income housing in Redevelopment Agency-assisted development projects whenever feasible.	<i>Objective II-B.</i>	Where feasible as RFP's issued	See status of Policy II-B-1.
Policy II-B-3. Where feasible, consider a reduction in the moderate income inclusionary percentage requirement on development projects subject to the City's Affordable Housing Set Aside Ordinance to support the inclusion of extremely low, very low, and/or low income units.	<i>Objective II-B.</i>	As Affordability Agreements are Negotiated	The EMME project on Christie Avenue, which was negotiated in 2010, continued construction in 2014 with 29 very low income units. The Parc on Powell (formerly Parkside) project will meet the inclusionary requirements but has not included further affordability. The 3900 Adeline Project includes eight units of moderate income housing and five units of very low income, meeting the inclusionary requirements, but has not included further affordability.
Policy II-B-4. Continue funding of the City's First Time Homebuyer Program and Ownership Housing Assistance Program through Redevelopment funds to ensure that downpayment assistance can be provided to support homeownership opportunities for very low, low, and moderate income household purchasing homes in Emeryville.	<i>Objective II-B.</i>	Every two years with Budget Cycle	The Emeryville Redevelopment Agency no longer exists. The program is currently available for moderate and below-moderate income homebuyers using funds from the General Fund.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy II-B-5. Leverage State and Federal funding programs to maximize the number of affordable units available to low and very low income households, whenever possible.	Objective II-B.	Ongoing	The City was awarded a \$720,000 grant from the State Housing and Community Development Department CalHOME Program. In 2013, only \$18,000 remained under CalHOME grants awarded before 2010 and was insufficient to provide assistance. The \$1 million in grant funds awarded in 2010 were available in mid 2011. Due to the uncertainty and unavailability of redevelopment agency funds during 2011, CalHOME loans are not used for affordable units because the grant requires additional subsidy for price restricted units and no redevelopment funds are available. The Ambassador Housing Project was awarded over \$10 million in Affordable Housing Tax Credits in 2011. The 3706 San Pablo Project was awarded federal HOME funds from Alameda County and is pursuing several state and federal funding sources including tax credits.
Policy II-B-6. Coordinate with the Housing Authority of Alameda County to link Emeryville Section 8 Program participants in its Family Self-Sufficiency Program with homeownership opportunities in Emeryville.	Objective II-B.		The City of Emeryville has coordinated with the Alameda County Housing Authority Family Self-Sufficiency Program to provide information about City of Emeryville homebuyer loan programs in previous years; however, no below market rate units designated for very-low income households were on the market in 2014.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program II-C-1. Continue implementation of the City Foreclosure Prevention and Predatory Lending Prevention Strategy so long as required during the Bay Area foreclosure crisis.	<i>Objective II-C. Sustain affordable housing availability for existing participants in the City's Below Market Rate and Market Rate Homebuyers Program.</i>	Ongoing	In 2014, the City continued to implement its Foreclosure Prevention and Predatory Lending Prevention Strategy. The City's strategy includes providing information and referral information to property owners who are in default; tracking foreclosure data; assisting Emeryville residents who are participants in City homebuyer or rehabilitation loan programs who are having difficulty making their mortgage payments or are in default on their first mortgages; updating the City's website to include relevant information and referrals to federally approved housing counseling agencies; and distributing information throughout the City and at City Hall. The City had one short sale in 2014 resulting in a total loss of just under \$56,140 in principal and accrued interest. Additionally, one one-bedroom unit in the Andante project was lost to foreclosure.
Goal III. Promote development of affordable housing for persons with special needs.			
Policy III-A-1. Support inclusion of extremely low and very low income affordable set-aside units for people living with physical and/or developmental disabilities in projects subject to the City's Affordable Housing Set Aside Ordinance. Ensure that support services are provided to tenants of these units.	Objective III-A. Support development of affordable housing for disabled people, people living with HIV/AIDS, single families, and seniors who are extremely low, very low, low or moderate income.	As Affordability Agreements are Negotiated	No private residential developments were subject to the Affordable Housing Set Aside ordinance in 2014.
Policy III-A-2. Support inclusion of Shelter-Plus-Care units (rent-assisted units for dually-diagnosed people with mental illness, substance abuse and/or AIDs-related illness) in projects subject to the City's Affordable Housing Set Aside Ordinance or as set-aside within Agency-sponsored rental affordable developments. Ensure that support services are provided to tenants of these units.	Objective III-A.	As Affordability Agreements are Negotiated	The Parc on Powell (formerly Parkside) project will meet the inclusionary requirements but has not included further affordability or services. This County program ran out of funding in 2014.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy III-A-3. Support development of Residential Care Facilities for the Elderly (RCFE) projects and independent senior housing developments.	Objective III-A.	FY 11/12	The 2013 Planning Regulations enable developers to apply for bonuses for residential density, floor area ratio, and/or building height. To qualify for a bonus the developer must provide public benefit as defined by the ordinance. Provision of RCFE may be considered eligible for bonuses under the "alternative public benefit" category by determination of the City Council.
Policy III-A-4. Continue to support the County-wide long-range effort to prevent and end homelessness, the "EveryOne Home - Alameda Countywide Homeless and Special Needs housing Plan", and monitor the Plan's progress through City participation in the collaborative groups such as the EveryOne Home Leadership Board, the Alameda County Urban County Technical Advisory Committee and the Alameda County HOME Consortium Technical Advisory Committee.	Objective III-A.	Ongoing	Staff continues to represent Emeryville at the EveryOne Home Plan meetings. The City funds the Emeryville share of the Homeless Management Information System (HMIS) through Community Development Block grant (CDBG) funds.
Goal IV. Ensure that the City has a variety of housing types to meet the diverse needs of its residents as well as attract new residents.			
Policy IV-A-1. Continue support of residential mixed use development through broader General Plan and update of zoning regulations.	<i>Objective IV-A. Ensure that the Zoning Ordinance facilitates development of a variety of housing types.</i>	FY 11/12	The 2013 Planning Regulations designate approximately one-fourth of the city's land area for residential mixed use development.
Policy IV-A-2. Continue allowing development of live/work units as conditionally permitted use in light industrial zones and mixed use zones.	<i>Objective IV-A.</i>	FY 11/12	The 2013 Planning Regulations allow live/work units with a conditional use permit in all residential, mixed use, commercial and industrial zones. Live/work units that involve higher impact 'work' activities are limited to industrial zones.
Policy IV-A-3. Encourage new developments to provide unit types for which there is an identifiable gap in Emeryville's housing stock.	<i>Objective IV-A.</i>	FY 10/12-ongoing	The 2013 Planning Regulations provide a bonus for density, floor area ratio, and/or building height for residential projects that provide family friendly housing. Family friendly units must have a minimum of three bedrooms, in-unit laundry hook-ups, and an additional 15 square feet of common open space. The City is working on family friendly residential design guidelines.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy IV-A-4. Revise the Zoning Ordinance to be in compliance with Senate Bill 2, effective January 1, 2008, requiring establishment of a zoning district allowing emergency shelters without a conditional use permit or other discretionary approval and ensuring that transitional and supportive housing developments are considered as a residential use of property subject only to those restrictions that apply to other residential uses of the same type in the same zone.	<i>Objective IV-A.</i>	FY 11/12	The 2013 Planning Regulations allow emergency shelters by right (non-discretionary) in the Mixed Use with Residential South (MURS) zoning district (Figure 9-3.103(a)). The City amended the Planning Regulations in 2014 so that transitional and supportive housing developments are subject only to those restrictions that apply to other residential uses of the same type in the same zone.
Policy IV-A-5. Revise the Zoning Ordinance to clarify that group homes and residential care facilities for six or fewer residents be subject only to those same restrictions that apply to other single family uses.	<i>Objective IV-A.</i>	FY 11/12	The 2013 Planning Regulations treat group homes and residential care facilities for six or fewer residents the same as single unit residential uses (Section 9-5.211).
Policy IV-A-6. Revise the Zoning Ordinance to allow exemptions from design review for projects with a negligible visual impact, and to reduce the level of review to minor design review for one- and two-unit residential buildings and accessory dwelling units.	<i>Objective IV-A.</i>	FY 11/12	The 2013 Planning Regulations allow the Planning Director to exempt projects with a negligible visual impact from design review and secondary residential units (Section 9-7.403(b and f)). The Planning Regulations also only require minor design review for single unit and two unit residential uses (Section 9-7.404(a)(1)).
Policy IV-A-7. The City adopted an update of its General Plan including new General Plan Designations on October 13, 2009. The capacity assumptions for sites included in Table 3-3 are based on the newly-established General Plan designations and interim zoning classifications. To ensure sites in the inventory are adequate to accommodate the City's regional need, the City will amend zoning to adopt the interim densities as identified in the sites inventory.	<i>Objective IV-A.</i>	FY 11/12	The 2013 Planning Regulations are consistent with the General Plan and maintain the residential capacities for the sites identified in the sites inventory of the 2009-2014 Housing Element. The new 2014-2022 Housing Element shows that the 2013 zoning provides ample sites to accommodate the City's regional housing need allocation.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program IV-B-1. Continue special homebuyers assistance terms through the city's First Time Homebuyer Program which provides zero-percent down, downpayment assistance loans up to 20% of the purchase price to very low income to moderate income teachers in the Emery Unified School District for both market rate and below market rate units.	<i>Objective IV-B. Promote opportunities for affordable housing that serves locally identified target groups, including teachers of the Emery Unified School District, City personnel, families with children, and artists/craftspeople.</i>	ongoing/ annually	The City continues to offer affordable homeownership assistance to locally identified target groups through the First Time Homebuyer Program. Borrowers are required to provide a downpayment of at least 3% of their own funds.
Program IV-B-2. Continue Special homebuyer assistance terms through the City's First Time Homebuyer Program which provides zero-percent down, downpayment assistance up to 20% of the purchase price to city of Emeryville employees who are any income for market units and very low moderate income for below market rate units.	<i>Objective IV-B.</i>	ongoing/ annually	The City continues to offer affordable homeownership assistance to locally identified target groups through the First Time Homebuyer Program. Borrowers are required to provide a downpayment of at least 3% of their own funds.
Policy IV-B-3. Encourage provision of set-aside below market rate units for teachers and employees of the Emery Unified School District where feasible in new residential development subject to the City's Affordable Housing Set Aside Ordinance.	<i>Objective IV-B.</i>	as affordability Agreements are Negotiated	No private ownership residential developments were subject to the AHSA ordinance in 2014. These set asides have been available through priorities in the lottery process for new BMR units sold by the developers. Two EUSD teachers have purchased new BMR units in prior years.
Policy IV-B-4. Promote housing designed to attract families with children by encouraging developers to include larger unit sizes (two-, three-, and four-bedroom units) as well as other on-site amenities such as usable outdoor open space, play equipment for a variety of ages, community rooms, and multi-purpose rooms that can be utilized for after-school homework clubs, computer, art, or other resident activities.	<i>Objective IV-B.</i>	FY09/10	The new Planning Regulations provide developers with bonuses for residential density, floor area ratio, and/or building height who provide a public benefit, including family friendly housing meeting certain conditions. Some of these conditions are that all family friendly units shall have a minimum of 3 bedrooms, in-unit laundry hook-ups, and 15 additional square feet of common open space. The city is developing design guidelines for family friendly housing.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy IV-B-5. Consider development of affordable housing development specifically designed to attract families with children and collaboration between Redevelopment Agency and non-profit developer with expertise in this area of affordable housing development to implement such a development during the course of the housing element period.	<i>Objective IV-B.</i>	FY09/10	The 3706 San Pablo Avenue project, which is in the design stage, will provide affordable family housing. Its design utilizes the City's document "Social and Physical Indicators of Successful Affordable Family Housing". The City is working on expanding the "family residential" section of the City-wide design guidelines to include more features. This section will be used to define projects eligible for the family friendly housing density bonus.
Policy IV-B-6. Ensure that new residential developments that include a set-aside of 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.	<i>Objective IV-B.</i>	As projects proposed	The Parc on Powell (formerly Parkside) project includes an affordable live/work unit. Staff is working with the developer to market the unit to artists and craftspeople. The 3900 Adeline Project includes one live/work unit, and when construction nears completion, staff will work with the developer to market to artists and craftspeople.
Policy IV-B-7. Encourage development of affordable live-work space for artists and craftspeople.	<i>Objective IV-B.</i>	As projects proposed	The 2013 Planning Regulations enable live-work development throughout most of the city (see Policy IV-A-2 above). The Parc on Powell Project, which includes 8 live-work units, is under construction.
Goal V. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.			
Program V-A-1. Continue providing funding through Emeryville's allocation of Community Development Block Grant funds to support the Berkeley Food and Housing Project's shelters, transitional housing, and Multi-Service Center to provide housing, meals and other support services to homeless individuals who have resided in Emeryville.	<i>Objective V-A: Support activities to assist Emeryville residents who are at-risk of homelessness or are homeless.</i>	Annually	Each year, a portion of the City's administrative funds are used to provide funding to Berkeley Food and Housing Project, which provides shelter and services to homeless individuals who have resided in Emeryville. In addition, the City has allocated \$20,000 from the General Fund to homeless engagement, outreach and case management.
Program V-A-2. Continue providing information at City Hall and through City's website on resources available for emergency housing assistance.	<i>Objective V-A:</i>	Quarterly	The City's website continues to provide resources for Emergency Housing Assistance.
Program V-A-3. Improve City departmental coordination to ensure that information is made available on resources available to assist Emeryville families and households at-risk of homelessness.	<i>Objective V-A:</i>	Annually	Information is available on the Emeryville website. In addition, tenants facing eviction are directed to ECHO Fair Housing or the East Bay Community Law Center for assistance.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program V-A-4. Improve coordination between the City and Emery Unified School District to determine if there are families who may be at risk of homelessness to provide resource and housing referrals.	<i>Objective V-A:</i>	Annually	Staff coordinated with the Resource Specialist at EUSD to market the Ambassador, Parc on Powell and EMME below market rate units to families in need of affordable housing whose children attend EUSD schools. Staff works with EUSD staff when families are facing housing issues to find appropriate referrals as needed.
Program V-A-5. Assist in the development of affordable rental units serving extremely low income households as 30% of the area median income within future Redevelopment Agency-sponsored rental developments whenever feasible. Ensure that support services are provided to tenants of these units.	<i>Objective V-A:</i>	As Affordability Agreements are Negotiated	The Ambassador project was occupied in 2014. It has eight units restricted to very low income households. The developer for the 3706 San Pablo project proposed nine very low income units with a total of 23 very low income bedrooms.
Goal VI. Promote equal opportunity in housing.			
Program VI-A-1. Through participation in the Alameda County Urban County Community Development Block Grant Entitlement jurisdiction, continue to contract with Housing Rights, Inc. or another fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education and legal referrals for Emeryville resident tenants and landlords.	<i>Objective VI-A. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability, or source of income.</i>	Annually	The City of Emeryville is a member of the Alameda County Urban County, which is an entitlement jurisdiction for federal Community Development Block Grant funds. The Urban County enters into a contract with Hayward/Oakland-based ECHO Fair Housing to provide fair housing services to Emeryville residents.
Program VI-A-2. Continue effective marketing of the fair housing counseling service provided through Housing Rights, Inc. or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, on the City's website, and community-wide events.	<i>Objective VI-A.</i>	Quarterly/ Annually	The counseling service is advertised on the public service television channel and in local periodicals. Information is also available at the City Hall reception area; on the Economic Development and Housing Department's webpage under Community Resources; and as part of Alameda county's 2-1-1 information phone line.
Program VI-A-3. Require that developers include language stating that they provide equal opportunity in housing in their marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance.	<i>Objective VI-A.</i>	As marketing plans are submitted	Equal opportunity in housing is required in marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance and any Affordability Agreements .

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program VI-A-4. Include appropriate equal opportunity and anti-discrimination language in all contractual agreements that the City and/or Emeryville Redevelopment Agency enter into with developers pertaining to housing, such as Agreements on Affordable Units, Resale Restriction Agreements, Disposition and Development Agreements, and Owner Participation Agreements.	<i>Objective VI-A.</i>	As Affordability Agreements are Negotiated	Equal opportunity and anti-discrimination language is included in all contractual agreements with the City.
Program VI-A-5. Continue Accessibility Grant Program through the Emeryville Housing Rehabilitation Program to provide grant assistance to lower income households with disabilities.	<i>Objective VI-A.</i>		The City completed one Accessibility Grant in 2013. Staff is working with two applicants for accessibility Grants.
Goal VII. Promote environmental responsibility and long-term sustainability of City's housing development through remediation of brownfields and promotion of "green" and "healthy" housing development.			

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>Program VII-A-1. Continue Agency grant and loan program, "Capital Incentives for Emeryville's Redevelopment and Remediation" (CIERRA) to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate their housing development sites.</p>	<p><i>Objective VII-A. Encourage the remediation of former industrial sites through public-private partnerships and Redevelopment Agency assistance.</i></p>	<p>Ongoing</p>	<p>In 2013 the Strategic Partnership Agreement with the State expired for CIERRA. It was not renewed as the State program, under which they partnered with cities for assessment loans locally administered to facilitate private development, is being revised or eliminated. In 2014 the City of Emeryville negotiated with the State to strategically partner for use of revolving loan funds administered by the State on City owned properties, including housing assets. An agreement is expected in 2015. Under CIERRA, the City of Emeryville also administers federal grants and revolving loan funds for cleanup awarded by the US Environmental Protection Agency. These loans were marketed to a private housing/commercial developer at the Emeryville Public Market in 2013. No housing remediation was funded through CIERRA loans in 2013 or 2014. The 3706 San Pablo Avenue cleanup was funded in 2012 and the site's Sampling and Analysis Plan and Site Cleanup Plan were completed in 2014; remediation is planned in 2015. In 2014, a Targeted Brownfields Assessment (TBA) Report for the property at 3602 Adeline Street and 1122 36th Street was provided to the City, reporting on physical testing completed under the Environmental Protection Agency's (EPA's) TBA technical assistance award. The testing indicated lead and petroleum are present above residential standards within 2 feet of the surface of the property; remediation will be completed prior to reuse as a housing asset. VOC's were tested for and not found on the site.</p>

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program VII-A-2. Continue seeking outside funding opportunities to leverage the Agency's funding for site remediation at Agency-sponsored housing and mixed use developments, thereby increasing the financial feasibility of the projects.	<i>Objective VII-A.</i>	Ongoing	Construction continued on EMME at 64th/Christie; the site was remediated using a \$5 million grant from the California Pollution Control Finance Authority in connection with the California Recycle Underutilized Sites (CALReUSE) Program (funded through the Housing and Emergency Shelter Trust Fund Act of 2006). The City completed the Site Clean-up Plan for 3706 San Pablo, for which the City had received a \$200,000 cleanup grant from USEPA. Ambassador affordable family housing project was completed, having received grant funding for assessment and remediation. The City received a Technical Assistance Brownfield grant for Phase I and Phase II Assessment of property on 36th Street owned by the City as Successor Agency to the Redevelopment Agency. The City began negotiations with the State for a strategic relationship for Brownfield Revolving Loans funds targeted to affordable housing sites.
Policy VII-B-1. Continue requirement that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittals to the Emeryville Planning and Building Department.	<i>Objective VII-B. Ensure that the City and Redevelopment Agency review and permitting process encourages "green" and "healthy" housing development, defined as clean, indoor air and conservation of energy, water, and building materials.</i>	Ongoing	The City continues to require developers to submit the scorecard summary from the appropriate GreenPoint Rated or LEED Checklists prior to issuance of a building permit.
Policy VII-B-2. Include the appropriate GreenPoint Rated or LEED Checklist in all Redevelopment Agency-led Request for Proposals (RFPs) for residential and/or live/work projects and include the Checklist as a review criterion in the developer selection process.	<i>Objective VII-B.</i>	As RFP's issued	The 3706 San Pablo Avenue affordable family housing project will be GreenPoint Rated.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy VII-B-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	<i>Objective VII-B.</i>	Ongoing	The Emeryville website provides green building resources including information on green buildings and a directory of relevant agencies and organizations. Resource materials on green building standards are available at the permit counter.
Policy VII-B-4 Consider an ordinance requiring projects involving public funds to meet minimum green building thresholds.	<i>Objective VII-B.</i>	FY11/12	No local ordinance has been adopted. However, the City does this on a case-by-case basis. The City follows CalGreen (mandatory green building code) adopted at the State Level. The 3706 project will be GreenPoint rated.
Policy VII-B-5 Consider an ordinance providing density, FAR, and height bonus for private projects that meet certain green building thresholds.	<i>Objective VII-B.</i>	FY09/10	The 2013 Planning Regulations offers bonuses for sustainable design (projects eligible for LEED gold or platinum certification or equivalent); for projects eligible for LEED platinum, gold, or silver certification; and for alternative energy systems and water and energy efficiency measures.
Policy VII-C-1. Adopt open space requirements and design guidelines for multi-family housing projects.	<i>Objective VII-C. Encourage site and building design that includes social spaces, stormwater treatment, transit access, bicycle parking, and strong interface with the street.</i>	FY09/10	The 2013 Planning Regulations require multi-family projects to provide 60 square feet of open space per dwelling or live/work unit (Section 9-4.303). The Emeryville Design Guidelines include guidelines for the provision of three types of open space: private space, common space, and publicly accessible space. In addition, there are guidelines aimed at improving the design of residential development. Staff is working on an amendment to the Design Guidelines to improve family friendly housing.
Policy VII-C-2. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	<i>Objective VII-C.</i>	Ongoing	The City continues to require measures to protect stormwater quality. The City continues to be a leader in constructing and requiring Low Impact Design which is the treating of stormwater with vegetation and other Best Management Practices.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy VII-D-1. Disseminate information on retrofit assistance programs such as youth energy services, solar energy rebates and alternative transportation facilities, such as bicycle parking and car-sharing pods.	<i>Objective VII-D. Support property retrofits that reduce the City's carbon footprint through energy conservation, waste reduction, and transportation access measures.</i>	Ongoing	In 2014 the Rising Sun Energy Center offered residences free energy conservation services and hardware through the California Youth Energy Services (CYES). Alternative transportation programs such as Emery Go-Round and 8-To-Go (shuttle for seniors) were advertised in the Emeryville Activity Guide and in the Emeryville E-News.
Program VII-D-2. Continue to provide assistance through the Emeryville Housing Rehabilitation Program for weatherization and energy efficiency repairs.	<i>Objective VII-D.</i>	Ongoing	The Emeryville Rehabilitation Program no longer has Redevelopment funding and is limited to the requirement of Community Development Block Grant and CalHome funds for repairing substandard conditions. As such, repairs that increase energy efficiency or weatherization will only be funded for units in which the condition of items requires repair or replacement.
Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects.	<i>Objective VII-D.</i>	FY09/10	The 2013 Planning Regulations include a bonus for transportation demand management (TDM) (bike sharing, bike lockers, transit info, ATM, child care, transit passes) and a bonus for electric vehicle charging stations (Table 9-4.204(c) (1) and (16)), and potential to reduce parking requirements with TDM with a conditional use permit (Section 9-4.404(g)(1)).

2014 General Plan Annual Progress Report
Exhibit C: Housing Successor Annual Report- 2014

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2013/14
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE
CITY OF EMERYVILLE**

On January 17, 2012, the City Council of the City of Emeryville adopted Resolution No, 12-15 electing to retain the housing assets and functions previously performed by the Emeryville Redevelopment Agency pursuant to California Health and Safety Code Section 34176 (a) and accordingly in such capacity is referred to as the Housing Successor. 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) for inclusion in the annual report pertaining to the Emeryville General Plan pursuant to California Government Code Section 65400. This Report sets forth certain details of the Housing Successor's activities during Fiscal Year 2013/14 (Fiscal Year). The purpose of this Report is to provide the City Council 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 2013/14 (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 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.
- II. **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.
- III. **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.

- IV. 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.
- V. 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.
- VI. 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.
- VII. 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.
- VIII. 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.
- IX. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. 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 January 1, 2005 to December 31, 2014.
- XI. 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.

This Report is to be provided to the Housing Successor's governing body by April 1, 2015. 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 DEPOSITED INTO LMIHAF

A total of \$456,589 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.

II. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$1,037,969, of which \$0 is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

Monitoring & Administration Expenditures	\$18,073.61
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
➤ Expenditures on Low Income Units	\$644.76
➤ Expenditures on Very-Low Income Units	\$1,079.53
➤ Expenditures on Extremely-Low Income Units	\$9,893.32
➤ Total Housing Development Expenditures	\$18,073.61

IV. 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	\$6,788,776
Value of Loans and Grants Receivable	\$16,587,367
Total Value of Housing Successor Assets	\$23,376,143

V. 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.

VI. 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
3706 San Pablo/1025 West MacArthur	Site assessment is complete, site cleanup plan has been approved by DTSC/RWQCB, cleanup to be bid for implementation in next 6 months, City has entered into Exclusive Right to Negotiate with EAH Housing, EAH will obtain land use entitlements from Planning Commission on January 2015 and Disposition Agreement to be considered by City Council in March 2015
3602 Adeline/ 1122 356h St	Site assessment is underway
EMME (64 th and Christie	Under Construction-Estimated completion June 2015

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

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

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

Address of Property	Date of Acquisition	Deadline to Initiate Development Activity	Status of Housing Successor Activity
3706 San Pablo/1025 West MacArthur	Aug. 31, 2012	Sept. 1, 2017	Site assessment is complete, site cleanup plan has been approved by DTSC/RWQCB, cleanup to be bid for implementation in next 6 months, City has entered into Exclusive Right to Negotiate with EAH Housing, EAH will obtain land use entitlements from Planning Commission on January 2015 and Disposition Agreement to be considered by City Council in March 2015
6150 Christie	Aug. 31, 2012	Sept. 1, 2017	City Council will conduct a study session to determine use of Christie properties and an Request for Proposals will be issued in 2015
3602 Adeline/ 1122 356h St.	Aug. 31, 2012	Sept. 1, 2017	Site assessment is underway

VIII. 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 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>.

IX. 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. This information is not required to be reported until 2019 for the 2014 – 2019 period.

X. 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 former Emeryville Redevelopment Agency, the City of Emeryville, and the Housing Successor did not produce any Senior Housing during the 10 year period of January 1, 2004 to December 31, 2014.

XI. 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:

	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14
Beginning Balance	N/A	\$0	\$ 48,319	\$ 599,454
Add: Deposits	N/A	\$58,032	\$574,066	\$ 456,589
(Less) Expenditures	N/A	\$ 9,713	\$ 22,931	\$ 18,074
Ending Balance	N/A	\$48,319	\$599,454	\$1,037,969

The LMIHAF does not have an Excess Surplus.