

## RESOLUTION NO. 25-22

### **Resolution Of The City Council Of The City Of Emeryville Approving The 2024 General Plan Annual Progress Report And Authorizing Submittal To The Governor's Office Of Planning And Research And To The California Department Of Housing And Community Development**

**WHEREAS**, California Government Code Section 65400 requires cities to prepare annual progress reports on implementation of the General Plan and the Housing Element of the General Plan; and

**WHEREAS**, a General Plan Annual Progress Report for Calendar Year 2024 has been prepared including a Housing Element Annual Progress Report and a Housing Successor Agency Report; and

**WHEREAS**, on February 5, 2025, the Emeryville Housing Committee reviewed the 2024 report on implementation of the Housing Element and recommended that the City Council forward it to the California Department of Housing and Community Development; and

**WHEREAS**, on February 27, 2025, the Emeryville Planning Commission reviewed the 2024 General Plan Annual Progress Report and recommended that the City Council forward the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development; and

**WHEREAS**, on March 18, 2025, the City Council of the City of Emeryville reviewed the report; now therefore, be it

**RESOLVED**, that the City Council of the City of Emeryville approves the 2024 General Plan Annual Progress Report attached hereto as Attachment 1 ("the report") and finds that the report accurately reflects the City's progress in implementing the General Plan and the Housing Element of the General Plan and the status of the Housing Successor; and be it further

**RESOLVED**, that the City Council authorizes submittal of the report to the California Governor's Office of Planning and Research, as required by statute; and be it further

**RESOLVED**, that the City Council authorizes submittal of the report to the California Department of Housing and Community Development, as required by statute; and be it further

**RESOLVED**, that the City Council hereby confirms that the report is not a project as defined in CEQA Guidelines Section 15378 because it is an administrative activity that has no potential for resulting in a change in the environment.

Resolution No. 25-22  
General Plan Annual Progress Report  
City Council Meeting | March 18, 2025  
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**ADOPTED**, by the City Council of the City of Emeryville at a regular meeting held Tuesday, March 18, 2025, by the following vote:

AYES:	<u>5</u>	Mayor Mourra, Vice Mayor Kaur and Council Members Priforce, Solomon and Welch
NOES:	<u>0</u>	_____
ABSTAIN:	<u>0</u>	_____
ABSENT:	<u>0</u>	_____

Signed by:  
  
 \_\_\_\_\_  
 MAYOR

ATTEST:  
 DocuSigned by:  
  
 \_\_\_\_\_  
 CITY CLERK

APPROVED AS TO FORM:  
 DocuSigned by:  
  
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 CITY ATTORNEY

**ATTACHMENTS**

- Exhibit A – Development Decisions and Pending Projects 2024

## Development Decisions and Pending Projects in Emeryville in 2024

Project	Address	Net New Thousands		Planning Application	Planning Approval	Building Permit Application	Completion/		General Plan Land Use	Notes
		Dwelling Units	sq. ft. Non-residential				Building Permit Issued	Final Inspection/ Occupancy		
<b>Projects with City Actions in 2024:</b>										
Accessory Dwelling Unit	1325 40th St.	2	0	11/7/24					MUR	Zoning Comp.
Two new units on a vacant lot	1264 Ocean Ave.	2	0	8/14/24					RM	Use Permit
Accessory Dwelling Unit	5780 Hollis	5	0	7/30/24					MUR	Zoning Comp.
Accessory Dwelling Unit	5534 Beaudry	2	0	7/18/24	8/26/24	8/29/24	10/22/24		RM	Zoning Comp.
Convert Commercial to two Live/Work Units	6000 Hollis	2	0	10/13/23	12/20/23	2/12/24	05/13/24	7/23/2024	MUR	Use Permit
Convert Commercial to two units	3960 Adeline St	2	0	10/12/23	12/12/23	2/27/24	06/12/24		RM	Amend UP
Accessory Dwelling Unit	5525 Beaudry	2	0	8/28/23	2/14/24	9/11/24	11/12/24		RM	ADU and JADU
Christie Ave Affordable Housing Project	5890, 5900, and 6160 Christie Ave	367	1.5	6/27/23					MUR	SB 35
Accessory Dwelling Unit	3631 Adeline St	1	0	7/27/2023	8/17/2023	8/23/2023	11/07/23		MURS	Expired 7/24/24
Accessory Dwelling Unit	1015 47th St	2	0	5/1/2023	8/1/2023	8/2/2023	09/28/23	8/9/2024	RM	Zoning Comp.
Accessory Dwelling Unit	1331 40th Street	1	0	12/27/22	02/16/22	03/08/23	08/24/23	6/11/2024	MUR	Zoning Comp.
Accessory Dwelling Unit	1321 40th Street	5	0	12/27/22	02/16/22	03/08/23	08/24/23	6/11/2024	MUR	Zoning Comp.
Accessory Dwelling Unit	1231 40th Street	5	0	12/27/22	02/16/22	03/08/23	08/24/23	5/13/2024	MUR	Zoning Comp.
Accessory Dwelling Unit	1221 40th Street	1	0	12/27/22	02/16/22	03/08/23	08/24/23	5/13/2024	MUR	Zoning Comp.
Accessory Dwelling Unit	3628 Adeline	1	0	10/12/22	11/14/22	12/15/22	04/24/23	4/3/2024	MURS	Zoning Comp.
Accessory Dwelling Unit	1063 47th St.	1	0	5/19/22	7/19/22	8/31/22	1/6/23	7/29/2024	RM	Zoning Comp.
Accessory Dwelling Unit	4210 Adeline	1	0	6/18/20	8/11/20	10/23/20	3/31/21	8/22/24	RM	Finald
Emeryville Center of Innovation- B14	5300 Chiron Way	0 parking		10/23/19	2/25/21	10/21/21	2/16/22	1/9/2024	OT	Grading

## Development Decisions and Pending Projects in Emeryville in 2024

Project	Address	Net New Thousands		Planning Application	Planning Approval	Building Permit Application	Completion/		General Plan Land Use	Notes
		Dwelling Units	sq. ft. Non-residential				Building Permit Issued	Final Inspection/Occupancy		
<b>Projects with No City Actions in 2024:</b>										
Accessory Dwelling Unit	5883 Beaudry St.	1	0	04/10/23	05/12/23	05/18/23	08/17/23		RM	Zoning Comp.
Accessory Dwelling Unit	1055 43rd St.	1	0	10/26/22	11/14/22	11/14/22			RM	Zoning Comp.
Junior Accessory Dwelling Unit	5517 Beaudry	1	0	10/3/22	10/12/22	1/17/23	9/21/23		RM	Zoning Comp.
Accessory Dwelling Unit	5517 Beaudry	1	0	8/16/22	9/9/22	1/17/23	9/21/23		RM	Zoning Comp.
Accessory Dwelling Unit	1251 1/2 63rd St.	1	0	8/12/22	9/8/22	10/11/22			RM	Expired 07/07/24
Bay Center Life Science Building	6425 - 75 Christie	0	210	2/2/22	8/24/23				MUN	Approved
5801 & 5861 Christie Avenue Project	5801 Christie	98	464	1/3/22					MUR	Application
Duplex Conversion	1291 55th St.	1	0	9/7/21	1/27/22	6/30/22			RM	Approved
Accessory Dwelling Unit	1284 61st St.	1	0	7/29/21	8/9/21	11/14/23			RM	Zoning Comp.
Bay Street Grocery Store	5615 Bay St.	0	48.5	7/7/21	2/24/22	8/23/22	5/16/23		MUR	Plaza Construct.
Four-Unit Replacement	1271 64th St.	0	0	6/23/21	12/21/21	3/3/22			RM	Approved
Marketplace Parcel A Shellmound site	5900 Shellmound	167	14	4/9/21	10/27/22	12/21/22			MUR	Parking
Marketplace Parcel B	5950 Shellmound	0	432	4/9/21	10/27/22	10/25/23			MUR	Pavilion & Park
Emerystation Overland R&D and Parking	1580 62nd St.	0	300	3/1/21	7/19/22	9/20/23			OT	Building Ap.
Demo/Rebuild Two Units	1270 64th Street	0	0	12/16/20	12/21/21	06/08/22	10/13/22		RM	Construction
Nellie Hannon Gateway Affordable Housing	3600 San Pablo	90	4	4/6/2020	10/20/20	11/15/21	05/09/23		MUR	SB 35
Accessory Dwelling Unit	1026 47th Street	1	0	1/21/20	2/20/20				RM	Zoning Comp.
Emeryville Center of Innovation- B8A	5300 Chiron Way	0	221	10/23/19	2/25/21	11/23/21	4/11/22		OT	Grading
Emeryville Center of Innovation- B8B	5300 Chiron Way	0	129.5	10/23/19	2/25/21	11/23/21	4/11/22		OT	Grading
Multi-Unit Residential	1225 65th St.	24	0	2/2/15	12/9/21				RMH	Extension in '22
Baker Metal Live/Work	1265 65th	17	1	8/10/07	8/27/09	12/1/09	8/3/22		RMH	Expired 9/25/24

\* General Plan Land Uses: OT Office/Technology, P Public, PO Park/Open Space, MUR Mixed Use with Residential, MUN Mixed Use with Non Residential, RH High Density Residential, RMH Medium-High Density Residential, RM Medium-Density Residential

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
<b>LAND USE</b>			
LU-A-1	Update the Zoning Ordinance	The Planning Regulations (which includes the Zoning Ordinance) were updated in 2013 to implement the 2009 General Plan. The Planning Regulations have been amended several times since then, including in 2024 when amendments were made in regards to accessory dwelling unit (ADU) regulations. Updates to the Planning Regulations are anticipated in early 2025 to comply with Emeryville's Prohousing designation and implement the Housing Element.	Progress
LU-A-2	Project review and approval process	In 2024, the City continued to review both minor applications, reviewed and approved by staff, and major projects reviewed and approved by the Planning Commission, and sometimes the City Council. Additionally, the City continues to process its third project under SB 35 (Christie Sites Affordable Housing), which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. The Christie Sites Affordable Housing Project is a 100% affordable project with 362 rental units in three separate buildings that also adds 6,000 square feet to Christie Park with an active multi-use court. The application for Planning approvals was submitted July 15, 2024.	Progress
LU-A-3	Update and Implement Area Plans	No updates were made to the Area Plans in 2024. Staff continues to review all projects' applicability to the Area Plans.	Progress
LU-A-4	Prepare and update Design Guidelines	The Design Guidelines were adopted in December 2010, and amended in August 2012 and May 2015. The City continues to implement the Design Guidelines in its project and plan reviews. In 2023 the Design Guidelines were updated along with the Planning Regulations to address objective standards. All objective standards are now located in the Planning Regulations, and all subjective items are incorporated into the Design Guidelines. No changes were made to the Design Guidelines in 2024.	Complete
LU-A-5	Update Capital Improvements Program	Since the CIP was adopted in June 2023, Public Works has already completed five capital projects in 2024, including citywide streetlight pole repair and painting, large storm drain trash separator, electrification of the City's vehicle fleet, and a railroad Quiet Zone.	Complete
LU-A-6	Use economic development tools to attract and retain businesses	In 2024, Economic Development and Housing (EDH) staff provided site selection and permitting assistance to over 26 businesses considering locating in Emeryville, and provided business retention services to 45 existing Emeryville businesses. EDH staff also advanced the development of a marketing program for the City through contracting with a marketing firm in early 2024, and over the calendar year the marketing firm performed a brand audit and outreach to support the launch of the marketing campaign in 2025.	Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
LU-A-7	Identify sites for business growth and expansion	In 2024 staff continued to work with businesses interested in locating in Emeryville, providing information on available properties and other assistance as requested.	Progress
LU-A-8	Establish partnerships to attract and support businesses	In late 2023, the Emeryville Commerce Connection was established as a 510c6 nonprofit entity and staff continued to support this organization's membership drive in 2024 by sharing information about the organization with new businesses and informing the business community of networking events. Staff also continued to coordinate with BioCom in supporting the biotechnology industry in Emeryville through supporting events and sharing policy information, and continued discussion of a support program for Black Indigenous and People of Color (BIPOC) small businesses through inviting service providers to present best practices and lessons learned to the Economic Development Advisory Committee. In 2024, staff negotiated a contract with Northeastern University to conduct research on BIPOC business needs, which is expected to be completed in 2025 and will inform the development of this program.	Progress
<b>TRANSPORTATION</b>			
T-A-1	Prepare Quality of Service standards for all transportation modes	The City adopted trip generation as the basis for the Transportation Facilities Impact Fee in 2014, using Vehicle Miles Traveled (VMT) as the metric to measure traffic impact for environmental reviews of development projects.	Complete
T-A-2	Ensure continued emergency vehicle access	The City ensures emergency vehicle access in all project plans.	Progress
T-A-3	Maintain Traffic Impact Fee	In Fiscal year 2023/2024 Fund 250 Traffic Impact Fees collected totaled: \$1,358,513.78 and an additional \$71,932.27 in accrued interest. Only \$728,794.97 was spent, leaving a remaining balance in the fund of \$2,498,632.	Progress
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is part of the Alameda County Transportation Commission (Alameda CTC). City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee (ACTAC). In 2024 the City used ACTC funding for traffic signal modifications, street rehabilitation, promoting Bike to Work (Everywhere) Day, the Quiet Zone Project, the Emery Go Round (free local shuttle connecting to BART) General benefit, and IDEA grant projects.	Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	In 2024 Emeryville staff continued to attend Caltrans project meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway. Staff obtained Caltrans permitting and completed the RRFB enhanced crosswalk at SPA between Pak n' Save and Avalon Senior Living. The 40th Street Multi-modal project design is being coordinated with Caltrans as is the ACTC sponsored study of bike lanes on San Pablo Avenue.	Progress
T-A-6	Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones	Groundbreaking on the quiet zone project for crossing improvements for 65th and 67th Streets, including bike/ped improvements, gates and signals and the closure of 66th Street all took place in 2022. Construction was completed in 2024.	Progress
T-A-7	Consider transportation needs of seniors and disabled persons	The City continued operating the 8 To Go paratransit service in 2024. In January 2024 a second ADA accessible EV bus was added to the Senior Trip Program fleet, providing rides and excursions for seniors.	Progress
T-A-8	Maintain a plan that defines a pedestrian network; provides guidelines for sidewalks and street crossings, improvement schedule, and developer responsibilities; establishes pedestrian safety program; and designates a pedestrian coordinator	The Pedestrian and Bicycle Plan, adopted in 2012, was replaced with the Active Transportation Plan (ATP) which was adopted in 2023. The ATP includes a pedestrian network, project priorities, programs that address safety, and is included in the CIP. The Emeryville Design Guidelines were amended in 2023 and were updated to use consistent language with the Planning Regulations when referring to sidewalks. The ATP and Design Guidelines are implemented on an ongoing basis.	Progress
T-A-9	Maintain a plan that defines a bikeway network, provides bikeway facilities, designates a bicycle coordinator, and evaluates bike sharing	The Pedestrian and Bicycle Plan defines a bikeway network, bicycle facilities and bike sharing information. In 2023 City Council adopted the Active Transportation Plan, replacing the existing Pedestrian and Bicycle Plan that defines a bikeway network, provides bikeway facilities, and includes bike sharing and micro mobility facilities and opportunities. The ATP is implemented on an ongoing basis, for example, as part of the annual paving plan.	Progress
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	In 2023 traffic calming measures for 53rd Street, in the vicinity of the Early Childhood Development Center (ECDC) and the Emeryville Center for Community Life (K-12 School and community facilities) were designed. Implementation began in 2024 and will continue in 2025 as part of 2024 and 2025 Sustainable Streetscapes Projects.	Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
T-A-11	Install and maintain bicycle detection loops at signalized intersections	Better bicycle detection using video technology is planned city-wide in 2024-2025. In progress with updating all signals to latest video technology. 50-75% of signals completed in 2024.	Progress
T-A-12	Urge buses to carry bicycles	The Emery Go-Round now carries bicycles. AC Transit buses carry bicycles, and AC Transit has more bicycle capacity on some of its new buses.	Complete
T-A-13	Work for free and/or subsidized transit	The Council approved a Project Funding Agreement with the Alameda County Transportation Commission for the Emery Go-Round (free bus service serving Emeryville) General Benefit for fiscal years 2021-22 and 2022-23 with application made for future years. The free shuttle from The Emery in south Emeryville that provides a direct shuttle to the West Oakland BART station continued to operate in 2024; sources of funding for continued operations were also sought in 2024.	Progress
T-A-14	Work with transit providers to expand hours of operation	AC Transit expanded its local service hours and frequencies in 2017. In 2020 and 2021 AC Transit services were reduced in response to the COVID-19 pandemic which severely impacted ridership, particularly on Transbay bus lines. In 2022, restoration of Transbay services was partially restored and in 2023 AC Transit Service reached 72% of pre-pandemic ridership. With the goal of maximizing service, in 2024 City staff continued to participated in AC Transit Realign, an inclusive planning process that evaluates existing service networks and responds to changing travel patterns.	Progress
T-A-15	Use AC Transit’s handbook in reviewing development projects	Staff consults the AC Transit handbook in reviewing development projects.	Progress
T-A-16	Monitor and change transit system as needed to provide efficient environment that meet needs of all users	In 2024 grants were applied for and received helping to facilitate and initiate the design of the Council-approved 40th Street and San Pablo Bus Hub Multimodal Improvements Project. Additionally, Sustainable Streetscapes will be installing new transit facilities along Hollis Street.	Progress
T-A-17	Require all new development to contribute to the Emeryville Transportation Management Association	The Property and Business Improvement District that funds the ETMA was renewed in 2015. It now includes Emeryville residents as well as businesses, and thus covers all development in Emeryville.	Complete

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
T-A-18	Adjust public parking pricing	In 2024 the City's two approved paid parking zones in North Hollis and the Triangle remained in operation, prices were not adjusted as the program faces continued lower parking demand in part due to work from home trends and overall decline in commercial leasing activity. Revision of pricing may be reviewed in the future. Text to pay capability was added to the program in 2024.	Progress
T-A-19	Study citywide Transportation Demand Management Program	The 2012 Sustainable Transportation Plan includes Transportation Demand Management (TDM) Strategies. The City has facilitated the establishment of bike share stations on City streets, and works on an ongoing basis to improve transit, bicycle and pedestrian infrastructure.	Progress
T-A-20	Work with stakeholders to explore feasibility of a bicycle and pedestrian route at Emeryville Crescent	The Active Transportation Plan was developed with the input of stakeholders through multiple community workshops, public meetings, and an extensive online survey, and was adopted in 2023. The ATP is "Consistent with the General Plan and in the interest of providing shoreline access to the Bay Bridge, this Plan calls for a feasibility study to determine if a bicycle and pedestrian path can be developed adjacent to the Emeryville Crescent without negatively impacting sensitive habitat." No work specifically on ped-bike access through the Emeryville Crescent was conducted in 2024.	No Progress
T-A-21	Maintain truck routes	Truck routes were maintained in 2024.	Progress
<b><i>PARKS, OPEN SPACE, PUBLIC FACILITIES, AND SERVICES</i></b>			
PP-A-1	Prepare a strategic parks master plan	The Parks and Recreation Strategic Plan was adopted in 2011. In 2024 staff and the Parks and Recreation Committee launched a Parks Survey to receive feedback from the community regarding the city's parks.	Complete
PP-A-2	Develop a park-programming plan	The Community Services Department handles ongoing park programming including movies in parks, of which four were held in 2024. Picnic area rentals by the community are ongoing.	Progress
PP-A-3	Explore additional joint park facilities	In 2024 the Emeryville Center of Community Life (ECCL) continues to feature the City's After School Program, Fitness Center, Adult Sports, and Aquatics programs. The outdoor track and field facilities are available for public use on evenings and weekends. The outdoor track and field facilities are available for public use on evenings and weekends.	Progress
PP-A-4	Coordinate greenway creek improvements and water features with community	Although the Temescal Creek corridor is included in the Parks and Recreation Strategic Plan, it was not prioritized in the most recent Capital Improvement Program. Drainage upgrades at the Temescal Creek Park dog park were completed Spring 2019.	No Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
PP-A-5	Update and implement Five-Year Capital Improvement Program	The Capital Improvement Program for FY 2023-24 to FY2027-28 was adopted on June 6, 2023 and includes the creation of a new “Parks Projects” in the Urban Greening Category, which includes a list of priorities from the Parks and Recreation committee. A RFQ was posted mid-December 2024 for a landscape architect to design improvements for the CIP's "Parks Projects" in the Urban Greening Category.	Complete
PP-A-6	Update zoning and subdivision regulations	The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then. The most recent amendments to the Planning Regulations took place in 2023 for the inclusion of Objective Standards. The objective standards update clarified how to implement General Plan goals related to parks through zoning. These regulations are implemented on an ongoing basis as part of planning project review. There were no updates in 2024.	No Progress
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	The City helped to develop the ECCL, and contributes to the operation of it. City staff members participate in the ECCL programming and operating committees, and operate programs including classes, facility rentals, aquatics, and special events. In 2024 the City continued to provide Aquatics, Child Development, field rentals, a K-8th grade program, and online Senior social and exercise programs.	Progress
PP-A-8	Work on uses for sites no longer needed by other public agencies	The School District has not yet developed a long-range plan for the former Anna Yates school site. It is currently being used on a temporary basis by the German International School. The field is open to the public on weekends.	No Progress
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	Community Events in 2024 included the Healthy Families Festival in April, Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2024, 56 children (maximum capacity) were enrolled in the Emeryville Child Development Center. Youth programs included the After School Expanded Learning Program, family orientated special events, and summer camps that included before and after program care. The Senior Center has various services including, fitness, wellness, computer training, Meals on Wheels and congregate lunch. There is also an aquatics center that hosts a variety of swim programs for all ages. Programs are promoted through the News and Activity Guide, the City website, Facebook, X, E-news, and Notify Me. In 2024, the free afterschool program that began in 2022 and is funded by an EUSD grant for all Anna Yates students continued. In 2024 this program increased enrollment by over 100% and in 2024 enrollment continues to exceed expectations.	Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
PP-A-10	Prepare a plan for an Arts and Cultural Center	In November 2024, per the recommendation of the Art Center Advisory Group, City Council gave direction to retain the services of a consultant to assist with a capital fundraising plan for the Art Center project, and to develop the project as new construction, after discovering that the costs of adaptive reuse and new construction were comparable, and both options significantly exceed existing funding available to the project.	Progress
PP-A-11	Study new location for Police Administration facilities	There has been no progress in locating a new Police Administration facility. This is not an active project.	No Progress
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	There have not been any "typical" in-person CERT trainings in Emeryville since before the pandemic, with the last being in early 2019. In 2021 while the pandemic was still active, CERT trainings were moved to an online format, creating the "hybrid" CERT academy. In 2024 the CERT Academy graduated new members with in-person training for the first time since 2019. The next academy is tentatively scheduled for late summer or fall in 2025.	Progress
PP-A-13	Coordinate with utilities service providers	In addition to the City requiring private developments to coordinate with utilities, the City coordinates with PG&E on in-street repairs, with East Bay Municipal Utility District (EBMUD) on City sanitary sewer rehabilitation, and other telecom fiber companies for work in the public right of way.	Progress
PP-A-14	Require development projects to upgrade sanitary sewer systems	A private sewer lateral replacement ordinance was adopted in 2011. In 2024, the City continued to issue Private Sewer Lateral Permits to insure compliance: development projects are required to obtain private sewer lateral certification and upgrade sewer capacity as needed.	Complete
<b>URBAN DESIGN</b>			
UD-A-1	Prepare Design Guidelines	The Emeryville Design Guidelines, referred to in all Major and Minor Design Review projects, were adopted in December of 2010, and were amended in August of 2012 and again in May of 2015. In 2023 the Design Guidelines were amended along with Planning Regulations as part of the Objective Standards project funded by an SB 2 Planning Grant from the State Department of Housing and Community Development. All objective standards are now located in the Planning Regulations, while all subjective items are located in the Design Guidelines.	Complete
UD-A-2	Implement neighborhood and area plans	All planning permits are assessed for applicability to neighborhood and area plan implementation.	Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
UD-A-3	Update Zoning Ordinance	The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then. Most recently, amendments to the Planning Regulations were made in 2024 to address changes in State law regarding Accessory Dwelling Units (ADUs).	Progress
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and in the ATP. Implementation in 2024 occurred via the Sustainable Streetscapes Project in the CIP.	Progress
UD-A-5	Update Capital Improvements Program	New streetscape projects in the Capital Improvement Program for FY 2023-24 to FY2027-28 that was adopted on June 6, 2023 include urban design related items such as a large new paving project; and Sustainable Streetscapes, which will implement recommendations from the ATP by installing pedestrian and bike facilities, curb ramps, green infrastructure, and sidewalk upgrades. In 2024, Sustainable Streetscapes paved 1.4 miles and a class IV protected bike lanes were installed on Shellmound St from 62nd to 67th streets. Public Works also installed 100 new bike racks across the city as part of the project. 40th Street Phase 1 is now at 100% design. Loop is at 35% design. Active transportation study is underway for Powell Street west of 880 to the Emeryville marina. Pole painting and repair project is complete, and passive pedestrian detection was installed on two key corridors.	Complete
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	An example of a current project undergoing site plan review is Christie Sites Affordable Housing Project: two study sessions were held in 2023 (July 27, 2023 and December 14, 2023). In 2024, after Tribal Consultation was concluded on May 29, 2024, staff provided letter to address leftover issues regarding sidewalk widths and pedestrian circulation within the site on August 2024.	Progress
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	In 2024 the contract for the 40th Streetscape Public Art project was awarded to an artist who will design art for inclusion in the Wayfinding Program and will install four sculptures and over a dozen attachments to street furnishings along 40th Street, between Adeline Street and Shellmound Street. In 2024 an artist was commissioned to install three works along the North Greenway in 2025.	Progress
UD-A-8	Support renovations of older residential and industrial building stock	The City continues to review applications to reuse and renovate older residential and industrial buildings. In 2024, staff received an application for a Tesla collision center at 1295 67th Street, an existing industrial warehouse. The project was withdrawn but resulted in site and sidewalk improvements. Staff continues to work with property management at 1295 67th and other properties to find viable, long-term tenants and complete renovations to existing buildings.	Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
UD-A-9	Expand public art along green streets, at gateways, and in new parks	In 2024, the City commissioned eight Visual Art Grants that included murals in two key gateways (36th Street and San Pablo Avenue and Shellmound Avenue and 66th Street). Additionally private development required art in key locations, including a new plaza and adjacent to the Emeryville Greenway as part of the Emery Yards development in 2024. Private development added in gateway features at 66th and Shellmound, Powell and Hollis, and the Bay Street South Plaza.	Progress
UD-A-10	Develop and implement new sign regulations	Sign regulations were part of the planning regulations adopted in 2013. They are implemented through the sign approval process. Staff began working on sign code amendments directed by the Planning Commission during a study session in 2017. While no changes were made to the Sign Ordinance in 2024, staff did approved 14 individual sign permits and a new master sign program for Powell Street Plaza.	No Progress
<b>CONSERVATION, SAFETY, AND NOISE</b>			
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees	Structural pruning and tree maintenance is an ongoing effort for the Public Works Maintenance Division and is especially focused after leaf drop in the fall. On case by case basis, tree replacements are typically installed per the site specific recommendations of the Arborist and City standards related to tree installation in the public right of way. Currently there is a city-wide tree planting effort to increase tree canopy, especially in equity areas. Approved private developments are often conditioned to improve the urban forest within the public right of way along development project frontages and to maintain tree health into the future. The WELO requires minimum rootable soil volumes for all new trees planted and the City arborist is consulted for the selection of tree species that will thrive in the site specific conditions they are planted in.	Progress
CSN-A-2	Implement the National Pollutant Discharge Elimination System permit	The City is in compliance with our NPDES Municipal Regional Permit to date. Municipal Regional Permit (MRP) 3.0 went into effect on July 1, 2022.	Progress
CSN-A-3	Implement EBMUD water efficiency requirements	The City implements EBMUD water efficiency requirements in City projects and project approvals and inspections.	Progress
CSN-A-4	Disseminate information on harmful effects of toxic chemical substances and safe alternatives	In 2024 the City continued its online messaging about toxins and alternatives, including sending social media messages and newflash items. Emeryville also continued partnering with Alameda County Clean Water Program (ACCWP) on social media outreach campaigns related to preventing water pollution.	Progress
CSN-A-5	Protect biological resources while studying trail at the Emeryville Crescent.	In 2019 staff contacted the East Bay Regional Park District regarding preservation of Emeryville Crescent Marsh. No action taken - trail not studied yet.	No Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
CSN-A-6	Identify historic and cultural resources; refine significant structures ordinance	The City Council adopted the Significant Structures Ordinance in 2015, amending the Planning Regulations to add a map and list of significant structures.	Complete
CSN-A-7	Fund façade preservation projects	This program was suspended during the COVID-19 pandemic to redirect funding to business assistance. Prior to the pandemic, the City Council requested re-evaluation of the program's objectives and this work is pending identification of resources/prioritization by the City Council	No Progress
CSN-A-8	Address seismic hazards and flooding risks	In 2024 planning that began in 2023 for the 2025 update to the LHMP continued.	Progress
CSN-A-9	Implement and update emergency management operations plan	In 2024 the Emergency Operations Center (EOC) received technology upgrades, including multiple new large screen monitors which can connect wirelessly to laptops. A City-wide tabletop exercise was held in October 2024, and section trainings are scheduled for 2025.	Progress
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	Planning for the 2025 update to the LHMP began in 2023, including an online survey that was conducted to help inform the mitigation planning process.	Progress
CSN-A-11	Work with Stopwaste.org on disposal of hazardous materials.	In 2024 the City continued to work with Waste Management of Alameda County on disposal of batteries and fluorescent lights; Paint Care on paint disposal; and Alameda County Household Hazardous Waste Facility on hazardous waste disposal. The City refers people to the Household Hazardous Waste events sponsored by the Alameda County Waste Management Authority, a list of non-city collection centers for disposal of sharps, and the Stopwaste <a href="http://www.recyclewhere.org">www.recyclewhere.org</a> website for questions about difficult materials.	Progress
CSN-A-12	Work with the Flood Control and Water Conservation District.	The City coordinates with the Alameda County Flood Control District as needed along Temescal Creek. The City is currently coordinating with the Alameda County Flood Control District for its upcoming de-silting of Temescal Creek and operation of its facilities in Emeryville.	Progress
CSN-A-13	Use site plan review to ensure public health and safety, and the protection of natural and cultural resources	Staff reviews all projects for conformance with performance standards and, as applicable, preservation of significant structures. In 2024, staff received an application for a Tesla collision center at 1295 67th Street. As a vehicle repair use, the project required Planning Commission approval. Staff reviewed noise, air quality, and hazardous material impacts at the site. This project application was withdrawn	Progress

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
CSN-A-14	Update Zoning Ordinance	Previously, the City addressed safety and noise in amendments regarding short-term rentals, accessory dwelling units, cannabis businesses, and demolition. In 2024 the planning regulations were again updated for accessory dwelling units (ADUs), but not specifically in regards to public safety.	Progress
CSN-A-15	Update Capital Improvement Program	The Capital Improvement Program for FY 2023-24 to FY2027-28 was adopted on June 6, 2023. Quiet Zone and Large Trash Separator projects were completed and opened in 2024. The City's police administrative fleet and public works' regular vehicles were also upgrade to all-electric vehicles. Other Essential Infrastructure projects continue.	Complete
CSN-A-16	Implement the Climate Action Plan	The Climate Action Plan 2.0 was approved by City Council on November 15, 2016, and it is in effect, with goals for 2030 and targets for 2050 GHG emissions. In 2024 progress was made in the area of transportation under the CIP Sustainable Streetscape Project.	Progress
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts	As of June 2016, all Conditions of Approval address mechanical and construction noise impacts in Section III.B.1.	Complete
CSN-A-18	Require noise study for projects with high noise exposure	Noise studies are required and routinely submitted during the building permit stage for rooftop equipment. If noise levels are anticipated to exceed the levels outlined in the Planning Regulations than mitigation measures are required to make the project compliant.	Complete
CSN-A-19	Develop railroad quiet zones	At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones". Staff has completed agreements with Union Pacific to concur on scope of work at the Quiet Zone crossings. The City was approved for grant funding in 2018 from the State's Trade Corridor Enhancement Program, the City asked to receive construction funding in 2021, and construction began in 2022. Construction was completed in 2024.	Progress
<b><i>SUSTAINABILITY</i></b>			
ST-A-1	Implement the Climate Action Plan	In 2024 the City continued to work on many elements of the Climate Action Plan, especially active transportation, with new bike/ped facilities planned or installed under the Sustainable Streetscapes Project in the CIP.	Progress
ST-A-2	Adopt the United Nations Environmental Accords, implement 14 actions	The General Plan currently supports 14 of the 21 actions listed in the United Nations Environmental Accords. In 2017 the Mayor signed a re-commitment to the goals and obligations of the Global Covenant of Mayors (Paris Climate Agreement).	Complete

<b>City of Emeryville 2024 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2024</b>	<b>Implementation Status of Actions in 2024</b>
ST-A-3	Incorporate Build It Green or LEED and Bay Friendly standards in construction projects	Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code, and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.	Complete
ST-A-4	Follow green building and Bay Friendly Landscaping requirements in City projects	Council adopted Green Building and Bay-Friendly Landscaping requirements applicable to City projects. Bay Friendly Landscaping standards are required of public and private projects.	Complete
ST-A-5	Require public-private projects to follow green building and Bay Friendly Landscaping requirements	All major development projects that receive City building permits are required to include a green building checklist in their application.	Complete
ST-A-6	Develop environmentally preferable municipal purchasing program	In 2016 staff brokered green purchasing arrangements with several vendors which have been renewed.	Progress
ST-A-7	Identify developer sites for farmers' markets	Bay Street Center has held a seasonal farmers' market in some of the years since the General Plan was adopted. In 2024, the Regional Famer's Market Association held a Farmer's Market at The Emery on Hubbard Avenue from April to October.	Progress

**Appendix B**

<b>Jurisdiction</b>	Emeryville	
<b>Reporting Year</b>	2024	(Jan. 1 - Dec. 31)
<b>Housing Element Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		6
<b>Total Units</b>		<b>6</b>

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

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	2	0	0
5+ units per structure	0	2	0
Accessory Dwelling Unit	6	4	20
Mobile/Manufactured Home	0	0	0
<b>Total</b>	<b>8</b>	<b>6</b>	<b>20</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	1	2
Not Indicated as Infill	0	0

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	11
Total Housing Units Approved:	2
Total Housing Units Disapproved:	0

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

<b>Ministerial and Discretionary Applications</b>	<b># of Applications</b>	<b>Units</b>
Ministerial	4	11
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	145
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Emeryville
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/12/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

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

1	2		3		4		5					6	7	8	9	10	11	12	13					
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	11	11	2	0						
	49131202600	5534 Beaudry Street	NA	ZC24-005	ADU	R	7/18/2024	0	0	0	0	0	0	2	2	0		NONE	No	No	Approved	Ministerial		
	49146900800	1264 Ocean Avenue	NA	DR24-007	SFD	R	8/14/2024	0	0	0	0	0	0	2	2	0		NONE	No	No	Pending	Ministerial		
	49131700101	5780 Hollis Street	Parc on Powell	ZC24-006	ADU	R	7/30/2024	0	0	0	0	0	0	5	5	0		NONE	No	No	Pending	Ministerial		
	49061900100	1325 40th Street	The Bridge	ZC24-007	ADU	R	11/7/2024	0	0	0	0	0	0	2	2	0		NONE	No	No	Pending	Ministerial		



Jurisdiction	Emeryville	
Reporting Year	2024 (Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	451	-	53	-	-	-	-	-	-	-	-	53	398
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	259	-	36	-	-	-	-	-	-	-	-	36	223
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	308	-	-	-	-	-	-	-	-	-	-	-	308
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	-
Above Moderate		797	23	26	6	-	-	-	-	-	-	-	55	742
Total RHNA		1,815												
Total Units			23	115	6	-	-	-	-	-	-	-	144	1,671
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		226		45	-	-	-	-	-	-	-	-	45	181

\*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at [apr@hcd.ca.gov](mailto:apr@hcd.ca.gov).

- VLI Deed Restricted
- VLI Non Deed Restricted



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>		Emeryville	
<b>Reporting Year</b>		2024	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b>			
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.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
A. Housing Development Regulatory Program	Implement various Housing Development Regulatory Programs to ensure the construction of housing being built is affordable at various income levels, especially for very low to moderate-income level households.	Ongoing	Underway. The City continues to inform all new residential development applicants of the City's Development Bonus Program, State Density Bonus Program and Affordable Housing Program, as part of the initial application process.
A. Housing Development Regulatory Program	Evaluate the feasibility of modifying the Affordable Housing Program Ordinance to increase the number of new affordable ownership residential units, incorporate an inclusionary housing requirement, increase the number of affordable rental residential units for extremely low and developmentally disabled and to increase the creation of rental residential units for extremely low and very low-income people living with physical and/or developmental disabilities.	12/31/2024	Underway. RFP for consultant revised in 2024 and scheduled to be released in early 2025. Consultant will assist in assessing modification to Planning Regulations. Request for funding to support this initiative was submitted to ABAG in 2024. Determination on ABAG funding anticipated in early 2025.

A. Housing Development Regulatory Program	Analyze and update the percentage of affordable housing units required under the City's Development Bonus Program, in response to changes made to the Affordable Housing Program.	12/31/2024	No action taken on this objective yet: This work is contingent upon the completion of a feasibility analysis as described in Program A, Objective 2. Work anticipated to begin in 2025.
B. Streamlining Planning Processes	Enact streamlined entitlement processes to accelerate the production of housing.	12/31/2024	Ongoing. The City will continue to process housing applications that comply with SB 35 and SB 423 as they are submitted. The City currently has one application that was under review under SB35/SB423 in 2024.
B. Streamlining Planning Processes	Establish a written policy or procedure, as appropriate, to ensure that eligible multifamily projects with an affordable housing component are provided streamlined entitlement review as outlined in Senate Bill (SB) 35.	12/31/2024	Underway. An analysis of streamlining guidelines implemented in other jurisdiction within the state was completed in 2024. Additionally, staff was interviewed to document the process that currently is undertaken when processing streamlined applications. The information collected will be used to draft a written administrative policy in 2025.
B. Streamlining Planning Processes	Seek opportunities to streamline the permitting process of converting single unit homes to two-unit homes, including the possibility of waiving the requirement for Planning Commission approval for projects that will exceed base FAR.	12/31/2024	Underway. RFP for consultant services to assist with Planning Modifications was revised in 2024 and is scheduled to be released in early 2025. Work anticipated to be complete by the end of CY25.
B. Streamlining Planning Processes	Investigate the ability to eliminate the need for a Public Meeting to determine if the case warrants an Appeal Hearing	12/3/2024	Underway. Staff did an initial analysis with the City Attorney's Office to determine if the requirement for a public meeting to determine an appeal hearing could be eliminated. Staff will incorporate any modifications into the Planning Regulations when it makes it revisions to the Planning Regulations in 2025.
C. Objective Design and Development Standards	Create objective design and development standards as required under the 2017 Senate Bill (SB)35 and 2019 SB 330.	12/31/2023	Complete: The City completed the Objective Design Standards project by integrating objective standards into the Planning Regulations and incorporating all subjective items into the Design Guidelines. All updates were adopted by the City Council on November 21, 2023, and became effective on December 21, 2023.  <a href="http://www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville09.html">www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville09.html</a>

C. Objective Design and Development Standards	Review the Planning Regulations, Design Regulations, and six Area Plans to identify and determine if any redundancy exists or if any obsolete guidelines should be removed.	12/31/2023	Complete: The Planning Regulations and Design Guidelines were updated to address any inconsistencies that may exist in the six Area Plans. All updates were adopted by the City Council on November 21, 2023, and became effective on December 21, 2023.  <a href="http://www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville09.html">www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville09.html</a>
D. Accessory Dwelling Units (ADUs)	Continue to implement Article 14, Chapter 5, Title 9 (Accessory Dwelling Units) of the Planning Regulations.	Ongoing	Ongoing. The City Council modified Article 14 of Chapter 5 of Title 9 to make state-mandated changes to the ADUS and JADUs. Changes recommended by the state and approved by City Council included: minimum ADU size, maximum ADU size, of ADUs per lot, setback requirements, height requirements, open space requirements, allowing the sale of ADUs, prohibiting short term rentals of ADUs, and removing the requirement for fire sprinklers. Additionally, the City ministerially reviewed 3 ADU applications, approved entitlements for 3 ADU applications, provided building permits for 2 ADU applications and issued Certificate of Occupancy for 12 ADU applications in 2024.
D. Accessory Dwelling Units (ADUs)	Develop ADU guidance materials to assist property owners in understanding the process to develop ADUs/JADUs.	12/31/2024	Underway. The City continued to participate in the Alameda County ADU Collaborative group, to discuss state ADU requirements and implementation plans. Staff is currently in the process of developing ADU guidance materials and creating an ADU webpage to be released in early 2025. Current information on ADU's in Emeryville can be accessed on the Alameda County ADU website ( <a href="https://www.adu.acgov.org/">https://www.adu.acgov.org/</a> ).
D. Accessory Dwelling Units (ADUs)	Develop ADU incentives, such as a loan program for homeowners to construct ADUs affordable to lower income households.	12/31/2027	No Action Taken Yet.
D. Accessory Dwelling Units (ADUs)	Host an ADU Open House for owners of single-family and/or multifamily properties who are interested in adding ADUs and existing property owners with ADUs.	Annually	Underway. Staff engaged with an existing property owner that converted parking garage space and vacant community space at a multifamily project into ADUs and coordinated a Department wide tour of the new ADU units. Staff is researching the possibility of creating a video of ADU projects and lessons learned to incentivize and market the development of ADUs in lieu of holding an ADU open house.

E. Adaptive Reuse	Examine opportunities to allow for the adaptive reuse/conversion or replacement of vacant or underperforming commercial spaces and parking structures into residential units and analyze the feasibility of adopting an Adaptive Reuse Ordinance.	12/31/2024	Underway. An assessment of Ground Floor vacant commercial space was underway in 2024 to determine opportunities for conversion to residential units. Results of the study could impact Program D, P & Q.
E. Adaptive Reuse	Examine the feasibility of requiring the “Future Proofing of Parking Structures” for all new parking structures built in Emeryville.	12/31/2027	No Action Taken Yet.
E. Adaptive Reuse	Research the creation of a financial incentive program to support this program.	12/31/2031	No Action Taken Yet.
F. Impact Fees	Evaluate the process for the collection of impact fees for new housing and modify the process to ensure that smaller, more affordable units are not unfairly penalized with higher costs, and that impact fees do not inadvertently incentivize larger more expensive projects.	12/31/2024	Underway. The City drafted a Request for Proposals for consultant services related to conducting an impact fee nexus study and evaluating the fee structure to encourage smaller housing projects. The RFP shall be released in early 2025 and upon consultant selection, the City will complete the impact nexus study and evaluate the fee structure.
F. Impact Fees	Post its written fee schedule on the City’s website as well as the impact fees associated with specific projects to ensure compliance with Assembly Bill (AB) 602.	Ongoing	Ongoing. The City collected \$44,287 in Housing Impact fees in 2024. On November 19, 2024, the City Council approved the 2023-2024 Development Impact Fee Report in compliance with the Mitigation Fee Act. The fee schedule and Annual Impact Fee Report can be found on the City’s website at <a href="https://www.ci.emeryville.ca.us/971/Impact-Fees">https://www.ci.emeryville.ca.us/971/Impact-Fees</a> .
G. City-sponsored Development Fund	Provide \$14.7 million, in a low interest rate loan, to support the construction of Nellie Hannon Gateway at 3600 San Pablo Avenue (Housing Element Site 6) to produce 89 affordable housing units for extremely low to low-income households.	12/31/2031	Complete. The City issued \$14.7 million in construction financing to Nellie Hannon Gateway in 2023. Nellie Hannon Gateway remained under construction in 2024.

G. City-sponsored Development Fund	Provide \$2.5 million, in a low interest rate loan, to support the construction of 4300 San Pablo Avenue (Housing Element Site 10), to produce 67 affordable housing units for extremely low to very low-income seniors and transitional aged youth.	12/31/2031	Underway: 4300 San Pablo Avenue had their Lease Disposition and Development Agreement amended in 2024 to extend the timeline for development. 4300 San Pablo received an extension in 2024 from Alameda County for the closing of the \$2.5 million in A-1 bond funding.
G. City-sponsored Development Fund	Provide \$23.6 million, in a low interest rate loan, to support the construction at 5890, 5900, and 6150 Christie Avenue (Housing Element Site 14), to produce high-density affordable housing that will serve very low-to moderate income households.	12/31/2031	Underway: The Lease Disposition and Development Agreement for the Christie Avenue sites was executed in 2024. EAH continues to seek financing for the Christie Avenue project site.
G. City-sponsored Development Fund	Provide \$240,000 in a low interest rate loan, to support the construction of 1-4 affordable housing units at 3602 Adeline Street and 1122 36th Street.	12/31/2031	Underway: A request for proposals was released in 2024 for the Adeline sites. No responses were received and the City Council made the decision to sell the property. Funds allocated to this project site will be reprogrammed in 2025.
H. Development Opportunity Fund	Issue Measure C Housing Bonds to support the Development Opportunity Fund	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
H. Development Opportunity Fund	Draft and Adopt Development Opportunity Program Regulations	12/31/2024	No Action Taken Yet.
H. Development Opportunity Fund	Provide \$8.3 million in funding to permit the strategic acquisition or development of properties for very low to moderate income households	12/31/2031	No Action Taken Yet. Program anticipated to be launched by 12/2026
I. Preserve BMR Ownership Portfolio	Issue Measure C Housing Bonds to support BMR Acquisition Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.

I.Preserve BMR Ownership Portfolio	Ensure compliance of the BMR Ownership Portfolio by ensuring the homeowners continue to occupy the units as their principle place of residence.	Ongoing	Ongoing. BMR Owner Occupancy monitoring letters were sent out in 2024. 70% of the homeowners confirmed occupancy after the initial request for information. The remaining households will have until February 2025 to confirm occupancy.
I.Preserve BMR Ownership Portfolio	Ensure that each BMR Ownership unit is marketed in compliance with the Resale Restriction Agreement and is sold to an income eligible homebuyer.	Ongoing	Ongoing. Six BMR ownership units were put on the market for resale in compliance with the BMR Resale Marketing Guidelines and Resale Restriction Agreement Requirements.
I.Preserve BMR Ownership Portfolio	City shall acquire BMR Units at risk of losing their affordability restriction and resell the BMR units at an affordable sales price to income eligible homebuyers and ensure a new Resale Restriction Agreement is executed.	Ongoing	Ongoing. No BMR units were lost, due to foreclosure in the BMR Homeownership Portfolio in 2024 and no BMR Units were acquired by the City in 2024.
J. Homeowner Retention Program	Issue Measure C Housing Bonds to support Foreclosure Prevention Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
J. Homeowner Retention Program	Draft and Adopt Foreclosure Prevention Fund Program Regulations	12/31/2024	No Action Taken Yet. Action anticipated in 2025/2026.
J. Homeowner Retention Program	Implement the Foreclosure Prevention Fund and make financial assistance available to homeowners with income below 120% AMI to prevent displacement through the Foreclosure Prevention Fund.	12/31/2024	No Action Taken Yet. Program anticipated to be launched between 2026 and 2027.

J. Homeowner Retention Program	Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy by supporting the Alameda County Emergency Mortgage Assistance Program.	12/31/2024	Complete. Alameda County Emergency Mortgage Assistance Program ended in 2023.
J. Homeowner Retention Program	Evaluate the need for emergency ordinances to prevent foreclosure and displacement, as emergencies arise that impact the economic stability of homeowners.	As Needed	No action taken in 2024, as an emergency hasn't arisen yet.
J. Homeowner Retention Program	Continue to work with Homeowner Associations (HOAs) by ensure they are educated on new applicable housing laws, aware of resources that may assist homeowners preserve their home and maintain an open line of communication with the City on potential BMR owner occupancy violations.	Ongoing	Ongoing. The City's consultant, Hello Housing conducted principal place of residency monitoring on the City's portfolio of homeownership units. As part of the monitoring request for 2024, information was requested regarding mortgage statements and HOA statement to assess if homeowners were behind and at risk of losing their homes. Hello Housing conducted outreach with those homeowners that had past due mortgage payments or HOA fees to ensure they were aware of resources that were available to assist them if needed.
K. Special Needs Housing Incentive Program	Issue Measure C Housing Bonds to support the Special Needs Housing Incentive Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
K. Special Needs Housing Incentive Program	Draft and Adopt Special Need Housing Incentive Program Regulations.	12/31/2024	No Action Taken Yet. Action anticipated in 2026/2027.
K. Special Needs Housing Incentive Program	Implement financial incentive for the restriction of additional Below Market Rate (BMR) units for Special Needs Population at existing or new rental developments.	12/31/2027	No Action Taken Yet. Program anticipated to be launched between 2026 and 2029.

L. New Funding Opportunities	Identify potential local, state and federal funding sources to assist developers in leveraging resources to maximize the number of affordable housing units developed.	Ongoing	Ongoing. The City issued a letter to support for Low Income Housing Tax Credit Application for Avalon Senior to do renovations and refinancing in 2024. The City submitted an application for Transit Oriented Development Housing Policy funds to ABAG in 2024.
L. New Funding Opportunities	Analyze the benefit of joining a Joint Powers Agreement (JPA), to allow for the issuance of bonds in Emeryville to support the conversion of existing market rate rental housing into middle-income housing or the development of new middle income rental housing.	12/31/2024	Staff has opted not to move forward in conducting a further analysis of this program at this time and may consider this program again in the future.
M. Homebuyer Assistance Program	Issue Measure C Housing Bonds to support the Homebuyer Assistance Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
M. Homebuyer Assistance Program	Draft and adopt the First Time Homebuyer Program Regulations.	12/31/2024	Complete. Staff drafted and received City Council approval of the First Home Emeryville, homebuyer assistance program guidelines 2024.
M. Homebuyer Assistance Program	Provide down payment and closing costs assistance through the First Time Homebuyer (FTHB) Down-Payment Assistance Program, for first-time, low- and moderate-income homebuyers to purchase a home in Emeryville.	12/31/2024	Underway. The First Home Emeryville was launched September 2024 and received over 200 applications. Applications were submitted into a lottery and applicants will be contacted regarding their access to the First Home Emeryville program based on their lottery placement.

<p>M. Homebuyer Assistance Program</p>	<p>Support and market the Alameda County (AC) Boost Down Payment Assistance loan program to Emeryville residents.</p>	<p>Ongoing</p>	<p>Ongoing. No Homebuyers utilized the AC Boost Down Payment Assistance Program to purchase homes in Emeryville in 2024.</p>
<p>M. Homebuyer Assistance Program</p>	<p>Advertise the availability of Mortgage Credit Certificates (MCC) to increase the financial feasibility of homeownership, when funding become available through the California Debt Limit Allocation Committee (CDLAC).</p>	<p>Ongoing</p>	<p>No Action Taken in 2024. Mortgage Credit Certificates are currently not available.</p>
<p>N. Affordable Housing Water/Sewer Priority Program</p>	<p>Comply with Senate Bill (SB) 1087 by forwarding the adopted Housing Element to the East Bay Municipal Utilities District, so they can grant priority water and sewer service allocations to proposed developments that include low-income housing units.</p>	<p>12/31/2024</p>	<p>Complete. The adopted Housing Element was sent to the East Bay Municipal Utilities District in 2023.</p>
<p>N. Affordable Housing Water/Sewer Priority Program</p>	<p>Grant priority to new affordable housing developers seeking water and sewer hookups through the City's conveyance system.</p>	<p>Ongoing</p>	<p>Ongoing. No applications seeking water/sewer priority were submitted in 2024.</p>
<p>O. Housing &amp; Services for Persons with Disabilities</p>	<p>Provide incentives to developers that commit to providing supportive services in affordable housing projects or non-residential space for supportive services providers to operate in mixed use development projects in Low and Moderate Resource areas.</p>	<p>12/1/2027</p>	<p>No Action Taken Yet.</p>

<p>O. Housing &amp; Services for Persons with Disabilities</p>	<p>Prioritize construction of care facilities that serve people with disabilities and mixed-use projects that include non-residential space for essential or supportive services.</p>	<p>Ongoing</p>	<p>Ongoing. Nellie Hannon Gateway, a mixed use development is currently under construction and will include ground floor space for Emeryville Citizen Assistance Program, which will provide food security services.</p>
<p>O. Housing &amp; Services for Persons with Disabilities</p>	<p>Seek partnership and provide support to in-home support service providers that provide assistance for persons with disabilities living in Emeryville.</p>	<p>Ongoing</p>	<p>No Action Taken in 2024.</p>
<p>O. Housing &amp; Services for Persons with Disabilities</p>	<p>Implement a master leasing program in partnership with a non-profit that would serve as a master tenant and then sublease apartment at affordable rents to disabled households in new or existing housing developments.</p>	<p>12/31/2027</p>	<p>No Action Taken Yet</p>
<p>O. Housing &amp; Services for Persons with Disabilities</p>	<p>Encourage the inclusion of Shelter-Plus-Care units in residential projects located in Moderate resource areas to reduce the heightened competition for limited affordable housing units with appropriate accessible design.</p>	<p>Ongoing</p>	<p>No Action Taken in 2024.</p>
<p>O. Housing &amp; Services for Persons with Disabilities</p>	<p>Continue to provide individuals with disabilities reasonable accommodations when seeking land use, zoning, and building regulations modifications.</p>	<p>Ongoing</p>	<p>Ongoing. A request for a reasonable accommodation to install a lift for an existing residential property was approved in 2024.</p>

P. Live/Work Units	Assess existing Live/Work regulations to see if any modifications need to be made to encourage the development of more Live/Work units in an effort to diversify the city's housing stock.	12/31/2027	No Action Taken Yet
P. Live/Work Units	Educate existing owners of Live/Work units about the availability of Homebuyer Down Payment Assistance Program funding to expand affordable homeownership options.	Ongoing	No Action Taken in 2024.
Q. Housing for Artists/Craft-persons	Engage with Artists/Craft-persons residing in Emeryville, as well as organizations that support the Arts, to assess the housing needs of the artistic community and how the City can address these needs programmatically.	12/31/2027	No Action Taken Yet
Q. Housing for Artists/Craft-persons	Conduct targeted marketing for artist/craft-persons when Below Market Rate (BMR) and Live/Work units become available.	Ongoing	No Action Taken in 2024.
R. Family Friendly Housing	Promote housing designs and unit mixes to attract multigenerational households by encouraging developers to include housing features and more bedrooms, as well as other on-site amenities, for multigenerational use.	Ongoing	Ongoing. The City continues to implement the Family Friendly requirements that were folded into the Objective Design Standards, adopted by City Council in 2023.
R. Family Friendly Housing	Research options to expand regulatory incentives to encourage the development of larger units (i.e. 3 and 4 bedrooms).	12/31/2027	Underway. The RFQ for consulting services to assist in reviewing the Affordable Housing Program and other Planning Amendments was revised in 2024 and will be released in early 2025.

<p>S. Brownfield Remediation Loans</p>	<p>Offer low interest loans or grants through the Assessment Loan and Clean-up Loan program to property owners and developers seeking to assess and remediate housing development sites on brownfields.</p>	<p>Ongoing</p>	<p>No Action Taken in 2024.</p>
<p>S. Brownfield Remediation Loans</p>	<p>Work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.</p>	<p>Ongoing</p>	<p>No Action Taken in 2024.</p>
<p>S. Brownfield Remediation Loans</p>	<p>Remediate polluted sites to revitalize neighborhoods in Emeryville.</p>	<p>Ongoing</p>	<p>Ongoing. Remediation work at the Corporation Yard commenced in 2024. Site B property continued to be monitored and is anticipated to be redeveloped upon completion of the Corp Yard remediation work.</p>
<p>T. Renewable Energy and Reach Codes</p>	<p>Implement the all-electric reach code for new residential building construction and residential occupancies in mixed-use construction in an effort to maximize opportunities for renewable energy, improve indoor and outdoor air quality and support climate change mitigation and resiliency efforts.</p>	<p>Ongoing</p>	<p>Complete. The City's all-electric reach code was rescinded in April 2024 due to a Ninth Circuit Court decision implying that the mechanism used was open to legal challenge, however, staff are developing an alternative approach to achieve similar goals.</p>
<p>U. GreenPoint/LEED Requirements</p>	<p>Incorporate site-appropriate standards described by Build-It-Green GreenPoint rating system and/or Leadership in Energy and Environmental Design (LEED), and BayFriendly Landscape Scorecard into all new construction and rehabilitation projects.</p>	<p>Ongoing</p>	<p>Ongoing. The RFP released in 2024 for the redevelopment of Adeline Sites included bonus point developers could earn for the inclusion of sustainability, energy efficient and universal design features in their proposal. The Green Point checklist and Bay Friendly Landscape Checklist were provided as a reference.</p>
<p>V. Energy Programs</p>	<p>Participate in and publicize energy programs provided by regional agencies on an ongoing basis.</p>	<p>Ongoing</p>	<p>Ongoing. The City continued to advertise a variety of Energy Programs on the City's website at <a href="https://www.ci.emeryville.ca.us/1167/Energy">https://www.ci.emeryville.ca.us/1167/Energy</a> for Emeryville residents and businesses.</p>

<p>W. Priority Development Area</p>	<p>Encourage new housing development within the City's Priority Development Area (PDA).</p>	<p>Ongoing</p>	<p>No Action Taken in 2024.</p>
<p>W. Priority Development Area</p>	<p>Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development.</p>	<p>Ongoing</p>	<p>Ongoing. Staff reviewed a funding announcement fro MTCF and ABAG related to Priority Development Areas. The City submitted an application for Transit Oriented Development - Housing Policy funding to support review and modification of the Affordable Housing Program and modifications to the Tenant/Landlord Eviction and Harrassment Ordinance.</p>
<p>W. Priority Development Area</p>	<p>Implement the Pedestrian and Bicycle Plan, which will be replaced by the Active Transportation Plan and collaborate with local partners to complete and implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS).</p>	<p>Ongoing</p>	<p>Ongoing. In October 2023, the Active Transportation Plan was adopted, and the Pedestrian and Bicycle Plan was rescinded by the City Council. No new activities took place in 2024.</p>
<p>X. Homeowner Rehabilitation and Repair Programs</p>	<p>Educate homeowners about the financial resources and home maintenance education resources available to aid in the maintenance, repair or rehabilitation of their home.</p>	<p>Ongoing</p>	<p>Ongoing. The City continues to support and advertise the AC Minor Home Repair Program, Rebuilding Together Minor Home Repair Program and the AC Renew Program, which provides funding to assist low-income households repair or renovate their homes. No homeowners were assisted with these programs in 2024.</p>
<p>X. Homeowner Rehabilitation and Repair Programs</p>	<p>Analyze opportunities to create rehabilitation programs targeted to low-resource areas, to improve the overall conditions of that area.</p>	<p>12/31/2027</p>	<p>Underway. The City launched the Emeryville Accessible Living Initiative to provide accessibility improvements to owner occupied homes, as well as common area accessibility improvements to Home Owner Associations and Affordable Rental Projects. Funding to support this program comes from the Pro-Housing Implementation Pilot Incentive. 3 homeowners and 2 Home Owner Associations were approved for funding. Work will commence in early 2025.</p>

<p>X. Homeowner Rehabilitation and Repair Programs</p>	<p>Survey Homeowner Associations (HOAs) to ascertain the housing conditions and rehabilitation or accessibility needs for existing homeowners and properties.</p>	<p>12/31/2024</p>	<p>No Action Taken Yet.</p>
<p>Y. Rental Preservation Program</p>	<p>Issue Measure C Housing Bonds to support the Rental Preservation Program.</p>	<p>12/31/2024</p>	<p>Complete. Measure C Housing Bonds were sold in 2023.</p>
<p>Y. Rental Preservation Program</p>	<p>Draft and adopt the Rental Preservation Program Regulations.</p>	<p>12/31/2024</p>	<p>Underway. Staff prepared a draft of the Rental Preservation Guidelines. These guidelines will go to the Housing Committee and City Council for approval in 2025.</p>
<p>Y. Rental Preservation Program</p>	<p>Provide low interest rate loans to existing property owners to improve the habitable condition(s) of their rental units occupied by very low-, low- and moderate-income tenants.</p>	<p>12/31/2024</p>	<p>Underway. The City launched the Emeryville Accessible Living Initiative to provide accessibility improvements to owner occupied homes, as well as common area accessibility improvements to Home Owner Associations and Affordable Rental Projects. Funding to support this program comes from the Pro-Housing Implementation Pilot Incentive. 1 Affordable Renal Project was approved for funding. Work will commence in early 2025.</p>
<p>Z. Energy Conservation Remodels</p>	<p>Offer the Energy Efficient Emeryville (E3) program to provide no-cost energy audits and assistance to small and medium businesses operating in Emeryville.</p>	<p>Ongoing</p>	<p>Ongoing. Continued to advertise the E3 program to residents and businesses. This program can be found on the city's website at <a href="https://www.ci.emeryville.ca.us/1201/Incentives-Rebates">https://www.ci.emeryville.ca.us/1201/Incentives-Rebates</a>.</p>
<p>Z. Energy Conservation Remodels</p>	<p>Educate existing residents on the retrofit assistance programs and solar energy rebate programs with the intent of encouraging energy conservation measures and the use of green building materials.</p>	<p>Ongoing</p>	<p>Ongoing. Continued to advertise the solar energy rebate and retrofit assistance programs. These programs can be found on the city's website at <a href="https://www.ci.emeryville.ca.us/1201/Incentives-Rebates">https://www.ci.emeryville.ca.us/1201/Incentives-Rebates</a>. 7 solar residential permits were issued in 2024.</p>

AA. Conversion of At-Risk BMR Rental Units	The City will continue to monitor and update the BMR rental directory and will work proactively to retain existing subsidized affordable rental housing units that are at risk of converting to market rate.	Ongoing	Ongoing. BMR Rental Directory was updated in 2024.
AA. Conversion of At-Risk BMR Rental Units	The City will annually submit a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC).	Ongoing	No Action taken in 2024.
AA. Conversion of At-Risk BMR Rental Units	Reassess the differential between moderate-income rents at Bakery Lofts and the HUD Fair Market Rents to determine the necessity for sponsoring a program to preserve the units.	12/31/2027	No Action required Yet.
AA. Conversion of At-Risk BMR Rental Units	Work with potential purchasers to preserve the BMR units at Bakery Lofts.	12/31/2027	No Action required Yet.
AA. Conversion of At-Risk BMR Rental Units	Require the Bakery Lofts property owner provide evidence that they have complied with state and federal regulations regarding notice to tenants regarding conversion.	12/31/2028	No Action required Yet.
AA. Conversion of At-Risk BMR Rental Units	Ensure tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of ownership changes or preservation process on occupancy and rents, rights and responsibilities as tenants, and who to contact with questions or concerns.	As Needed	No action was required to be taken in 2024 to address the conversion of At-Risk BMR Rental Units.

<p>BB. Housing and Supportive Services for Homeless and Formerly Homeless</p>	<p>Provide funding to support homeless shelters and service providers providing housing, meals, outreach, and other support services to individuals experiencing homelessness who reside or have resided in Emeryville.</p>	<p>Ongoing</p>	<p>Ongoing. The City has a contract with Operation Dignity to provide on-site engagement of people experiencing homelessness in Emeryville, which includes outreach, transportation, linkages, case management, encampment resolution and housing navigation and with Saint Vincent de Paul to provide shelter beds for those referred from Emeryville. In 2024, people experiencing homelessness were assisted with a variety of resources, including rapid rehousing, shelter services, food, linkage services, housing navigation and securing identification cards. The City also provided operational support to Emeryville Citizen Assistance Program (ECAP), located on San Pablo Avenue in Emeryville, which provides food for approximately 300 families/individuals daily, six days a week.</p>
<p>BB. Housing and Supportive Services for Homeless and Formerly Homeless</p>	<p>Seek innovative partnerships to provide services and emergency shelters to persons experiencing homelessness.</p>	<p>Ongoing</p>	<p>No Action Taken in 2024.</p>
<p>BB. Housing and Supportive Services for Homeless and Formerly Homeless</p>	<p>Encourage developers to set aside units affordable for the unsheltered population and those with extremely low income.</p>	<p>Ongoing</p>	<p>No Action Taken in 2024.</p>
<p>BB. Housing and Supportive Services for Homeless and Formerly Homeless</p>	<p>Facilitate the redevelopment of Housing Element Site 6, to create 23 permanent supportive housing units for formerly homeless individuals and Housing Element Site 10, to create 13 units for Transitional Aged Youth.</p>	<p>12/31/2027</p>	<p>Underway. Housing Element Site 6 is currently under construction and will have 39 permanent supportive housing units for formerly homeless individuals and 6 affordable housing units for formerly homeless individuals. Housing Element Site 10 is currently in pre-development seeking financing for construction. 14 units will be set-aside for Transitional Aged Youth.</p>
<p>BB. Housing and Supportive Services for Homeless and Formerly Homeless</p>	<p>Support the countywide efforts to prevent and end homelessness through the Alameda County -wide Homeless Plan and evaluate actions proposed in the Plan that address Emeryville's unsheltered population.</p>	<p>Ongoing</p>	<p>Ongoing. The City continues to support the countywide efforts to prevent and end homelessness and participate in bi-weekly calls with the County on homeless prevention.</p>
<p>CC. Section 8 Rental Assistance</p>	<p>Provide referral services and information to residents and community-based organizations serving special needs populations on housing choice voucher programs offered through the Housing Authority of Alameda County (HACA).</p>	<p>Ongoing</p>	<p>Ongoing. Staff continues to refer residents interested in the Section 8 Rental Assistance Program to the Housing Authority of Alameda County.</p>

CC. Section 8 Rental Assistance	Partner with HACA to increase voucher acceptance rates in moderate resource areas by providing bi-annual training to landlords regarding fair housing requirements and the housing choice voucher program, to increase opportunities for housing mobility.	Ongoing	No action was taken in 2024 regarding increasing the utilization of the Section 8 Rental Assistance Program in Emeryville. The Housing Authority of Alameda County issued a notice that new allocations of Project Based Vouchers would not be available in 2024.
CC. Section 8 Rental Assistance	Assess the feasibility of a landlord incentive program for landlords that accept tenants with Housing Choice Vouchers in low resource areas to address displacement.	12/31/2027	No Action was Taken Yet.
DD. Fair Housing Counseling	Continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, public education, and legal referrals for Emeryville tenants and landlords.	Ongoing	Ongoing. The City continued to partner with ECHO Housing, through the use of Community Development Block Grant funds to provide Fair Housing services in Emeryville.
DD. Fair Housing Counseling	Create targeted marketing program to reach neighborhoods Low-resource areas, as defined by TCAC (Figure 5-1) and utilize community-based partners to reach vulnerable households in the identified neighborhoods.	Ongoing	No Action was Taken Yet.
EE. Resident Engagement	The City will evaluate its current committees and commission membership to determine if the membership is reflective of the socio-economic and racial mix of Emeryville or if there are any missing voices. If it is determined, there are missing voices, the City will enhance its outreach efforts to encourage residents from all socio-economic groups and racial backgrounds to serve on committees and commissions when position become available.	12/31/2024	Underway. City Council directed the Budget and Governance Committee to consider adding demographic questions to the advisory committee and commission application to ensure these bodies represented the diversity of the city. Staff launched an Advisory Committee and Commission Survey to determine the current socioeconomic and demographic composition of the membership within the 8 committees/commissions. 65% of the members participated in the 7-question survey and the Budget and Advisory Committee recommended the results be shared with each committee/commission and provide recommendations to staff as to how to increase representation.

EE. Resident Engagement	The City will investigate the restructuring of the Housing Committee to ensure that the committee has at least one member that resides in a BMR unit, at least one member that is a tenant, and at least one member that is a homeowner.	12/31/2027	No Action was taken in 2024. Modifications to the Housing Committee Membership is anticipated to be presented to City Council in 2025.
FF. Access to Information.	Ensure that up-to-date public information materials are available at the City and through the website, newsflash and social media.	Ongoing	Ongoing. The City continued to up date the website and provide announcements and newflashes through the website and social media about affordable housing opportunities.
FF. Access to Information.	Ensure all public information materials are available in multiple languages and meets Americans with Disabilities Act accessibility standards.	12/31/2024	No Action Taken Yet.
FF. Access to Information.	Identify areas most vulnerable to displacement, beginning with areas with higher concentration of poverty to target marketing efforts.	12/31/2024	No Actions Taken Yet.
FF. Access to Information.	Utilize the Housing Portal Mail serve as a mechanism to perform outreach to service providers, exisiting residents, prospective residents looking to relocate to Emeryville and property owners.	Ongoing	Ongoing. The City continued to utilize the Housing Portal Mailserve to educate those registered about affordable housing opportunities. Notifications regarding available fair housing training, affordable homeownership opportunities, the launch of the First Home Emeryville Homebuyer Assistance Program, the launch of the Emeryville Accessible Living Initiative, and the opening of waitlists at Below Market Rate Rental Projects were distributed in 2024.
FF. Access to Information.	Develop a targeted marketing plan to promote local resources and programs for persons with disabilities.	12/31/2024	No Action Taken Yet.
FF. Access to Information.	Establish a communication channel with the teachers and parents of children that participate in programs at Emeryville Center of Community Life, Emeryville Child Development Center and Emery Unified School District on all affordbale housing opportunities in Emeryville.	12/31/2024	Underway. City staff continued to participate in a weekly meeting with EUSD wellness team and have flyers posted at the EUSD office and City Hall regarding a variety of housing service provider programs for the public to access.

<p>GG. Economic Mobility</p>	<p>Expand job opportunities in Emeryville by coordinating with job readiness service providers to providing job readiness training, resume and interview assistance to Emeryville residents and market these resources to residents living in Below Market Rate (BMR) properties and community-based service providers.</p>	<p>Ongoing</p>	<p>Ongoing. In 2024, the City continued to coordinate bi-monthly with Alameda Workforce Development Board staff on hiring opportunities for local businesses and workforce training events for local residents. The City helped promote the Association of Bay Area Manufacturers “Women in Skilled Trades Symposium” to Emeryville businesses, this event focused on best practices for recruiting women into skilled trades careers. The City helped promote BioCom’s “Life Science Workforce Symposium”, designed to raise awareness among job seekers from diverse backgrounds, especially positions that do not require lab experience or advanced degrees; and BioCom’s “Life Science Career Expo Day”. The City also produced its own “Emeryville Works! Job and Resource Fair” which brought businesses seeking workers together with community service providers. Staff continued discussions with the Economic Development Advisory Committee in 2024 about how to better support Black and Indigenous People of Color (BIPOC) including engaging with several service providers to discuss best practices and available programs. The City negotiated a contract with Northeastern University to conduct a needs assessment of BIPOC businesses, to be completed in 2025.</p>
<p>GG. Economic Mobility</p>	<p>Work with local employers to identify entry level positions with good pay that can be advertised to BMR tenants in Emeryville.</p>	<p>Ongoing</p>	<p>Underway. In 2024, local Businesses re required to comply with the Emeryville Living Wage Ordinance were required to increase their employees’ wages from \$18.00 to \$18.54 per hour as of July 1, 2024. Businesses required to comply with the Emeryville Minimum Wage Ordinance were required to increase their employees’ wages from \$18.67 to \$19.36 per hour as of July 1, 2024. Emeryville continues to have the highest minimum wage in California. Poster and notices regarding these wage increase were made available on the City website at <a href="https://www.ci.emeryville.ca.us/1277/Labor-Standards">https://www.ci.emeryville.ca.us/1277/Labor-Standards</a> and sent out to all registered businesses in Emeryville. Businesses seeking to learn more about Emeryville’s Labor Standard Ordinances can view a training module, also located on the City’s website.</p>
<p>HH. School and Childcare</p>	<p>Review the Planning Regulations to ease the process for entitling a Childcare/Day Care Center and ensuring that childcare facilities are permitted near schools and employment centers.</p>	<p>12/31/2024</p>	<p>Underway. RFP for consultant revised in 2024 and scheduled to be released in early 2025. Consultant will assist in assessing modification to Planning Regulations.</p>

<p>HH. School and Childcare</p>	<p>Coordinate with the Emery Unified School District (EUSD) and those that participate in the Community Service Programs at the Emeryville Center of Community Life (ECCL) to ensure low-income and working parents are aware of affordable childcare or after-school care opportunities.</p>	<p>Ongoing</p>	<p>Ongoing. City staff continued to collaborate and partner with EUSD by participating in approximately 5 EUSD events in 2024 . Approximately 206 students are registered in the City's Extended Learning Opportunity afterschool program for students enrolled in grades Kindergarten to 8th grade at EUSD. The after-school program is provided for free to all Emeryville Unified School District students. Four training sessions were held for parents of children enrolled in the Expanded Learning Opportunity Program in the Spring and Summer of 2024. 20 staff members participate in After School Education and Safety Program training to alleviate educational disparities. The City subsidized the enrollment of approximately 15 children enrolled in the Emeryville Child Development Center, which provides year-round care and early education to children six months to five years old.</p>
<p>HH. School and Childcare</p>	<p>Partner with EUSD and homeless service providers to support at-risk families.</p>	<p>Ongoing</p>	<p>Ongoing. City staff continued to participate in weekly meeting with the EUSD Wellness Team.</p>
<p>II. Transportation</p>	<p>Adopt the Active Transportation Plan (ATP), the successor to the City's Pedestrian and Bicycle Plan (adopted in 2012).</p>	<p>12/31/2024</p>	<p>Complete. The Active Transportation Plan was adopted in 2023.</p>

<p>II. Transportation</p>	<p>Implement the Active Transportation Plan (ATP) and work with the cities of Berkeley and Oakland to implement strategies to improve multimodal transportation access for all Emeryville residents.</p>	<p>Ongoing</p>	<p>Ongoing. The following actions under the ATP took place in 2024: Sustainable Streetscapes project (CIP project to implement the ATP) paved 1.4 miles and a class IV protected bike lanes were installed on Shellmound St from 62nd to 67th streets. Public Works also installed 100 new bike racks across the city as part of the project. Loop Project is at 35% design. Active transportation study is underway for Powell Street west of 880 to the Emeryville marina. Pole painting and repair project is complete, and passive pedestrian detection was installed on two key corridors. MTC is coordinating with Oakland, Berkeley and Emeryville to expand Bike Share stations. ACTC is coordinating with Oakland, Berkeley and Emeryville to improve transit and multimodal infrastructure along the San Pablo Avenue corridor. City staff provided feedback on project design for the San Pablo Avenue corridor project in a series of Technical Advisory meeting and attended two Community Workshops and tabling for the project including at ECCL, the Senior Center, 40th Street and San Pablo Avenue intersection, and the Golden Gate Recreation Center (in Oakland). Representatives of businesses, residents and non-profits and institutions on the Avenue were interviewed for parking and loading alternatives and design alternatives. The project and community feedback was presented to the AC Transit Interagency Liaison Committee (ILC) on several occasions.</p>
<p>II. Transportation</p>	<p>Continue to support Emery Go-Round, as they investigate making improvements to their coaches and adding a fourth shuttle route within Emeryville, which will expand service.</p>	<p>Ongoing</p>	<p>No Actions Taken in 2024.</p>
<p>II. Transportation</p>	<p>Implement the 40th Street Concept Plan to create bus-only lanes, a two-way bikeway, bicycle pedestrian intersection improvement, bus stop improvements, and street scaping with opportunities for public art and green infrastructure, which will connect to the San Pablo Avenue Corridor.</p>	<p>12/31/2027</p>	<p>Underway. The 40th Street project reached 100% complete for the design of Phase 1 and Phase 2 in 2024. The City selected the artist, Sijia Chen, to provide iconography for wayfinding, sculptures for four plazas, and artistic attachments to at least 12 street furnishing element in the 40th Streetscape Improvement project in November 2024.</p>
<p>JJ. Site Inventory</p>	<p>Update the site inventory list on an annual basis and post it on the City's website.</p>	<p>Ongoing</p>	<p>Ongoing. Site Inventory List was posted on website. <a href="http://www.ci.emeryville.ca.us/1403/2023-2031-Housing-Element">/www.ci.emeryville.ca.us/1403/2023-2031-Housing-Element</a></p>

JJ. Site Inventory	Evaluate residential development proposals for consistency with goals and policies of the 2023-2031 Housing Element and Site Inventory List calculations.	Ongoing	Ongoing. A pre-application for Site 14 was submitted in 2023 and the SB35 application was submitted in 2024. The Site Inventory List identified a realistic capacity of 300 units, however the applicant is seeking approval for 362 units, which is an increase in project density from what was shown in the Site Inventory List.
JJ. Site Inventory	Make written findings if there is a reduction in the project density from what is shown in the Site Inventory List, that the remaining sites identified are adequate to accommodate the RHNA by income level or identify additional sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.	Ongoing	No Action Taken in 2024. No other project in the Site Inventory List, outside of Site 14 submitted a residential development proposal in 2024.
KK. Residential use By Right	Comply with Assembly Bill (AB) 1397 by ensuring that Housing Element Site 5, 7, 8, 9, 10, 11, 12 and 14 are allowed to be developed for residential use by-right, if the proposed housing development includes at least 20% of the units affordable to lower-income households.	Ongoing	Ongoing. Site 5 received their entitlements in 2021. This project not only met but exceeded the by right density requirements. A 2-year extension for the development to apply for a building permit was granted in January 2023. An application for a Building Permit was submitted in 2024. Site 7 applied in 2022 and was undergoing a CEQA analysis in 2023. The application submitted meets and exceeds the by-right density requirements. Site 10 received their entitlement via Senate Bill (SB) 35 in 2022. This project not only meets but exceeds the by right density requirements. Site 14 submitted a SB 330 pre-application in 2023. The pre application not only meets but exceeds the by right density requirement. The SB 35 application was submitted in 2024 and is under review.
LL. Planning Regulation Amendments	Update the Planning Regulations to comply with Health and Safety Code Section 17021.5 (Employee Housing).	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.
LL. Planning Regulation Amendments	Update the Planning Regulations to allow residential care facilities with seven or more persons to be subject to the same restrictions that apply to other residential uses of the same type in the same zone. (Residential Care Facilities)	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.

<p>LL. Planning Regulation Amendments</p>	<p>Update the Planning Regulations to comply with Health and Safety Code Section 17021.6 and 17021.8 (Agricultural Worker Housing).</p>	<p>12/31/2024</p>	<p>Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.</p>
<p>LL. Planning Regulation Amendments</p>	<p>Update the Planning Regulations to permit group residential uses with seven or more residents through a ministerial process rather than requiring a CUP and adopt a group residential preservation ordinance. (Group Residential and Single-Room Occupancy)</p>	<p>12/31/2027</p>	<p>Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.</p>
<p>LL. Planning Regulation Amendments</p>	<p>Review and revise the parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff and do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Remove the CUP on shelters in the MUR and INL zones, subject only to a by right process and consider allowing them with a CUP in the P zone. Amend the Planning Regulations to allow Low Barrier Navigation Centers by right in all zones that allow mixed-uses and all non-residential zones allowing multifamily residential. (Emergency Shelters)</p>	<p>12/31/2024</p>	<p>Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.</p>
<p>LL. Planning Regulation Amendments</p>	<p>Update the Planning Regulations to permit by right 3- and 4-unit multi-unit projects in the RM district with no density requirements as long as it is in compliance with FAR and height limits. Increase base FAR to 1.0 and Bonus FAR will be eliminated in the RM Zone. (Three to Four Multi-Units)</p>	<p>12/31/2024</p>	<p>Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.</p>

<p>LL. Planning Regulation Amendments</p>	<p>Update the Planning Regulations to require mobile and manufactured homes the same approval process as single family residential uses in compliance with CA Gov Code 65852.3. (Mobile/Manufactured)</p>	<p>12/31/2024</p>	<p>Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.</p>
<p>LL. Planning Regulation Amendments</p>	<p>Examine opportunities to streamline the permitting process to convert single family homes to duplex, including the possibility of waiving the requirements for Planning Commission approval. (Conversion from Single-Family Home to Duplex)</p>	<p>12/31/2024</p>	<p>Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments and Streamlining was revised in 2024 and will be released in early 2025.</p>
<p>MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.</p>	<p>The City will continue to monitor federal and State legislation that could impact housing and support, or oppose proposed changes or additions to existing legislation, when appropriate.</p>	<p>Ongoing</p>	<p>Ongoing. Staff continued to monitor the adoption of planning, building, and housing legislation to determine potential impact and necessary changes to existing planning, building, and housing processes and municipal codes.</p>
<p>MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.</p>	<p>The City will also update the Planning Regulations, when appropriate, to comply with any new housing related planning or zoning laws enacted by the State during the Cycle 6 Planning Period.</p>	<p>Ongoing</p>	<p>Ongoing. Compliance with SB 379 Residential Solar Permitting was met in 2024.</p>
<p>NN. Review of Nongovernmental Constraints Impeding Residential Development</p>	<p>Make diligent efforts to contact applicants to discover why units have not been constructed within two years after planning entitlement approval.</p>	<p>Ongoing</p>	<p>Underway. An application for a building permit for a project on the Site Inventory List that had been entitled over 2 years ago was submitted in 2024 and is remains under review. Staff reviewe the last two years of entitled approved to determine if any outreach needed to occur with applicants to pull building permits. No additional projects were identified in 2024.</p>

<p>NN. Review of Nongovernmental Constraints Impeding Residential Development</p>	<p>Identify actions that may help remove constraints to development, if due to nongovernmental constraints and proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing.</p>	<p>As Needed</p>	<p>No Action Needed in 2024.</p>
<p>OO. Housing for Seniors</p>	<p>Seek funding to support a Housing Counselor to assist Seniors in navigating and applying for affordable housing opportunities.</p>	<p>12/31/2024</p>	<p>Underway: The City was awarded CDBG funds to support a Senior Services Housing Case Manager, or Social Service Provider to provide counseling and case management services to seniors, aged 55 years and older in need of assistance in securing housing or maintaining their home. The City will work with various service providers on putting together a series of housing and financial literacy related workshops for seniors in 2025.</p>
<p>OO. Housing for Seniors</p>	<p>Evaluate the feasibility of creating a Shared Housing Program for seniors and if feasible, collaborate with a community partner to facilitate the program.</p>	<p>12/31/2024</p>	<p>Underway: The City began initial discussions with a Home Match Service Provider to gather information to determine if the program would be feasible and successful to operate in Emeryville in 2023. At this time the Home Match Service does not seem to be a feasible option in Emeryville. Staff will explore this option again in 2026 to see if this becomes a feasible option.</p>
<p>OO. Housing for Seniors</p>	<p>Facilitate the redevelopment of Site 10 on the Housing Element Site Inventory List, to create 54 affordable housing units for seniors.</p>	<p>12/31/2027</p>	<p>Underway: The City continued to stay in communication with the developer of 4300 San Pablo Avenue (Housing Element Site 10) as it worked through pre-development.</p>
<p>OO. Housing for Seniors</p>	<p>Work to implement the Housing Domain action of the Age Friendly Action Plan.</p>	<p>Ongoing</p>	<p>Ongoing. The City continues to implement the Housing Domain recommendations within the Age Friendly Action Plan. The City launched the Emeryville Accessible Living Initiative in 2024 to assist seniors with accessibility improvements and aging in place modifications.</p>

OO. Housing for Seniors	Seek opportunities to develop affordable senior housing.	Ongoing	No Action Taken in 2024.
PP. Affirmative Fair Housing Marketing Plan	Require all Marketing Plans for Below Market Rate (BMR) Rental Units to be updated every five years and for the marketing plans to identify the underserved populations in the area and special outreach efforts.	Ongoing	Ongoing. Updated marketing plans for three existing BMR properties were reviewed and approved by the City in 2024. The City will continue to work with the BMR properties to update their marketing plans.
PP. Affirmative Fair Housing Marketing Plan	Collect race and ethnicity data for all those that apply and were successful in securing a BMR unit and analyze the data to determine if advertising/outreach methods to attract underserved population needs to be updated and if any barriers in the tenant selection criteria needs to be amended.	12/31/2024	No Action Taken Yet. Race and ethnicity data for applicants interested in renting a unit will be collected on the next new construction multifamily project to open (anticipated fall 2025). This data will be analyzed to determine if any modifications to the marketing plan requirements or tenant selection process need to be made.
PP. Affirmative Fair Housing Marketing Plan	Ensure BMR Property Management staff participate in Fair Housing training, at least once every two years.	Ongoing	Ongoing. The City requested all BMR properties to include information regarding participation in Fair Housing Training as apart of the annual reporting in 2024.
PP. Affirmative Fair Housing Marketing Plan	Amend the Resale and Restriction Agreement for all future BMR resales to require a 3rd party to assist in marketing, screening, and selecting a new buyer via a lottery process.	12/31/2024	No Action Taken Yet
QQ. Tenant Protection Measures	Continue to implement the Emeryville Live/Work or enrolled in EUSD preference in the leasing of Below Market Rate Rental units in Emeryville.	Ongoing	Ongoing. Staff reviewed the BMR Rental Program Regulations to determine if any modifications to how the Live//Work/School preference is implemented need to be made. Recommendations to how the Live/Work/School preference will be submitted to the Housing Committee in 2025.

<p>QQ. Tenant Protection Measures</p>	<p>Partner with 3rd Party Housing Service Providers to implement the Tenant Landlord Eviction and Harassment Ordinance and provide an annual training for residents and landlords and a 3rd Party Legal Service Providers to provide legal services to tenants in need of eviction legal assistance.</p>	<p>Ongoing</p>	<p>Ongoing. The City continues to contract with ECHO Housing to administer the Residential Landlord and Tenant Relations Ordinance and provide tenant/landlord counseling. 84 tenants were counseled on tenant/landlord issues in 2024. Staff presented the following tenant protection topics to the City Council Budget &amp; Governance Committee in 2024:</p> <ul style="list-style-type: none"> <li>•Rent Control &amp; Tenant Stabilization Measures</li> <li>•Tenants Right to Organize &amp; Tenants Right to Counsel</li> <li>•BMR Tenant Income Recertification Requirements</li> </ul> <p>The Budget &amp; Governance Committee provided the following recommendations to staff:</p> <ul style="list-style-type: none"> <li>•Expand BMR Tenant Protections within Title 5, Chapter 40 Residential Landlord and Relations</li> <li>•Develop a policy to cap unbundled parking costs for existing projects</li> <li>•Develop a Tenant Right to Organize Policy to be incorporated into Title 5, Chapter 40 Residential Landlord and Tenant Relations</li> <li>•Modify the BMR Tenant Recertification requirements to reduce the number of documents required to be submitted and expand the notice period, property managers must provide tenants to recertification</li> </ul> <p>Staff met with a 3rd party legal service provider to discuss potential modifications to expand tenant protections under Title 5, Chapter 40 Residential Landlord and Tenant Relations and developed a recommendation of modifications to the code. Staff began tracking the 3-Day notices that were submitted to the City Clerk under Title 5, Chapter 40 Residential Landlord and Tenant Relations, so that the City could be understand eviction notice trends. 905 3-day eviction notices were submitted in 2024, of which only 3 were no fault eviction notices.</p>
<p>QQ. Tenant Protection Measures</p>	<p>Evaluate the need to adopt emergency ordinances to prevent tenant displacement, as needed.</p>	<p>As Needed</p>	<p>No Action Needed in 2024.</p>

<p>QQ. Tenant Protection Measures</p>	<p>Promote the practice of effective management by improving the relationship between tenants and landlords by providing online resources and training opportunities to assist Below Market Rate (BMR) Property Managers and tenants in understanding the BMR rental restrictions, requirements, and tips to address common rental issues.</p>	<p>Ongoing</p>	<p>Ongoing. Staff continued to provide assistance to Property Managers and tenants in understanding the requirements of the BMR program. Hello Housing provided one-on-one training to new Property Management staff, to ensure they were familiar with the requirements. Hello Housing has began tracking common issues that come up with the BMR program, so that staff can develop clarifying guidance as an amendment to the BMR Regulations.</p>
<p>RR. Affordable Housing Platform</p>	<p>Collaborate with Alameda County on the design and implementation of the Alameda County Affordable Housing Portal, a one-stop shop for residents seeking housing in Alameda County to apply for available affordable housing and for developers to simplify the marketing and leasing of below market rate housing units.</p>	<p>Ongoing</p>	<p>Ongoing. The City has participated in numerous meetings with the Alameda County Steering Committee on the design, development, and policies of the Alameda County and Bay Area affordable housing platforms and have worked with existing BMR Properties to modify their marketing plan to include utilization of the Affordable Housing Platform.</p>
<p>RR. Affordable Housing Platform</p>	<p>Support the development of the Bay Area Regional Housing Portal (Doorway), which is envisioned to provide a simple and equitable way for residents to find and apply for affordable housing throughout the Bay Area.</p>	<p>Ongoing</p>	<p>Ongoing. The City has participated in numerous meetings with the Doorway Working Group on the design, development, and policies of the Alameda County and Bay Area affordable housing platforms and have worked with existing BMR Properties to modify their marketing plan to include utilization of the Affordable Housing Platform.</p>
<p>RR. Affordable Housing Platform</p>	<p>Modify the Affordable Housing Covenant and Below Market Rate Rental Policy Guidelines to require the utilization of the Affordable Housing Platforms for the leasing of vacant Below Market Rate(BMR) units.</p>	<p>12/31/2024</p>	<p>Underway: Staff has recommended that all BMR Marketing Programs that are going through the update process include the posting of the property when the waitlist is open through the Affordable Housing Platform. A formal update to the BMR Guidelines with this directive will be made in 2025.</p>

<p>SS. Prohousing Designation</p>	<p>Seek Prohousing Designation from the California Housing and Community Development Department for enacting favorable zoning and land use policies, policies to accelerate the production of housing, reduction of construction and development policies, and providing financing subsidies.</p>	<p>12/31/2024</p>	<p>Underway. In March 2023, the City was awarded Prohousing Designation status with the requirement to implement various actions. Below is an update on the status of the various actions required to be completed. Any item identified with no action, is scheduled to be completed in 2025.</p> <p>Category 1B- Amend planning regulations to permit by right 3- and 4-unit multi-unit projects in the RM district with no density requirement if it complies with FAR and height limits (Program LL. Planning Amendments- RFQ for consultant to assist with Planning Amendments was revised and will be released in early 2025).</p> <p>Category 2A- establish written policies or procedure to ensure multifamily projects with affordable components are provided a streamlined review and streamline the permitting process for converting single unit homes to two-unit homes (Program B. Streamlined Planning Process- Analysis complete and written policy to be drafted in early 2025).</p> <p>Category 2E- adopt Objective Design Standards and eliminate the need for a public hearing for projects consistent with the General Plan (Program C. Objective Design and Development Standards-Completed in 2023).</p> <p>Category 3A- ensure smaller projects (2-4 units) are not financing constrained for development by evaluating the waiver of housing impact fee for projects consistent with by right objective standards in the RM zone (Program F. Impact Fees-RFQ for consultant to assist with Impact Fee Study was revised in 2024 and is scheduled to be released in early 2025).</p> <p>Category 3B- develop ADU guidance materials for publication on the City's website (Program D. Accessory Dwelling Units – Guidance material under development. Anticipated to be complete and posted on City website in 2025).</p> <p>Category 3F- evaluate how to incorporate Universal Design features into the Planning Regulations beyond what is currently implemented through the Development Bonus System (Program UU. Universal Design – Initial analysis complete. Further investigation to be undertaken as part of RFQ for consulting services to be released in</p>
<p>SS. Prohousing Designation</p>	<p>Utilize Prohousing Designation to seek additional points or preferences in the scoring of competitive applications for housing and infrastructure.</p>	<p>Ongoing</p>	<p>No Action Taken in 2024.</p>

<p>TT. Demolition</p>	<p>Amend the Planning Regulations to require the preservation of significant and residential structures, codify relevant portions of Senate Bill (SB) 330 related to the demolition and replacement of units to prevent the loss of naturally occurring affordable units and the displacement of low-income residents, and review the municipal code to ensure the City demolition requirements are consistent with State law.</p>	<p>12/31/2024</p>	<p>Complete: On November 21, 2023, the City Council adopted revisions to the Planning Regulations. These revisions codify and extend beyond the demolition and replacement requirements within SB 330 by incorporating the following revisions to Article 12 of Chapter 5 of the Citywide Use and Development Regulations: updating approval procedures for the issuance of a Preservation Permit; demolition of significant structures only for public safety purpose or required replacement; demolition of residential structures only if units are in compliance with the Residential Landlord and Tenant Relations Ordinance, are to be replaced with equivalent units, rehabilitation is more expensive. Additionally, if the residential units to be demolished and replaced are protected residential units within properties of 10 or more units, the replacement units must be affordable to low income households for 55 years. The Planning Regulations explicitly reference CA GOV Code Section 66300.</p>
<p>UU. Universal Design</p>	<p>Evaluate how to incorporate Universal Design features into the Planning Regulations beyond what is currently being implemented.</p>	<p>12/31/2027</p>	<p>Underway. A preliminary analysis of what visit ability and universal design is, and how other California jurisdictions implement visit ability and universal design within their municipal code was completed. Additional analysis of universal design and visitability options will be explored in 2025 as part of the Planning Amendment work.</p>







<b>Jurisdiction</b>	Emeryville	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	6th Cycle	01/31/2023 - 01/31/2031

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

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

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

<b>Table G</b>						
<b>Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of</b>						
<b>Project Identifier</b>						
<b>1</b>				<b>2</b>	<b>3</b>	<b>4</b>
<b>APN</b>	<b>Street Address</b>	<b>Project Name<sup>+</sup></b>	<b>Local Jurisdiction Tracking ID<sup>+</sup></b>	<b>Realistic Capacity Identified in the Housing Element</b>	<b>Entity to whom the site transferred</b>	<b>Intended Use for Site</b>
Summary Row: Start Data Entry Below						

<b>Jurisdiction</b>	Emeryville	<b>NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns</b>	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
<b>Reporting Period</b>	2024 (Jan. 1 - Dec. 31)		

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

For Alameda County jurisdictions, please format the APN's as follows:999A-9999-999-99

<b>Table H</b>						
<b>Locally Owned Surplus Sites</b>						
<b>Parcel Identifier</b>				<b>Designation</b>	<b>Size</b>	<b>Notes</b>
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
049A-1493-003-00	5890, 5900. and 6150 Christie Avenue	Public Facilities	0	Exempt Surplus Land	2.2	APNs: 049A-1493-004-00 and 049A-1493-005-00;
005A-0480-001-01	3602 Adeline Street and 1102 36th Street	Vacant	0	Exempt Surplus Land	0.05	APNs: 005A-0480-003-00 and 005A-0480-004-00
049A-1079-014-01	4300 San Pablo Avenue	Other	0	Exempt Surplus Land	0.47	ANP: 049A-1079-017-01



Jurisdiction	Emeryville	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

## ANNUAL ELEMENT PROGRESS REPORT

**Table K**

**Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		<a href="https://www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville095.html#9-5.408">https://www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville095.html#9-5.408</a>
Notes		

Jurisdiction	Emeryville	
Reporting Year	2024	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Local Early Action Planning (LEAP) Reporting**  
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

<b>Total Award Amount</b>	\$	65,000.00	<small>Total award amount is auto-populated based on amounts entered in rows 15-26.</small>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Outreach Strategy, Survey	\$7,000.00	\$0.00	Completed	REAP	Reimbursed in 2024
Research, Analysis, Writing: Existing	\$14,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Research, Analysis, Writing: Potential	\$9,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Study Session	\$4,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Drafts	\$5,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Approval Hearings, Finalize	\$8,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Environmental Review	\$4,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Draft, Response to Review	\$5,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Adoption Review, Hearing	\$6,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Final to HCD, Response, Certification	\$3,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		8
<b>Total Units</b>		<b>8</b>

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		6
<b>Total Units</b>		<b>6</b>

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		22
<b>Total Units</b>		<b>22</b>

# Housing Successor Annual Report FY 2023-2024



Image: Aerial of Elevation 22

**APRIL 1, 2025**

**Prepared by:  
City of Emeryville  
Community Development Department  
Economic Development & Housing Division**



This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) was prepared as of February 14, 2025, pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2023/24 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor with 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. This Report conforms with and is organized into Sections I through XIII inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I.** Amount the City received from loans
- II.** Amount Deposited into LMIHAF
- III.** Ending Balance of LMIHAF
- IV.** Description of Expenditures from LMIHAF
- V.** Statutory Value of Assets Owned by Housing Successor
- VI.** Description of Transfers
- VII.** Project Descriptions
- VIII.** Status of Compliance with Section 33334.16
- IX.** Description of Outstanding Obligations under Section 33413
- X.** Income Test
- XI.** Senior Housing Test
- XII.** Excess Surplus Test
- XIII.** Homeownership Inventory

This Report is to be provided to the Housing Successor's governing body by April 1, 2025. 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 THE CITY RECEIVED FROM LOANS

This section provides the total amount of funds received from loans pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

The City did not receive any loan repayments under Section 34191.4(b)(3)(A) from the Successor Agency for funds borrowed from the City by the former redevelopment agency. Because no payments were made, no deposits were required to be made into the City's LMIHAF that were associated with sponsoring community loan repayments under Health and Safety Code Section 34191.4(b)(3)(A).

## II. AMOUNT DEPOSITED INTO LMIHAF

This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule ("ROPS") must be distinguished from the other amounts deposited.

A total of \$576,805.26 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

## III. ENDING BALANCE OF LMIHAF

This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited pursuant to HSC Section 34191.4(b)(3)(B) & (C) and, any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$ 19,588,597.61, of which \$0 is held for items listed on the ROPS.

## IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized including, but not limited to, expenditures for monitoring and preserving the long-term affordability of units subject to affordability restrictions and administering the activities; for homeless prevention and rapid rehousing services; and for the development of housing.

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

ELIGIBLE EXPENDITUE CATEGORY	AS OF END OF FISCAL YEAR
<b>Monitoring &amp; Administration Expenditures</b>	<b>\$0.00</b>
<b>Homeless Prevention and Rapid Rehousing Services</b>	<b>\$0.00</b>
<b>Housing Development Expenditures</b> <ul style="list-style-type: none"> <li>• <i>Extremely Low</i></li> <li>• <i>Very Low</i></li> <li>• <i>Low</i></li> </ul>	<b>\$0.00</b> <i>\$0</i> <i>\$0</i> <i>\$0</i>

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

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.

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.

ASSETS	AS OF END OF FISCAL YEAR
Statutory Value of Real Property Owned by Housing Successor	\$17,943,394.66
Value of Loans and Grants Receivable	\$20,415,468.36
<b>Total Value of Housing Successor Assets</b>	<b>\$38,358,863.02</b>

## VI. DESCRIPTION OF TRANSFERS

This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

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

## VII. PROJECT DESCRIPTIONS

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.

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	PROJECT STATUS
EMME (64 <sup>th</sup> and Christie)	Completed

### VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.

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

ADDRESS OF PROPERTY	DATE OF ACQUISITION	INITATE DEVELOPMENT DEADLINE	PROJECT STATUS
3706 San Pablo/ 1025 MacArthur	August 31,2012	September 1, 2022 *	Complete
3602 Adeline	August 31,2012	September 1, 2022 *	Pre-Development
6150 Christie Avenue	August 31,2012	September 1, 2022 *	Pre-Development
5890-5900 Christie Avenue	August 31,2012	September 1, 2022 *	Pre-Development

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

### XIV. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO 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.

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

**1976 Area**

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

**Shellmound Area**

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

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

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

**X. EXTREMELY LOW-INCOME TEST**

This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five-year period, with the time period beginning January 1, 2014, and whether the statutory thresholds have been met.

Section 34176.1(a)(3)(A) states that all funds remaining after monitoring and administrative as well as homeless housing and rapid rehousing services expenditures are deducted must be used for the development of housing affordable to and occupied by households earning 80% or less of the area median income (AMI), with at least 30% of these remaining funds expended for the development of rental housing affordable to and occupied by households earning 30% or less of the AMI and no more than 20% of these remaining funds expended for the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI. The Housing Successor must demonstrate in the 2019 annual report, and every five years thereafter, that the Housing Successor’s expenditures comply with these requirements.

The following table illustrates that the Housing Successor has expended 51% of the LMIHAF on housing developments affordable to households earning 30% or less of the AMI and 0% of the LMIHAF on housing developments affordable to households earning 60-80% AMI from FY19/20 to FY23/24, thereby complying with the extremely low-income test.

FY	PROJECT	EXPENDED	30% AMI	50% AMI	51-60% AMI	61-80% AMI
2019/2020	3706 San Pablo	13,018.22	3,935.74	6,660.48	2,421.99	0.00
2020/2021	3706 San Pablo	593,244.60	179,973.08	159,976.07	253,296.45	0.00
	3600 San Pablo	7,264.00	2,196.09	3,716.47	1,351.44	0.00
2021/2022	3706 San Pablo	3,712.00	1,113.60	1,893.12	705.28	0.00
	3600 San Pablo	906,755.40	458,471.83	81,506.10	366,777.47	0.00
2022/2023	3600 San Pablo	4,420,760	2,235,215.73	397,371.69	1,788,172.58	0.00
2023/2024	N/A	0.00	0.00	0.00	0.00	0.00
	<b>Total</b>	<b>5,944,754.22</b>	<b>2,880,906.08</b>	<b>651,123.93</b>	<b>2,412,724.21</b>	<b>0.00</b>
2019-2024	<b>Actual %</b>	<b>NA</b>	<b>48%</b>	<b>11%</b>	<b>41%</b>	<b>0%</b>
	<b>Required %</b>	<b>NA</b>	<b>30% Min</b>	<b>NA</b>	<b>NA</b>	<b>20% Max</b>

## XI. SENIOR HOUSING TEST

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

The Housing Successor did not produce any Senior Housing units during the 10-year period of July 1, 2014-June 30, 2024.

Project Name	YR Completed	Total Restricted Units	Senior Restricted Units	Non-Senior Restricted Units
Emme	2014	29	0	29
Parc on Powell	2014	21	0	21
Artistry Emeryville	2017	1	0	1
3900 Adeline	2018	12	0	12
Estrella Vista	2020	86	0	86
Avalon Public Market (Parcel D)	2020	25	0	25
Avalon Public Market (Parcel C2)	2020	7	0	7
The Intersection	2021	11	0	11
The Emery (Building B1)	2022	11	0	11
The Emery (Building B2)	2022	22	0	22
The Emery (Building C)	2023	21	0	21
The Emery (Building D)	2023	31	0	31
Bayview Apartments	2024	8	0	8
<b>Total Units</b>		<b>285</b>	<b>0</b>	<b>285</b>
<b>% Senior Units</b>			<b>0%</b>	

## XII. EXCESS SURPLUS TEST

This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor’s plan for eliminating the excess surplus.

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 Housing Successor must expend or encumber any excess surplus within three fiscal years. If the Housing Successor fails to comply, the Housing Successor must transfer excess surplus to HCD within ninety days of the end of the third fiscal year.

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

<b>FY23/24 FUND BALANCE</b>	
Opening Balance	\$19,588,597.61
Land	(\$17,943,395)
Encumbrances	(\$4,486)
<b>Unencumbered LMIHAF</b>	<b>\$1,640,717</b>

<b>4 YRS OF DEPOSITS</b>	
FY 20/21	\$864,558
FY 21/22	\$932,747
FY22/23	\$930,066
FY 23/24	\$576,805
<b>Total Deposits</b>	<b>\$2,727,371</b>

<b>EXCESS SURPLUS TEST</b>	
Base Limitation	\$1,000,000
Aggregate Deposits	\$2,727,371
Is the Base or the Deposits the Greater Allocation?	Deposits
Unencumbered LMIHAF	\$1,640,717
<b>Excess Surplus (Unencumbered LMIHAF &gt; Deposits)</b>	<b>None</b>

The LMIHAF does not have an Excess Surplus.

### **XIII. INVENTORY OF HOMEOWNERSHIP UNITS ASSISTED**

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

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

HOMEOWNERSHIP INVENTORY		
Number of assisted units remaining in portfolio		145
# of Units Lost to portfolio in Fiscal Year	Foreclosure	0 units
	Paid-off	1 unit
Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the LMIHF		\$0 funds returned
		\$222,429
Whether the Housing Successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.		Hello Housing