

RESOLUTION NO. 22-29

Resolution Of The City Council Of The City Of Emeryville Approving The 2021 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 (CEQA Determination: Exempt Pursuant To State CEQA Guidelines Section 15378)

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 2021 has been prepared including a Housing Element Annual Progress Report and a Housing Successor Agency Report; and

WHEREAS, on February 2, 2022, the Emeryville Housing Committee reviewed the 2021 annual 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 24, 2022, the Emeryville Planning Commission reviewed the 2021 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 15, 2022, 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 attached 2021 General Plan Annual Progress Report ("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. 22-29
General Plan Annual Progress Report
City Council Meeting | March 15, 2022
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ADOPTED by the City Council of the City of Emeryville at a regular meeting held Tuesday, March 15, 2022, by the following vote:

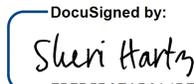
AYES:	<u>5</u>	Mayor Bauters, Vice Mayor Medina and Council Members Donahue, Martinez and Welch
NOES:	<u>0</u>	_____
ABSTAIN:	<u>0</u>	_____
ABSENT:	<u>0</u>	_____

DocuSigned by:

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 MAYOR

ATTEST:

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 CITY CLERK

APPROVED AS TO FORM:

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 CITY ATTORNEY

City of Emeryville

2021 General Plan Annual Progress Report

Accepted by City Council on March 15, 2022

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Introduction

Purpose of the Annual Progress Report

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

Purpose of the General Plan

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

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

Status of the Adopted Elements of the General Plan

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

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

This report describes implementation of the 2015-2023 Housing Element. The Regional Housing Needs Allocation implementation period runs from July 1, 2014 to June 30, 2022. This report includes building permits issued from January 1 through December 31, 2021.

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

Correspondence between Required General Plan Elements and Emeryville General Plan

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

Compliance with State Office of Planning and Research Guidelines

Emeryville's General Plan was updated in 2009 according to the State Office of Planning and Research's Guidelines and remained consistent with the Guidelines through 2021.

Housing Successor Annual Report

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

Changes Needed to the General Plan

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

General Plan Amendment

There were no amendments to the General Plan in 2021.

Development Decisions

In 2021, the Planning Commission approved the Emeryville Center of Innovation, the build-out of the former Novartis portion of the Chiron Life Sciences Center Planned Unit Development. The project consists of four new lab buildings totaling over 900,000 square feet and a parking structure with approximately 1,991 spaces.

In 2021 the Building Division issued building permits for multiple accessory dwelling units; a triplex at 1270 Ocean; Bayview Apartments (the Nady site) which has 186 residential units; and the former proposed grocery store site, which was modified for a research and development use at 6201 Shellmound.

Previously approved projects in the development “pipeline”, but with no Planning or Building decisions in 2021 include 167 dwelling units and 14,000 square feet of retail space at Market Place parcel A on Shellmound Street (previously approved by the Planning Commission in July 2015); 17 residential and live-work units and 672 square feet to be redeveloped as a café and community space at the Baker Metal Building on 65th Street (previously approved by the Planning Commission in August 2009); and the Adeline Springs project at 3637 Adeline Street (approved by the Planning Commission in March 2018 that includes 33 residential units.

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

In addition, Planning Division staff issued about 44 administrative Planning approvals in 2021, and the Building Division issued a total of 756 building permits of various types (including plumbing, electrical and mechanical).

General Plan Implementation

Chapter 8 of the Emeryville General Plan contains an implementation program to achieve the goals of every action item within each element (except the Housing Element, which contains its own implementation program and is addressed below). The General Plan also describes the processes for implementing each action item, and identifies the agencies involved. Appendix A, General Plan Annual Progress Report, tracks progress made on those 79 actions during the 2020 calendar year. Of the 79 actions, 16 were completed before 2020, and the City made progress on 59 in 2021. No progress was made in 2021 on four actions: PP-A-11 locating a new Police Administration facility, UD-A-10 developing new sign regulations, or ST-A-6 developing an environmentally preferable municipal purchasing program. Due to the COVID-19 pandemic, T-A-14 work with transit providers to expand hours of operation, was not feasible as transit operators continue to operate with reduced service hours and routes in an attempt to adjust to

ridership changes. The following sections contain some of the highlights from each element General Plan Annual Progress Report.

Land Use

- The Planning Regulations were amended in 2021 to prohibit crematories in all zoning districts and to allow cannabis manufacturing with a minor conditional use permit.
- The Planning Commission approved a Final Development Plan for the BMR Emeryville Center of Innovation, which includes four new multi-tenant research and development buildings, a parking garage, and open space. This FDP implements the Emeryville Life Sciences Center (“Chiron”) Planned Unit Development/Preliminary Development Plan (PUD/PDP) that was approved by the City Council in 1995.
- The Planning Commission approved a 24 unit residential project, and the City Council approved the demolition of two existing uninhabitable residential structures and the replacement of them with two new residential structures at 1270 64th Street. The City Council also approved the construction of four new units and demolition of four existing units at a site that was previously approved to add additional floor area to an existing four-unit residential building at 1271 64th Street.
- Staff convened industry focused “roundtable discussions” with the EDAC to solicit business input on the City’s policies, programs and marketing efforts. Through the EDAC, staff initiated the development of a marketing program for the City to attract businesses; these efforts are expected to continue into 2022.

Transportation

- The Congestion Management Agency is now part of the Alameda County Transportation Commission (Alameda CTC). City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee (ACTAC).
- Civil engineering design is complete for crossing improvements, for 65th and 67th to remain open with bike/ped improvements, gates and signals and 66th to be closed. The quiet zone project will begin construction in 2022.
- Emeryville staff attended Caltrans project meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway with a park/overlook to the Bay.
- The Active Transportation Plan, to replace the current Pedestrian and Bicycle Plan, conducted outreach using an interactive project website, community meetings held via zoom, and review by the BPAC.
- The City completed a CSSA (Complete Streets Safety Assessment) with UC Berkeley, which included assessment of pedestrian areas around the Emeryville Center of Community Life.

Parks, Public Facilities and Services

- Amendments to the Planning Regulations in 2021 included an amendment to prohibit crematories in all zoning districts (ORD21-002) and to allow cannabis manufacturing with a minor conditional use permit (ORD21-003).
- The Alameda County Fire Department (ACFD) and the City sponsored two CERT Basic Phase 1 Trainings. The first training took place from April – June and the other from September – November. 12 community members completed the online training portion. The final hands-on portion will be scheduled in the second quarter of 2022.
- Community Events in 2021 included a Harvest Festival in October, and Holiday Tree Lighting in December. As of December, 50 children were enrolled in the Emeryville Child Development Center. Youth programs included the After School Expanded Learning Program, Before School Care, Kinder Buddies, Summer Camps, and Youth Basketball and Soccer. Adult programs include sports and fitness classes. The Senior Center has various services including, fitness, wellness, computer training, Meals on Wheels and congregate lunch. The aquatics center hosts a variety of swim programs for all ages. Programs are promoted through the News and Activity Guide, the City website, Facebook, Twitter, E-news, and Notify Me.

Urban Design

- In 2021 the Bay Street Grocery store at South Bayfront PUD/PDP site was reviewed by the Planning Commission and BPAC who requested the applicant to revise the site plan so that a portion of Bay Street would become closed to automobiles and create a new plaza area for pedestrians. At a study session the Planning Commission requested a straight pedestrian and bicycle path through the site connecting 62nd and 63rd Street in the Emerystation Overland proposal.
- In 2021 the Nady development on Shellmound Street at the northwestern gateway of the City revised the artist commission for the residential project. The San Pablo Affordable Apartments, approved under SB 35, includes gateway elements that were suggested during the Planning Commission's review.
- New streetscape projects in the 2019-2024 Capital Improvement Program include Green Infrastructure Projects (green stormwater treatment), Streetlight Survey and Standards, and Village Greens (shared streets with more space for pedestrians).
- In 2021 the Sherwin-Williams developer substantially developed the site in which five new art works will be installed concurrent with park and greenway development. In 2021 the City installed a large scale mural at 1451 Sherwin Avenue which is a key green street.

Conservation, Safety and Noise

- Façade preservation funding for Fiscal Year 2021/22 was used to provide matching funds to the Alameda CARES business recovery grant program.
- The City participated in a review of East Bay Regional Parks update to their Emergency Operations Plan for the Temescal Dam.

- In 2021 the City developed an Emergency Action Plan for the Community Services Department at the ECCL.
- At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones". Staff has completed agreements with Union Pacific to concur on scope of work at the Quiet Zone crossings. The City was approved for grant funding in 2018 from the State's Trade Corridor Enhancement Program. The City will asked to receive construction funding in 2021 and construction is tentatively scheduled to begin in 2022.

Sustainability

- The General Plan supports 14 of the 21 actions listed in the United Nations Environmental Accords. In 2017 the Mayor signed a re-commitment to the goals and obligations of the Global Covenant of Mayors (Paris Climate Agreement).
- Council adopted Green Building and Bay-Friendly Landscaping requirements applicable to City projects. Plans were prepared to transform the landscaping outside of City Hall according to the Bay-Friendly guidelines, and plans for Horton Landing Park are also compliant. The City is seeking construction funding for the Bay-Friendly landscape at City Hall.
- In 2021 the City continued to work on many elements of the Climate Action Plan, especially active transportation, with new bike/ped facilities planned or installed, and in electrifying transportation and new buildings.

Housing Element Implementation

Appendix B, the Housing Element Annual Progress Report, tabulates housing production and progress in implementing Housing Element programs. Following are highlights of the 2021 Housing Element Annual Progress Report:

Housing Development Applications Submitted (Table A)

The City received seven new applications for development projects in 2021: five applications for a total of five Accessory Dwelling Units (ADUs), one additional unit to an existing home on 55th Street, and the Public Market Parcel F project (part of the Marketplace PUD) for 18 units, 8 of which are proposed to be low income, and 10 of which are proposed to be moderate income.

Entitlements, Building Permits, and Occupancy (Table A2)

In 2021 Certificates of Occupancy were issued for two projects with a total of 59 units. 58 of these units are located at The Intersection, at 3800 San Pablo Avenue; 11 of these units are deed restricted for low income households. The remaining unit was for an additional unit at 5874 Beaudry Street.

Regional Housing Needs Allocation Progress (Table B)

As 81% of the Regional Housing Needs Allocation (RHNA) period has elapsed - 6½ years of 8 years - Emeryville has issued building permits for 85% of the total units, 42% of the very low

income units, 23% of the low income units, 23% of the moderate income units, and 140% of the above moderate income units in the RHNA. (Table B) More information is shown in the table below.

Regional Housing Needs Allocation (RHNA) Progress

Income Level	RHNA Allocation	Building Permits Issued			Need Remaining	Percent To Goal
		2015-2020	2021	Total 15-21		
Very Low	276	107	8	115	161	42%
Low	211	49	0	49	162	23%
Moderate	259	60	0	60	199	23%
Above Mod	752	867	185	1,052	0	140%
Total	1,498	1,083	193	1,276	522	85%

The City collected \$131,746.40 in Affordable Housing Impact Fees in Calendar Year 2021. The fee is \$31,823 per new rental dwelling unit and \$4.83 per square foot for nonresidential projects.

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

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

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

Progress on Implementing Housing Programs (Table D)

Table D in Appendix B tracks progress made in 2021 on implementing the 54 programs in the 2015-2023 Housing Element. Of these, progress was made in 2020 on 53 of the programs. While technical assistance was provided to several BMR Homeowners in working with their Condominium Homeowner Association (HOAs), the City will work to develop a program during the next reporting period to re-engage Condominium Homeowner Associations (HOAs) to encourage Owner Occupancy and determine their technical assistance needs (Policy H-6-2-2).

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

Government Code Section 65915.7 does not apply to Emeryville.

Units Rehabilitated for Alternative Adequate Sites (Table E)

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

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

No City-owned sites were sold, leased, or otherwise disposed of in 2020.

Housing Successor Annual Report

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

In Fiscal Year 2019-2020, the City deposited \$864,558.24 into the Low- and Moderate-Income Housing Asset Fund (LMIHAF), resulting in an ending balance of \$22,798,162.53.

Expenditures from the LMIHAF included \$600,508.60 for housing development, including \$254,646.89 for low income units, \$163,692.54 for very low-income units, and \$182,169.17 for extremely low-income units.

The Successor Agency owns \$17,943,394.66 in real property and \$15,482,259.95 in loans and grants receivable, for a total of \$33,425,654.61 in assets. The Successor has three development projects: 3602 Adeline, 6150 Christie, and 5890-5900 Christie are all in the predevelopment stage. The Estrella Vista project at 3706 San Pablo is complete.

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
LAND USE		
LU-A-1	Update the Zoning Ordinance	The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then. Amendments to the Planning Regulations in 2021 included an amendment to prohibit crematories in all zoning districts (ORD21-002) and to allow cannabis manufacturing with a minor conditional use permit (ORD21-003).
LU-A-2	Project review and approval process	In 2021, the Planning Commission approved a 24 unit residential project and a Final Development Plan for the BMR Emeryville Center of Innovation, which includes four new multi-tenant research and development buildings, a parking garage, and open space as part of implementation of the Emeryville Life Sciences Center (“Chiron”) Planned Unit Development/Preliminary Development Plan (PUD/PDP) that was approved by the City Council in 1995. The City Council approved the demolition of two existing uninhabitable residential structures and replacement of them with two new residential structures at 1270 64th Street, and the constructing of four new units and demolition of four existing units at a site that was previously approved to add additional floor area to an existing four-unit residential building at 1271 64th Street. Staff approved five accessory dwelling units (ADUs) on five separate sites in the eastern residential neighborhoods.
LU-A-3	Update and Implement Area Plans	In 2021, the City committed to providing financing for the development of the Nellie Hannon Gateway affordable housing project at 3600 San Pablo Avenue, which helps to implement the San Pablo Avenue Urban Design Plan. The City also partnered with the developer of this project to apply for Affordable Housing and Sustainable Communities funding to support the development and the 40th Street Pedestrian and Bicycle Improvements Project.
LU-A-4	Prepare and update Design Guidelines	The Design Guidelines were adopted in December 2010, and amended in August 2012 and May 2015. The City continues to implement the design guidelines in all of its project and plan reviews.
LU-A-5	Update Capital Improvements Program	The Capital Improvement Program for FY 2019-20 and FY2023-24 include community facilities, facilities maintenance, housing, Marina, Pedestrian-bicycle, public art, sanitary sewer, streetscape, and transportation projects.
LU-A-6	Use economic development tools to attract and retain businesses	In 2021, 434 new businesses opened and 78 businesses closed, for a net gain of 356 businesses; 2,842 businesses renewed their licenses, for a total of 3,198 registered businesses. The City Council held a study session to explore ways to support the growth of the cannabis industry in Emeryville and directed staff to revise the Planning Regulations to allow cannabis manufacturing uses with a minor (instead of major) conditional use permit. Staff continues to provide site selection and permitting assistance to businesses considering locating in Emeryville.
LU-A-7	Identify sites for business growth and expansion	Staff works with businesses interested in locating in Emeryville, providing information on available properties and other assistance as requested.
LU-A-8	Establish partnerships to attract and support businesses	In 2021, staff convened industry focused “roundtable discussions” with the EDAC to solicit business input on the City’s policies, programs and marketing efforts. Through the EDAC, staff initiated the development of a marketing program for the City to attract businesses; these efforts are expected to continue into 2022.
TRANSPORTATION		

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
T-A-1	Prepare Quality of Service standards for all transportation modes	The City adopted trip generation as the basis for the Transportation Facilities Impact Fee in 2014, using Vehicle Miles Traveled (VMT) as the metric to measure traffic impact for environmental reviews of development projects.
T-A-2	Ensure continued emergency vehicle access	The City ensures emergency vehicle access in all project plans.
T-A-3	Maintain Traffic Impact Fee	In Fiscal year 2020/2021 Fund 250 Traffic Impact Fees collected totaled: \$218,555.54, and the fund earned \$13,981.25 in interest. Expenditures were \$2,096,383.59 (\$1,000,000 contributed for the Emery-Go-Round bus yard; \$1,071,875.49 for the South Bayfront Bridge; and \$24,508.10 for the Powell Corridor Traffic Study).
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is now part of the Alameda County Transportation Commission (Alameda CTC). City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee (ACTAC). In 2021 the City is using ACTC funding for an annual paving project, the South Bayfront Bridge project, and IDEA grant projects.
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	In 2021 Emeryville staff attended Caltrans project meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway with a park/overlook to the Bay.
T-A-6	Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones	Civil engineering design is complete for crossing improvements, for 65th and 67th to remain open with bike/ped improvements, gates and signals and 66th to be closed. The quiet zone project will begin construction in 2022.
T-A-7	Consider transportation needs of seniors and disabled persons	The City continued operating the 8 To Go paratransit service.
T-A-8	Maintain a plan that defines a pedestrian network; provides guidelines for sidewalks and street crossings, improvement schedule, and developer responsibilities; establishes pedestrian safety program; and designates a pedestrian coordinator	The Pedestrian and Bicycle Plan, adopted in 2012, includes a pedestrian network, sidewalk and street crossing design resources, and project priorities. The Emeryville Design Guidelines include guidelines for sidewalks. In 2021 the City did a quick-build project on Doyle Street and completed an annual paving project which both included many active transportation facilities. The Active Transportation Plan, to replace the current Pedestrian and Bicycle Plan, conducted outreach using an interactive project website, community meetings held via zoom, and review by the BPAC.
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 2021 the South Bayfront Pedestrian-Bicycle Bridge was completed. The City also did a quick-build project on Doyle Street and completed an annual paving project which both included many active transportation facilities.
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	In 2021 the City completed a CSSA (Complete Streets Safety Assessment) with UC Berkeley which included assessment of pedestrian areas around the Emeryville Center of Community Life.

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
T-A-11	Install and maintain bicycle detection loops at signalized intersections	All signals have bicycle detection except Adeline/43rd, and many have video detection. No bicycle detection needed on 43rd/Adeline because sensor boxes change lights on an automatic timer.
T-A-12	Urge buses to carry bicycles	The Emery Go-Round now carries bicycles. AC Transit buses carry bicycles, and AC Transit has more bicycle capacity on some of its new buses.
T-A-13	Work for free and/or subsidized transit	The Council approved a Project Funding Agreement with the Alameda County Transportation Commission for the Emery Go-Round (free bus service serving Emeryville) General Benefit for fiscal years 2020-21 and 2021-22
T-A-14	Work with transit providers to expand hours of operation	AC Transit expanded its local service hours and frequencies in 2017. In 2021 AC Transit services continued to be reduced in response to the COVID-19 pandemic which severely impacted ridership, particularly on Transbay bus lines.
T-A-15	Use AC Transit's handbook in reviewing development projects	Staff consults the AC Transit handbook in reviewing development projects.
T-A-16	Monitor and change transit system as needed to provide efficient environment that meet needs of all users	Emeryville is using an Arterials IDEA grant to update transit signal priority systems. Council approved the 40th and San Pablo Bus Hub and 40th Street Multimodal Improvements project.
T-A-17	Require all new development to contribute to the Emeryville Transportation Management Association	The Property and Business Improvement District that funds the ETMA was renewed in 2015. It now includes Emeryville residents as well as businesses, and thus covers all development in Emeryville.
T-A-18	Adjust public parking pricing	The Council's approved ordinance establishing parking meter zones was implemented with the installation of pay equipment and signs and initiation of operations including payment and citations.
T-A-19	Study citywide Transportation Demand Management Program	The 2012 Sustainable Transportation Plan includes Transportation Demand Management (TDM) Strategies. The City has facilitated the establishment of bike share stations on City streets, as well as working to improve transit, bicycle and pedestrian infrastructure.
T-A-20	Work with stakeholders to explore feasibility of a bicycle and pedestrian route at Emeryville Crescent	In 2020 the City kicked off an Active Transportation Plan process that could include consideration of a bicycle and pedestrian route at Emeryville Crescent Marsh. Development of the plan continued in 2021 including tours, meetings, and outreach to stakeholders including seniors, the disabled community and retail workers. Bicycle networks and pedestrian improvements are being considered as part of this process including improving public access to outdoor spaces and parks.
T-A-21	Maintain truck routes	Truck routes were maintained in 2020.
PARKS, PUBLIC FACILITIES AND SERVICES		
PP-A-1	Prepare a strategic parks master plan	The Parks and Recreation Strategic Plan was adopted in 2011. The City has placed a fence at Davenport Park to make it a safe play area for tots, and is process of receiving a BCDC permit for the park renovation. Permits have been received for shoreline protection at Point Emery. Bids will open in April 2022 and there's plan to start surveying in April.

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
PP-A-2	Develop a park-programming plan	In 2021, the movie " Movie Under the Stars - Raya the Last Dragon" was shown on September 24, with activities starting at 6:30 pm, in Christie Avenue Park. Picnic area rentals by the community are ongoing.
PP-A-3	Explore additional joint park facilities	In 2021 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 German school at the former Anna Yates Elementary School facility on 43rd Street has a field that is opens to the public on Saturdays and Sundays.
PP-A-4	Coordinate greenway creek improvements and water features with community	Although the Temescal Creek corridor is included in the Parks and Recreation Strategic Plan, it was not prioritized in the most recent Capital Improvement Program. Drainage upgrades at the Temescal Creek Park dog park were completed Spring 2019
PP-A-5	Update and implement Five-Year Capital Improvement Program	The 2019-2024 Capital Improvement Program includes construction of Horton Landing Park, protection of Point Emery Shoreline, improvements at Temescal Creek Park and Marina Park, and rehabilitation of Big Daddy Garden, Davenport Park, and Shorebird Park.
PP-A-6	Update zoning and subdivision regulations	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. Amendments to the Planning Regulations in 2021 included an amendment to prohibit crematories in all zoning districts (ORD21-002) and to allow cannabis manufacturing with a minor conditional use permit (ORD21-003).
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	In 2021 The City continued to provide Aquatics, Child Development, field rentals, a K-8th grade program, and online Senior social and exercise programs. The City helped to develop the ECCL, and contributes to 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.
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.
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	Community Events in 2021 included a Harvest Festival in October, and Holiday Tree Lighting in December. As of December, 50 children were enrolled in the Emeryville Child Development Center. Youth programs included the After School Expanded Learning Program, Before School Care, Kinder Buddies, Summer Camps, and Youth Basketball and Soccer. Adult programs include sports and fitness classes. 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, Twitter, E-news, and Notify Me.
PP-A-10	Prepare a plan for an Arts and Cultural Center	Planning Commission approved the Arts Center in 2020. In 2021 Both the Planning Commission and, on appeal, the City Council denied modifications to value engineer the project.
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.

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	<p>In 2021 the City hosted meetings of the Emeryville CERT Team in the months of January, March, May, July, September, and November. The CERT Team received trainings on various subjects including, ICS, the City's Emergency Operations Plan and how to conduct Windshield Surveys. A sub-committee of CERT Team members was formed to develop Activation Instructions for the Team.</p> <p>The Alameda County Fire Department (ACFD) and the City sponsored two CERT Basic Phase 1 Trainings. The first training took place from April – June and the other from September – November. 12 community members completed the online training portion. The final hands-on portion will be scheduled in the second quarter of 2022.</p> <p>The CERT Team along with ACFD gave a presentation to two Homeowner's Associations on Emergency Preparedness for Multi-Unit Buildings.</p> <p>ACFD provided hosted one Personal Emergency Preparedness (PEP) training for Emeryville resulting in 37 people trained.</p>
PP-A-13	Coordinate with utilities service providers	As a part of the Encroachment Agreement and/or Program, the City coordinated with PG&E on in-street repairs, with East Bay Municipal Utility District (EBMUD) on City sanitary sewer rehabilitation, and other telecom fiber companies for work in the public right of way.
PP-A-14	Require development projects to upgrade sanitary sewer systems	A private sewer lateral replacement ordinance was adopted in 2011. In 2021, the City continued to issue Private Sewer Lateral Permits to insure compliance.
<i>URBAN DESIGN</i>		
UD-A-1	Prepare Design Guidelines	The Emeryville Design Guidelines were adopted in December of 2010, and were amended in August of 2012 and again in May of 2015. The Design Guidelines are referred to in all Major and Minor Design Reviews as well as all new development plans.
UD-A-2	Implement neighborhood and area plans	The 2020 approval of the Art Center helped to implement the Park Avenue District Plan. Neighborhood plans are utilized and referenced on an ongoing basis when looking at design requirements, especially for the public realm, for new developments.
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. Amendments to the Planning Regulations in 2021 included an amendment to prohibit crematories in all zoning districts (ORD21-002) and to allow cannabis manufacturing with a minor conditional use permit (ORD21-003). These ordinances did not have a direct impact on urban design.
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan. The rain garden at San Pablo/MacArthur is effectively finished, as are the planters on 45th, Adeline, Doyle and 61st that were part of the Marketplace "Parcel G" stormwater treatment obligation. The streetscape designs in the Emeryville Design Guidelines are utilized and referenced on an ongoing basis when looking at design requirements for new developments.

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
UD-A-5	Update Capital Improvements Program	New streetscape projects in the 2019-2024 Capital Improvement Program include Green Infrastructure Projects (green stormwater treatment), Streetlight Survey and Standards, and Village Greens (shared streets with more space for pedestrians).
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	In 2021 the Bay Street Grocery store at South Bayfront PUD/PDP site was reviewed by the Planning Commission and BPAC who requested the applicant to revise the site plan so that a portion of Bay Street would become closed to automobiles and create a new plaza area for pedestrians. At a study session the Planning Commission requested a straight pedestrian and bicycle path through the site connecting 62nd and 63rd Street in the Emerystation Overland proposal.
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	In 2021 the Nady development on Shellmound Street at the northwestern gateway of the City revised the artist commission for the residential project.
UD-A-8	Support renovations of older residential and industrial building stock	The Art Center, approved in 2020, is an adaptive reuse of a significant structure that preserves cultural resources. In 2021 both the Planning Commission and, on appeal, the City Council denied modifications to value engineer the project. Minor and Major Design Review projects were approved by staff and the Planning Commission for the renovations of existing single family homes to expand into the duplexes and/or create larger units.
UD-A-9	Expand public art along green streets, at gateways, and in new parks	In 2021 the Sherwin-Williams developer substantially developed the site in which five new art works will be installed concurrent with park and greenway development. In 2021 the City installed a large scale mural at 1451 Sherwin Avenue which is a key green street.
UD-A-10	Develop and implement new sign regulations	Sign regulations were part of the planning regulations adopted in 2013. They are implemented through the sign approval process. Staff began working on sign code amendments directed by the Planning Commission during a study session in 2017. No progress was made in 2021.
CONSERVATION, SAFETY AND NOISE		
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees	<p>In 2021 under the direction of a licensed arborist City street trees were inspected for structural integrity and health prior to pruning or removal. 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 replacement are installed per the site specific recommendations of the Arborist and City standards related to tree installation in the public right of way.</p> <p>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. In 2021 a total of approximately thirty street trees were planted on Sherwin Street, Horton Street, 39th Street, and West Macarthur Boulevard.</p>
CSN-A-2	Implement the National Pollutant Discharge Elimination System permit	The City is in compliance with our NPDES Municipal Regional Permit to date. Municipal Regional Permit (MRP) 2.0 went into effect on January 1, 2016. The 2020-2021 annual report for the permit was completed September 2021.

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
CSN-A-3	Implement EBMUD water efficiency requirements	The City implements EBMUD water efficiency requirements in City projects and project approvals and inspections.
CSN-A-4	Disseminate information on harmful effects of toxic chemical substances and safe alternatives	In 2021 the City continued its online messaging about toxins and alternatives, including sending tweets and newflash items.
CSN-A-5	Protect biological resources while studying trail at the Emeryville Crescent.	In 2019 staff contacted the East Bay Regional Park District regarding preservation of Emeryville Crescent Marsh. No action taken - trail not studied yet.
CSN-A-6	Identify historic and cultural resources; refine significant structures ordinance	The City Council adopted the Significant Structures Ordinance in 2015, amending the Planning Regulations to add a map and list of significant structures.
CSN-A-7	Fund façade preservation projects	Façade preservation funding for Fiscal Year 2021/22 was used to provide matching funds to the Alameda CARES business recovery grant program.
CSN-A-8	Address seismic hazards and flooding risks	<p>The City replenished the Child Development Center's emergency supply of food and water.</p> <p>The City identified designated evacuation routes for the City in the event of an earthquake or tsunami event.</p> <p>In 2021 the State worked on a new Tsunami Playbook with updated inundation maps. The City anticipates that the new handbook will increase the inundation area in the City in the event of a Max event (large earthquake on the Cascadia fault which runs along the coast of the Pacific Northwest) and will review the maps for implementable responses when they become available.</p> <p>The City participated in a review of East Bay Regional Parks update to their <u>Emergency Operations Plan for the Temescal Dam</u></p>
CSN-A-9	Implement and update emergency management operations plan	<p>In 2021 the City presented the Council Emergency Response Guidebook to the Council's standby officers in January 2021.</p> <p>EOC Section trainings were held during the 1st and 3rd quarters and one tabletop exercise in April 2021. We participated in the Golden Eagle Exercise in November 2021. We took that opportunity to train Department Heads on VEOCI, the online Emergency Management software.</p> <p>In 2021 the City developed an Emergency Action Plan for the Community Services Department at the ECCL.</p> <p>In April 2021, City staff met for an annual review of the Local Hazard Mitigation Plan.</p> <p>The City continued to update the COVID 19 protocols and site plans throughout the year. The City implemented a COVID-19 Vaccination Mandate or Test Policy.</p>
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	The updated LHMP was approved in 2019; it covers a five-year period.

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
CSN-A-11	Work with Stopwaste.org on disposal of hazardous materials.	The City works with Waste Management of Alameda County on disposal of batteries and fluorescent lights; Paint Care on paint disposal; and Alameda County Household Hazardous Waste Facility on hazardous waste disposal. The City refers people to the Household Hazardous Waste events sponsored by the Alameda County Waste Management Authority, a list of non-city collection centers for disposal of sharps, and the Stopwaste www.recyclewhere.org website for questions about difficult materials.
CSN-A-12	Work with the Flood Control and Water Conservation District.	The City coordinates with the Alameda County Flood Control District as needed along Temescal Creek. The South Bayfront Pedestrian Bridge is a capital improvement project that relies on coordination with the District.
CSN-A-13	Use site plan review to ensure public health and safety, and the protection of natural and cultural resources	The Art Center, approved in 2020, is an adaptive reuse of a significant structure that preserves cultural resources. In 2021 both the Planning Commission and, on appeal, the City Council denied modifications to value engineer the project
CSN-A-14	Update Zoning Ordinance	No safety or noise amendments were made to the Planning Regulations in 2021. Previously, the City addressed safety and noise in amendments regarding short-term rentals, accessory dwelling units, and cannabis businesses.
CSN-A-15	Update Capital Improvement Program	The City is in design for a large in-line trash separator device scheduled for construction in fall 2022, to be paid for in part with Caltrans funding.
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 2021 progress was made on building decarbonization requirements for new (and to some extent, existing) buildings through adopted energy reach codes, along with low-carbon building materials codes and incentives currently in development.
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts	As of June 2016, all Conditions of Approval address mechanical and construction noise impacts in Section III.B.1.
CSN-A-18	Require noise study for projects with high noise exposure	Noise studies are 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.
CSN-A-19	Develop railroad quiet zones	At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones". Staff has completed agreements with Union Pacific to concur on scope of work at the Quiet Zone crossings. The City was approved for grant funding in 2018 from the State's Trade Corridor Enhancement Program. The City will asked to receive construction funding in 2021 and construction is tentatively scheduled to begin in 2022.
SUSTAINABILITY		
ST-A-1	Implement the Climate Action Plan	In 2021 the City continued to work on many elements of the Climate Action Plan, especially active transportation, with new bike/ped facilities planned or installed, and in electrifying transportation and new buildings.

City of Emeryville 2021 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2021
ST-A-2	Adopt the United Nations Environmental Accords, implement 14 actions	The General Plan currently supports 14 of the 21 actions listed in the United Nations Environmental Accords. In 2017 the Mayor signed a re-commitment to the goals and obligations of the Global Covenant of Mayors (Paris Climate Agreement).
ST-A-3	Incorporate Build It Green or LEED and Bay Friendly standards in construction projects	Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code, and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.
ST-A-4	Follow green building and Bay Friendly Landscaping requirements in City projects	Council adopted Green Building and Bay-Friendly Landscaping requirements applicable to City projects. In 2021 the Public Works Department reviewed plans for Horton Landing Park for compliance.
ST-A-5	Require public-private projects to follow green building and Bay Friendly Landscaping requirements	All major development projects that receive City building permits are required to include a green building checklist in their application.
ST-A-6	Develop environmentally preferable municipal purchasing program	In 2016 staff brokered green purchasing arrangements with several vendors. These were still in use in 2021.
ST-A-7	Identify developer sites for farmers' markets	Bay Street Center has held a seasonal farmers' market in some of the years since the General Plan was adopted; however, in part due to COVID, no farmers' markets were held in Emeryville in 2021.

Jurisdiction	Emeryville	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	276	5	-	81	1	-	20	8	-	-	115	161
	Non-Deed Restricted		-	-	-	-	-	-	-	-			
Low	Deed Restricted	211	-	-	16	3	-	30	-	-	-	49	162
	Non-Deed Restricted		-	-	-	-	-	-	-	-			
Moderate	Deed Restricted	259	-	-	-	4	-	35	-	-	-	60	199
	Non-Deed Restricted		7	-	14	-	-	-	-	-			
Above Moderate		752	178	1	201	70	-	417	185	-	-	1,052	-
Total RHNA		1,498											
Total Units			190	1	312	78	-	502	193	-	-	1,276	522

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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 include units that were permitted since the start of the planning period.

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.

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Emeryville		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1-1-1	Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Ongoing	The City continues to contract with Alameda County Healthy Homes Department, using CDBG funds, and Rebuilding Together North East Bay, using General funds, to provide Minor Home Repair services to low income households. Due to the pandemic, both vendors saw a slow down in service this year. In 2021, at total of 3 homes were complete under both programs.
H-1-1-2	Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.	Ongoing	Due to the closure of City hall associated with the Covid 19 Pandemic, the City has focused distribution of marketing materials on the Housing Rehab Programs through the City's website and through Housing Notification Portal.
H-1-1-3	Continue to offer home maintenance education.	Ongoing	The City continues to direct interested homeowners to information on the Earthquake Brace + Bolt Program on the City's website and through public outreach opportunities.
H-1-2-1	Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	Ongoing	Graffiti abatement is limited to commercial businesses. Residential abatement issues are rare and addressed by property owners. FY2020-22; 57 commercial graffiti cases abated with assistance from outside graffiti vendor. 32 commercial cases abated by business owner. Building has compiled field observations which indicated 500 + SFR, Multifamily residential structures. About 2% or 11 total residences are in need of maintenance or repair as of Oct 31, 2021. In sum, the Triangle neighborhood had the highest number and percentage of minor, low repair or maintenance issues including the most number of roof issues. Property owner decides timing for repair permit necessity.
H-1-2-2	Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing	Two projects received approval from City Council to demolish six existing units and construct 6 new units on the same project sites to ensure there was a net loss of units.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1-3-1	Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.	Ongoing	The City maintains an inventory of rental and ownership units restricted for occupancy by low and moderate income households. This database is monitored annually. One homeownership unit was acquired by the City to preserve the affordability restrictions. That unit was marketed for sale and will sell to a moderate income household in early 2022.
H-1-3-2	Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.	Ongoing	The City continues to comply with state law regarding the use of LMIHAF. The City maintains a database of units assisted with the funds and monitors the units to ensure continued affordability. Four (4) units were removed from the LMIHAF portfolio in 2021 due to homeowners paying off their homebuyer assistance loans. 154 units remain in the portfolio.
H-2-1-1	Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing.	Ongoing	The City continues to offer a density bonus for development projects that include affordable housing units.
H-2-1-2	Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.	Ongoing	The City continues to implement the Affordable Housing Program by requiring the inclusion of below market rate units in residential projects. In 2021, one rental housing application (1225 65th Street) submitted for entitlement which will require compliance with the Affordable Housing Program.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-2-2-1	Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.	Ongoing	The City collected \$131,746.40 in Affordable Housing Impact Fees in Calendar Year 2021. No funds were expended in 2021.
H-2-2-2	Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Ongoing	The City adopted an Affordable Housing Administration and Expenditure Plan, outlining approximately \$64 Million to support the production and preservation of housing units targeted to very low, low and moderate income households. City and Housing Successor Agency real estate assets were identified in the Plan and funding to support the redevelopment of these City owned sites for affordable housing was outlined.
H-2-2-3	Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level.	Ongoing	The City continues when feasible and appropriate, to consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program to support the inclusion of units at a deeper affordability level.
H-2-2-4	Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.	Ongoing	The City continues to provide a down payment assistance through the City's First-time Homebuyer Program and Ownership Assistance Program. No applications were received in 2021.
H-2-2-5	Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.	Ongoing	The City continues to work with affordable housing developers to identify and leverage local, state and federal funding programs that will assist in maximizing the number the affordable units. The City worked with the Non-Profit Developer for 3600 San Pablo Avenue to apply for No Place Like Home, Affordable Housing and Sustainable Communities, and IIG funding in 2021.
H-2-2-6	Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Ongoing	The City continues to support regional and statewide efforts to establish new sources of funding for affordable housing.
H-2-2-7	Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.	Ongoing	The City continues to sets aside 20% of the boomerang funds to support affordable housing in the City. The City adopted an Affordable Housing Administration and Expenditure Plan, which outlines a plan to commit and expend the current balance of Boomerang Funds.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-3-1-1	Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.	Ongoing	The City continues to encourage the inclusion of extremely low and very low income affordable units for people living with physical and/or developmental disabilities and Shelter-Plus-Care units in projects subject to the City's Affordable Housing Program. The City adopted an Affordable Housing Administration and Expenditure Plan in 2021, which outlines several programs that will require the preservation or production of affordable housing units for person with special needs.
H-3-1-2	Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.	Ongoing	The City entered into amendment #1 of the Exclusive Rights to Negotiate Agreement with a Non-Profit Developer to redevelop 4300 San Pablo Avenue as an intergenerational housing project for low income seniors and transitional aged youth. The City also supported the adoption of SB591 which allows for the creation of intergenerational housing in California.
H-3-1-3	Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.	Ongoing	Because the Building Code now requires Universal Design features, the City no longer offers bonus points for them.
H-3-1-4	Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.	Ongoing	The City adopted an Affordable Housing Administration and Expenditure Plan in 2021. One program within the plan allocates approximately \$4 million dollars to incentivize the creation of additional BMR units for Special Needs Populations . The city will continue to identify a nonprofit housing developer and service provider to support housing for disabled person through this program and on City-controlled sites.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-3-2-1	Continue to support the countywide effort to prevent and end homelessness through strategies described in the "EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan." Monitor the plan's progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium technical Advisory Committee.	Ongoing	The City continues to coordinate with EveryOne Home, Alameda County and service providers to prevent and end homelessness. The City adopted a Homeless Strategy in 2018, which sets forth goals and implementation measures intended to address homelessness. The City continues to provide outreach and housing navigation services to the unsheltered population through third-party contractors, and is supporting the development of permanent supportive housing through the 3600 San Pablo Avenue project, which will create 25 permanent supportive housing units for very low-income households upon completion.
H-3-2-2	Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.	Ongoing	The City continues to provide financial support to the St. Vincent DePaul shelter, which provides shelter beds to people experiencing homelessness in Emeryville, and the Emeryville Citizen Assistance Program (ECAP), which provides food to unsheltered people in Emeryville and surrounding areas. St. Vincent DePaul reported serving 229 guests in FY21. ECAP serves over 200,000 individuals annually with nongovernmental distributions and 12,000 individuals with USDA monthly distributions. Additionally, in 2021 five unsheltered individuals were placed into housing through the City's Emerging Needs and Rapid Rehousing funds administered by the City's contract outreach and housing navigation provider.
H-3-2-3	Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.	Ongoing	The City continues to provide information on its website, at the Senior Center and City Hall. In 2021, the City also utilized its housing notification email system, monthly reports and its website to notify the public of emergency rental assistance available through Alameda County.
H-3-2-4	Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.	Ongoing	The City continued to provide financial support to the North County Family Front Door coordinated entry system for families experiencing homelessness. The Family Front Door offices are located at City-owned property at 4300 San Pablo Avenue, which is licensed to the Family Front Door operator, Building Futures for Women and Children, at no cost. The City's agreement to provide financial support for Family Front Door requires coordination with EUSD. Family Front Door invited EUSD participation in monthly case management conferences.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-4-1-1	Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).	Ongoing	Of planned residential developments on the sites inventory table (Table 4-2) of the Housing Element, 957 units are completed, 872 units are under construction, and 143 approved units have not yet started construction.
H-4-1-2	Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	Ongoing	In 2021, while no new mixed use developments received approvals, staff and the Planning Commission reviewed plans and held community meetings to ensure that potential new mixed-use projects complied with the general plan, planning regulations and design guidelines.
H-4-2-1	Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	Ongoing	The City continues to provide a First time Homebuyers Program for Low to Moderate Income Teachers at Emery Unified School District. The program is available on Market rate developments only. In 2021, no teachers applied for the program.
H-4-2-2	Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.	Ongoing	The City continues to provide a First Time Homebuyers Program to City of Emeryville employees. The program is available on Market rate developments only. In 2021, no city staff applied for the program.
H-4-2-3	Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	Ongoing	Staff continues to work with the various City Departments and EUSD during the marketing of affordable units. People who work and live in Emeryville or have students at EUSD are given preference for the BMR Rental Units. Emails are also sent to City Staff and EUSD staff whenever a BMR ownership unit becomes available.
H-4-2-4	Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.	Ongoing	No below market rate live/work residential units hit the market in 2021. Staff has begun discussions with Sherwin Williams on the marketing requirements for their Below Market Rate units, which includes 4 live/work units.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-4-2-5	Encourage the development of affordable live/work space for artists and craftspeople.	Ongoing	The City received a request to convert 11 existing market rate live/work units to 11 below market rate live/work units in an effort to provide a flexible community benefit for another project they were seeking entitlements on. City Council provided direction to staff to negotiate the terms of this proposal.
H-4-2-6	Promote quality and diversity in the architectural style of new housing developments.	Ongoing	In 2021, staff and the Planning Commission continued to review projects using the adopted design guidelines that implement the General Plan and recognize the unique characteristics of the City's various neighborhoods.
H-5-1-1	Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	Ongoing	The City contracts with ECHO and EBCLC to provide fair housing counseling, tenant/landlord counseling and legal referrals for low income tenants and landlords, through the use of CDBG and Local General Funds.
H-5-1-2	Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.	Ongoing	In 2021, the City created a Fair Housing webpage on the City's website. Information pertaining to fair housing laws, fair housing discrimination, the analysis of impediments to fair housing, and civil rights discrimination can be found centrally located on this new webpage. The webpage can be found at https://www.ci.emeryville.ca.us/1411/Fair-Equal-Housing .
H-5-1-3	Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market-rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance).	Ongoing	The City of Emeryville requires fair housing and equal opportunity language on all Marketing Plans for affordable units and within the Affordable Housing Agreements. The City will continue to review these documents as they come in to ensure compliance.
H-5-1-4	Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.	Ongoing	The City continues to support Rebuilding Together East Bay-North and Alameda County Healthy Homes Program in providing accessibility grants for low income households.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-6-1-1	Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.	Adoption 2015, implementation ongoing	The family-friendly residential amendment to the City Design Guidelines was adopted in 2015. As projects are proposed, the City continues to implement these Design Guidelines.
H-6-1-2	Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.	Ongoing	The City continues to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing.
H-6-2-1	Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.	Ongoing	MCC funds were not available in Alameda County in 2021.
H-6-2-2	Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.	Ongoing	Technical assistance was provided to several BMR Homeowners in working with their Condominium Homeowner Association (HOAs). The City will work to develop a program during the next reporting period to re-engage Condominium Homeowner Associations (HOAs) to encourage Owner Occupancy and determine their technical assistance needs.
H-6-2-3	Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Ongoing	The City continues to offer low-interest rate first time homebuyer assistance loans to low and moderate income households. No applications were received in 2021.
H-6-3-1	Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.	Ongoing	Staff continues to assist people at risk of losing their homes to foreclosure by referring homeowners to HOPE Foreclosure program and legal assistance. Additionally, the City adopted the Affordable Housing Administration & Expenditure Plan that includes a Foreclosure Prevention Program, which will provide financial assistance to those at risk of foreclosure.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-7-1-1	Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	Ongoing	In 2021, the Christie Avenue properties held by the Successor Agency began pre-development work with a transaction expected no later than September 2022. The Revolving Loan Fund which has \$3.2 M available is expected to be used for site assessment, remediation, reporting and long term assessment as needed.
H-7-1-2	Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	Ongoing	In 2021, marketing of the program was put on hold to determine the need for funds at the Christie Avenue housing development site. In 2022 funds may be redirected after the need at Christie is determined. In 2021 the City did not apply for state or Federal grant resources due to lack of staff resources.
H-7-2-1	Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	Ongoing	The City continues to require developers to complete the LEED or GreenPoint Rated checklist as part of Planning and Building submittals.
H-7-2-2	Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	Ongoing	The City continues to include the Green Point and LEED Checklist in all City-led requests for proposals or City-funded residential development projects.
H-7-2-3	Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Ongoing	The City's Sustainability website includes information on a full complement of topics including grants available to the community, waste, stormwater, active transportation, energy, and building materials. Sustainability information is frequently communicated through City tweets and Newsflash articles.
H-7-2-4	Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	Ongoing	Vegetative stormwater treatment is required in projects disturbing or creating 5,000 or 10,000 or more square feet of permeable surface. At least one large residential site was completed with 100% treatment this year: "The Intersection," at 3800 San Pablo Avenue. Housing projects underway with vegetative stormwater treatment include the Sherwin-Williams development. The City is also reviewing all opportunities to incorporate vegetative treatment on new public projects regardless of size.
H-7-2-5	Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Ongoing	June FY 2019 to present (Jan 1, 2022); 4 buildings consisting of 481 dwellings units have submitted licensed 3rd party certification building compliance forms. An additional 6 buildings consisting of 481 dwelling units est. completion and certification within FY 2023/24

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-7-3-1	Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	Ongoing	The City has continued in 2021 to take action to redevelop two sites into affordable housing projects, located along the San Pablo Avenue corridor, within the Priority Development Area (4300 San Pablo and 3600 San Pablo). The City partnered on a joint application for Affordable Housing & Sustainable Communities funding for 3600 San Pablo and will continue to work with both developers to secure additional resources, as appropriate.
H-7-3-2	Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.	Ongoing	One of the projects recommended in the EBOTS is the 40th and San Pablo Bus Hub. In 2021, the City Council authorized the submission of a joint application for Affordable Housing & Sustainable Communities funding with Resources for Community Development to implement pedestrian and bike improvements along 40th avenue in support of 3600 San Pablo Avenue project. Funding recommendations are anticipated in early 2022.
H-7-3-3	Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.	Adoption 2015, implementation ongoing	The design guidelines for open space and community interaction, which were adopted in 2015, continued to be used. In 2021 the City continued to review residential projects using the approved design guidelines to promote high quality open spaces.
H-7-4-1	Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and carsharing pods.	Ongoing	The City's Sustainability website includes up-to-date directories of resources and actions for businesses and residents. Several agencies are offering new assistance programs for energy, including the Building Decarb Coalition's "The Switch is On" campaign and East Bay Community Energy's "Resilient Home" program. The City launched its scooter-share program and continues to publicize transit and microtransit opportunities.
H-7-4-2	Encourage energy conservation measures and use of green building materials in residential remodel projects.	Ongoing	The City is actively working to strengthen energy code requirements through reach codes to encourage building electrification and increased energy efficiency. The first reach code, requiring all-electric construction of residential buildings along with installed solar in residential new construction up to ten stories, was passed this year. Staff are developing a development bonus opportunity for the use of mass timber in place of steel framing.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Jurisdiction	Emeryville	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Emeryville	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Table F

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

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

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

Jurisdiction	Emeryville	
Reporting Period	2021	(Jan. 1 - Dec. 31)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
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						

Jurisdiction	Emeryville	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	8
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		185
Total Units		193

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	0	0
2 to 4	8	5	1
5+	24	186	58
ADU	7	2	0
MH	0	0	0
Total	39	193	59

Housing Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	24
Total Housing Units Approved:	5
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Emeryville	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202) <i>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.</i>					
Total Award Amount	\$ 65,000.00 <i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Outreach Strategy, Survey, Meetings	\$7,000.00	\$0.00	In Progress	Local General Fund	
Research, Analysis, Writing, Exisiting	\$14,000.00	\$0.00	In Progress	Local General Fund	
Research, Analysis, Writing, Potential	\$9,000.00	\$0.00	In Progress	Local General Fund	
Study Sessions	\$4,000.00	\$0.00	In Progress	Local General Fund	
Drafts	\$5,000.00	\$0.00	In Progress	Local General Fund	
Approval Hearing Finalize	\$8,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Not yet started
Environmental Review	\$4,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Not yet started
Draft Response to Review	\$5,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Not yet started
Adoption Review Hearings	\$6,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Not yet started
Final to HCD, Response, Certification	\$3,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Not yet started

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	1
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		35
Total Units		39

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	8
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		185
Total Units		193

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	11
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		48



Housing Successor Annual Report FY 2020-2021

FEBRUARY 2, 2022

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



This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of February 2, 2022. This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2020/21 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff. 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, 2022. 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 \$864,558.24 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 \$ 22,798,162.53, 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
Monitoring & Administration Expenditures	\$5,200.00
Homeless Prevention and Rapid Rehousing Services	\$0.00
Housing Development Expenditures	\$600,508.60
• <i>Extremely Low</i>	<i>\$182,169.17</i>
• <i>Very Low</i>	<i>\$163,692.54</i>
• <i>Low</i>	<i>\$254,646.89</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	\$15,482,259.95
Total Value of Housing Successor Assets	\$33,425,654.61

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 th 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
6150 Christie Avenue	August 31,2012	September 1, 2022 *	Pre-Development
3602 Adeline	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.

This information is not required to be reported until 2024 for the FY 2019/20 – FY2023/24 period, however, the following table illustrates that the Housing Successor has expended 30% of the LMIHAF on housing developments affordable to households earning 30% or less of the AMI for the 2020/2021 fiscal year.

FISCAL YEAR	PROJECT	TOTAL EXPENDED	30% AMI	50% AMI	80% AMI
2020-2021	3706 San Pablo (Estrella Vista)	7,264.00	2,170.85	3,673.75	1,225.91
	3600 San Pablo (Nellie Hannon)	593,244.60	177,973.38	158,198.56	250,481.05
	Total	600,508.60	180,144.23	161,872.31	251,816.96
	% AMI		30%	27%	42%

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, 2011-June 30, 2021.

Project Name	YR Completed	Total Restricted Units	Senior Restricted Units	Non-Senior Restricted Units
Ambassador Apartments	2013	69	0	69
Emme	2014	29	0	29
Parc on Powell	2014	21	0	21
Artistry Emeryville	2017	1	0	1
3900 Adeline	2018	12	0	12
Estrella Vista	2020	86	0	86
Avalon Public Market (Parcel D)	2020	25	0	25
Avalon Public Market (Parcel C2)	2020	7	0	7
The Intersection	2021	11	0	11
Total Units		249	0	249
% Senior Units			0%	

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 Housing Successor does not have excess surplus. The following provides the Excess Surplus test for the preceding four Fiscal Years:

FY20/21 FUND BALANCE	
Opening Balance	\$21,962,210
Land	(\$17,943,395)
Encumbrances	(\$1,504,435)
Unencumbered LMIHAF	\$2,514,780
4 YRS OF DEPOSITS	
FY17/18	\$767,373
FY18/19	\$690,275
FY19/20	\$854,122
FY 20/21	\$864,558
Total Deposits	\$3,176,328
EXCESS SURPLUS TEST	
Base Limitation	\$1,000,000
Aggregate Deposits	\$3,176,328
Is the Base or the Deposits the Greater Allocation?	Deposits
Unencumbered LMIHAF	\$2,514,780
Excess Surplus (Unencumbered LMIHAF > Deposits)	No

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		154
# of Units Lost to portfolio in Fiscal Year	Foreclosure	0 units
	Paid-off	4 units
Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the LMIHF		\$0 funds returned
		\$596,215.82 in payoffs/fees
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