

Please Start Here

General Information	
Jurisdiction Name	Emeryville
Reporting Calendar Year	2023
Contact Information	
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Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	53
	Non-Deed Restricted	0
Low	Deed Restricted	36
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		29
Total Units		118

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	1	0	1
5+ units per structure	4	90	494
Accessory Dwelling Unit	22	28	4
Mobile/Manufactured Home	0	0	0
Total	27	118	499

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	16	118
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	14
Number of Proposed Units in All Applications Received:	383
Total Housing Units Approved:	12
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	1
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	53	0	53
Low	36	0	36
Moderate	0	0	0
Above Moderate	1	0	1
Total	90	0	90

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	1	90

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	10	376
Discretionary	4	7

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	362
Number of Projects Permitted with a Density Bonus	1
Number of Units in Projects Permitted with a Density Bonus	90

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	47
Sites Rezoned to Accommodate the RHNA	0

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

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								264	0	95	0	0	0	24	383	12	0		
	049A-1477-001-01	6000 and 6040 Hollis Street	5900 Hollis Street L/W Conversion	UP23-006	5+	R	10/13/2023							2	2	2		NONE	No
	049A-0954-039-00	3960 Adeline Street	Key Route Lofts	UP02-16A	5+	R	10/10/2023							2	2	2		NONE	No
	049A-1313-008-00	5519 Beaudry Street	5519 Beaudry St ADU(s)	ZC23-012	ADU	R	10/4/2023							2	2			NONE	No
	049A-1313-008-00	5519 Beaudry Street	5519 Beaudry SF Home	DR23-023	SFD	R	10/4/2023							1	1			NONE	No
	049A-1469-010-00	1270 Ocean Avenue	1270 Ocean Ave ADU(s)	ZC23-011	ADU	R	9/1/2023							2	2	2		NONE	No
	049A-1313-006-00	5525 Beaudry Street	5525 Beaudry St ADU(s)	ZC23-010	ADU	R	8/28/2023							2	2			NONE	No
	049A-0481-005-00	3629 Adeline Street	3629 Adeline St ADU	ZC23-009	ADU	R	7/27/2023							1	1	1		NONE	No
	049A-1493-003-00	5890, 5900, and 6160 Christie Avenue	Christie Ave Affordable Housing Project	ZC23-008	5+	R	6/27/2023	264		95				3	362			SB 35 (2017)	Yes
	049A-1026-015-04	4107 Adeline Street	4107 B Adeline	ZC23-007	2 to 4	R	6/9/2023							1	1	1		NONE	No
	049A-1174-056-00	1015 47th Street	1015 47th St ADU(s)	ZC23-006	ADU	R	5/1/2023							2	2	2		NONE	No
	049A-1330-005-00	5881 Beaudry Street	5881 Beaudry St ADU	ZC23-004	ADU	R	4/10/2023							1	1	1		NONE	No
	049A-1081-001-00	1055 45th Street	1055 45th St ADU	ZC23-003	ADU	R	3/23/2023							1	1	1		NONE	No
	049A-1026-034-00	1047 43rd Street	1047 43rd St ADU(s)	ZC23-001	ADU	R	2/24/2023							2	2			NONE	No
	049A-1026-034-00	1047 43rd Street	1047 43rd St Duplex	DR23-009	2 to 4	R	2/24/2023							2	2			NONE	No
														0					
														0					

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**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022 - 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	451	-	53	-	-	-	-	-	-	-	-	53	398
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	259	-	36	-	-	-	-	-	-	-	-	36	223
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	308	-	-	-	-	-	-	-	-	-	-	-	308
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		797	23	26	-	-	-	-	-	-	-	-	49	748
Total RHNA		1,815												
Total Units			23	115	-	-	-	-	-	-	-	-	138	1,677
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*		226		45	-	-	-	-	-	-	-	-	45	181

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

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

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

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

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

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville		
Reporting Year	2023	(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
A. Housing Development Regulatory Program	<p>Implement various Housing Development Regulatory Programs to ensure the construction of housing being built is affordable at various income levels, especially for very low to moderate-income level households.</p> <p>Evaluate the feasibility of modifying the Affordable Housing Program Ordinance to increase the number of new affordable ownership residential units, incorporate an inclusionary housing requirement, increase the number of affordable rental residential units for extremely low and developmentally disabled and to increase the creation of rental residential units for extremely low and very low-income people living with physical and/or developmental disabilities.</p> <p>Analyze and update the percentage of affordable housing units required under the City's Development Bonus Program, in response to changes made to the Affordable Housing Program.</p>	Dec-24	<p>Underway: The City continues to inform all new residential development applicants of the City's Development Bonus Program, State Density Bonus Program and Affordable Housing Program, as part of the initial application process. Only one(1) application (ZC23-008) submitted in 2023 would be required to comply with one of these programs, as part of receiving their entitlement. Application ZC23-008 is proposed to be a 100% affordable rental housing project and is anticipated to be processed under the streamlined ministerial approval process (Senate Bill (SB) 35), thereby negating the need to participate in the City's Development Bonus Program, State Density Bonus Program and exceeding the affordability requirements of the Affordable Housing Program. Entitlements are anticipated on application Z C23-008 in early 2024.</p> <p>The City drafted a Request for Proposals for consultant services related to analyzing the feasibility of increasing the number and type of affordable housing units required under the Affordable Housing Program and Development Bonus Program. The RFP shall be released in early 2024 and upon consultant selection, the City will evaluate both programs and bring forward recommendations to the City Council for adoption in late 2024.</p>

<p>B. Streamlining Planning Processes</p>	<p>Enact streamlined entitlement processes to accelerate the production of housing.</p> <p>Establish a written policy or procedure, as appropriate, to ensure that eligible multifamily projects with an affordable housing component are provided streamlined entitlement review as outlined in Senate Bill (SB) 35.</p> <p>Seek opportunities to streamline the permitting process of converting single unit homes to two-unit homes, including the possibility of waiving the requirement for Planning Commission approval for projects that will exceed base FAR.</p> <p>To investigate the ability to eliminate the need for a public meeting to determine if the case warrants an Appeal Hearing.</p>	<p>Dec-24</p>	<p>Underway: One(1) pre-application (ZC23-008) was submitted in 2023 as a potential SB 35 project. The pre-application was determined to be in compliance and the City began the tribal consultation process, as the final step required to determine SB35 applicability. The tribal consultation process is anticipated to be finalized in early 2024 and a complete SB35 application is projected to be submitted immediately thereafter. Application ZC23-008 is proposed to have 362 units so entitlements shall be issued within 180 days.</p> <p>The City has engaged a consultant to develop documents to assist applicants and City staff in streamlining SB35 projects. Finalization of documents for publication is anticipated in 2024.</p>
<p>C. Objective Design and Development Standards</p>	<p>Create objective design and development standards as required under the 2017 Senate Bill (SB)35 and 2019 SB 330.</p> <p>Review the Planning Regulations, Design Regulations, and six Area Plans to identify and determine if any redundancy exists or if any obsolete guidelines should be removed.</p>	<p>Dec-23</p>	<p>Complete: In 2023, the City completed the Objective Design Standards project by integrating objective standards into the Planning Regulations and incorporating all subjective items into the Design Guidelines. Both the Planning Regulations and Design Guidelines were also updated to address any inconsistencies that may exist in the six Area Plans. All updates were adopted by the City Council on November 21, 2023, and became effective on December 21, 2023.</p>
<p>D. Accessory Dwelling Units (ADUs)</p>	<p>Promote and incentivize the development of Accessory Dwelling Units (ADUs), including Junior Accessory Dwelling Units (JADUs).</p> <p>Develop ADU guidance materials to assist property owners in understanding the process to develop ADUs/JADUs.</p> <p>Establish initiatives, such as developing a loan program for homeowners to construct ADUs affordable to lower income households.</p> <p>Engage with existing multifamily property owners to discuss capacity for adding ADUs in multi-unit developments.</p>	<p>Dec-27</p>	<p>Underway: In 2023, City ministerially reviewed 8 ADU applications to create 13 ADUs, approved entitlements for 10 ADU applications to create 22 ADUs, provided building permits for 14 ADUs and issued Certificate of Occupancy for 4 ADUs.</p> <p>Additionally, the City participated in the Alameda County ADU Advisory Group to assist in developing a County-wide ADU guidebook and resource center to help Alameda County residents through the entire process of building an ADU. The Alameda County ADU Resource Center website went live in October 2023 and can be found at www.adu.acgov.org.</p> <p>No action was taken in 2023 to establish an ADU loan program but the City anticipates looking into this objective in 2025.</p>

<p>E. Adaptive Reuse</p>	<p>Examine opportunities to allow for the adaptive reuse/conversion or replacement of vacant or underperforming commercial spaces and parking structures into residential units and analyze the feasibility of adopting an Adaptive Reuse Ordinance.</p> <p>Examine the feasibility of requiring the “Future Proofing of Parking Structures” for all new parking structures built in Emeryville.</p> <p>Research the creation of a financial incentive program to support this program.</p>	<p>Dec-31</p>	<p>Underway: Effective December 21, 2023, the City’s Development Bonus Program was updated to include the design of a convertible parking garage for adaptive reuse as an eligible community benefit option. In order to obtain community benefit points, an applicant would have to design the parking garage to include level stories and vehicle only ramps, without ramped parking, a minimum of 9-ft floor to finish ceiling height, and larger live and deadload loading requirements for non-vehicle uses as well as floor flattening systems, or an applicant could design the garage to include seismically separated sections, which make it feasible to demolish portions of the existing building to allow for construction of another type of facility.</p> <p>A building permit and certificate of occupancy was issued in 2023 for the conversion of a vacant commercial property located in a low resource area, into two accessory dwelling units.</p> <p>No other actions were taken in 2023 related to the Adaptive Reuse Program. The city anticipates researching opportunities for the conversion of underperforming and vacant commercial or parking structures in 2024.</p>
<p>F. Impact Fees</p>	<p>Evaluate the process for the collection of impact fees for new housing and modify the process to ensure that smaller, more affordable units are not unfairly penalized with higher costs, and that impact fees do not inadvertently incentivize larger more expensive projects.</p> <p>Post its written fee schedule on the City’s website as well as the impact fees associated with specific projects to ensure compliance with Assembly Bill (AB) 602</p>	<p>Dec-24</p>	<p>Underway: The City collected \$43,654.72 in Housing Impact fees in 2023. On November 21, 2023, the City Council approved the 2022-2023 Development Impact Fee Report in compliance with the Mitigation Fee Act. The fee schedule and Annual Impact Fee Report can be found on the City’s website at https://www.ci.emeryville.ca.us/971/Impact-Fees.</p> <p>The City drafted a Request for Proposals for consultant services related to conducting an impact fee nexus study and evaluating the fee structure to encourage smaller housing projects. The RFP shall be released in early 2024 and upon consultant selection, the City will complete the impact nexus study and evaluate the fee structure.</p>

<p>G. City-sponsored Development Fund</p>	<p>Provide \$14.7 million, in a low interest rate loan, to support the construction of Nellie Hannon Gateway at 3600 San Pablo Avenue (Housing Element Site 6) to produce 89 affordable housing units for extremely low to low-income households.</p> <p>Provide \$2.5 million, in a low interest rate loan, to support the construction of 4300 San Pablo Avenue (Housing Element Site 10), to produce 67 affordable housing units for extremely low to very low-income seniors and transitional aged youth.</p> <p>Provide \$23.6 million, in a low interest rate loan, to support the construction at 5890, 5900, and 6150 Christie Avenue (Housing Element Site 14), to produce high-density affordable housing that will serve very low-to moderate income households.</p> <p>Provide \$240,000 in a low interest rate loan, to support the construction of 1-4 affordable housing units at 3602 Adeline Street and 1122 36th Street.</p>	<p>Dec-31</p>	<p>Underway: Funding for 3600 San Pablo Avenue (Nellie Hannon Gateway) was committed in 2021. Prior to 2023, the City disbursed \$2.5M of the development loan for pre-development expenses and in 2023 the City disbursed \$11.6 million towards construction. This project is anticipated to be completed in 2024 and the balance of funds will be disbursed at that time.</p> <p>Funding for 4300 San Pablo Avenue, comes from Alameda County A-1 funds and was committed by the City to this project in 2021. Entitlement was received in 2022, and in 2023 the City submitted a request for an extension of the commencement of construction to the Alameda County Housing and Community Development Department. The developer continues to seek additional financing to commence construction.</p> <p>Funding for 5890, 5900 and 6150 Christie Avenue (“Christie Avenue”), was committed in 2021. The City finalized the draft of the Land Disposition and Development Agreement in December 2023 and anticipates obtaining City Council approval in early 2024. The Developer is required to submit an updated financing plan for this project by March 2024 and will begin seeking additional financing to construct the project shortly thereafter.</p> <p>Funding for 3602 Adeline Street & 1122 36th Street was committed in 2021. The City issued a Request for Proposals for redevelopment of the site in 2022, however no proposal was selected. A new developer solicitation is scheduled for early 2024.</p>
<p>H. Development Opportunity Fund</p>	<p>Provide \$8.3 million in funding to permit the strategic acquisition or development of properties for very low to moderate income households</p>	<p>Dec-24</p>	<p>No Action: No action was taken in 2023 towards the Development Opportunity Fund. The City anticipated drafting program guidelines in an effort to release a Notice of Funding Availability in late 2024 or early 2025.</p>

<p>I.Preserve BMR Ownership Portfolio</p>	<p>Ensure compliance of the BMR Ownership Portfolio by ensuring the homeowners continue to occupy the units as their principle place of residence.</p> <p>Ensure that each BMR Ownership unit is marketed in compliance with the Resale Restriction Agreement and is sold to an income eligible homebuyer.</p> <p>Acquire BMR units through the right of first refusal, if a homeowner is unable to sell the property during the allotted marketing period or is at risk of foreclosure by utilizing funds allocated in the Housing Bond Administration and Expenditure Plan.</p> <p>Resell BMR units acquired at an affordable sales price to income eligible homebuyers and ensure a new Resale Restriction Agreement is executed.</p>	<p>Ongoing</p>	<p>Underway: BMR Owner Occupancy monitoring letters were sent out to 227 households in 2023. 78% of the homeowners confirmed occupancy after the initial request for information. The remaining households will have until February 2024 to confirm occupancy.</p> <p>Ten BMR ownership units were put on the market for resale in compliance with the BMR Resale Marketing Guidelines and Resale Restriction Agreement Requirements. Five properties were sold in 2023 to income qualified homebuyers and an additional two properties sold outside the required marketing period and were therefore approved to be sold without income restrictions on the new buyer. The purchasers of all 7 units executed a new Resale Restriction Agreement with the City, restricting the resale price and income eligibility of future buyers to 120% of Area Median Income (AMI).</p> <p>In December 2023, the City acquired a BMR unit that was on the market for resale through the right of first refusal. Approximately \$360,000 was spent on the purchase utilizing Measure C Housing Bonds. The unit is anticipated to be listed for resale in early 2024. The City will continue to utilize Measure C Housing Bonds, as needed to purchase BMR units at risk of foreclosure or that allow the City to acquire through the right of first refusal.</p>
<p>J. Homeowner Retention Program</p>	<p>Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy by supporting the Alameda County Emergency Mortgage Assistance Program and providing financial assistance by implementing the City's Foreclosure Prevention Program.</p> <p>Evaluate the need for emergency ordinances to prevent foreclosure and displacement, as emergencies arise that impact the economic stability of homeowners.</p> <p>Continue to work with Homeowner Associations (HOAs) by ensure they are educated on new applicable housing laws, aware of resources that may assist homeowners preserve their home and maintain an open line of communication with the City on potential BMR owner occupancy violations.</p>	<p>Dec-24</p>	<p>Underway: The City has supported the Alameda County Urban County Emergency Mortgage Assistance Program by advertising the availability of program funds to Emeryville residents and by providing guidance, when requested to through the Alameda County Urban Technical Assistance Committee on necessary programmatic changes to ensure this CDBG funded program is a success. This program provides a one-time grant of up to \$30,000 to homeowners to pay delinquencies associated with their first or second mortgage, property taxes, and HOAs fees and also provides legal services to assist homeowner mitigate foreclosure, loan servicing issues and HOA collection abuse.</p>
<p>K. Special Needs Housing Incentive Program</p>	<p>Provide financial incentive for the restriction of additional Below Market Rate (BMR) units for Special Needs Population at existing or new rental developments.</p>	<p>Dec-30</p>	<p>No Action: No action has taken place in 2023 related to the Special Needs Housing Incentive Program. The City anticipated developing program guidelines and issuing a Notice of Funding Availability in 2026/2027.</p>

<p>L. New Funding Opportunities</p>	<p>Identify potential local, state and federal funding sources to assist developers in leveraging resources to maximize the number of affordable housing units developed.</p> <p>Analyze the benefit of joining a Joint Powers Agreement (JPA), to allow for the issuance of bonds in Emeryville to support the conversion of existing market rate rental housing into middle-income housing or the development of new middle income rental housing.</p>	<p>Ongoing</p>	<p>Underway: The City applied for \$9.250 million in competitive REAP 2.0 Higher Impact Transformative funding to the California Department of Housing and Community Development on December 31, 2022, to accelerate the development of housing in a location that offers a diversity of employment opportunities, while also providing essential daily services, thereby leveraging the investment in alternative transportation along the 40th Street-Shellmound Street Corridor. The City was a finalist for funding, however, was not selected in 2023 to receive an allocation of funds.</p> <p>City staff participated in discussions and with the Department of Transportation and two developers on potential funding for Transit Oriented residential developments through the Railroad Rehabilitation & Improvement Financing (RRIF) and the Transportation Infrastructure Finance and Innovation Act (TIFIA). Applications for funding were not submitted in 2023, but one of the developers will continue to examine these funding sources for future use in an affordable housing project.</p> <p>The City continues to stay in communication with the developer of 4300 San Pablo Avenue (Housing Element Site 10) regarding the Housing Authority of Alameda County updates on the</p>
<p>M. Homebuyer Assistance Program</p>	<p>Provide down payment and closing costs assistance through the First Time Homebuyer (FTHB) Down-Payment Assistance Program, for first-time, low- and moderate-income homebuyers to purchase a home in Emeryville.</p> <p>Support and market the Alameda County (AC) Boost Down Payment Assistance loan program to Emeryville residents.</p> <p>Advertise the availability of Mortgage Credit Certificates (MCC) to increase the financial feasibility of homeownership, when funding become available through the California Debt Limit Allocation Committee (CDLAC)</p>	<p>Ongoing</p>	<p>Ongoing: On August 2, 2023, the Housing Committee discussed current challenges with the First Time Homebuyer Assistance Program and reviewed an analysis done by Hello Housing on recommendations to amend the AC Boost Homebuyer Assistance Program guidelines. On October 11, 2023, the Housing Committee discussed recommended programmatic changes to the First Time Homebuyer Program, regarding Borrower Contribution, Interest Rates, Front/Back End Ratio Requirements, and Maximum Loan Amounts. The City anticipates adopting updated First Time Homebuyer Assistance Program guidelines in early 2024 and relaunching the program in Summer 2024.</p>
<p>N. Affordable Housing Water/Sewer Priority Program</p>	<p>Comply with Senate Bill (SB) 1087 by forwarding the adopted Housing Element to the East Bay Municipal Utilities District, so they can grant priority water and sewer service allocations to proposed developments that include low-income housing units.</p> <p>Grant priority to new affordable housing developers seeking water and sewer hookups through the City's conveyance system.</p>	<p>Ongoing</p>	<p>Ongoing: The City submitted the Housing Element to the East Bay Municipal Utilities District after adoption in 2023. No affordable housing projects in 2023 were in need of prioritized or expedited water/sewer hookups through the City, however the City is committed to prioritize those requests, when made.</p>

<p>O. Housing & Services for Persons with Disabilities</p>	<p>Provide incentives to developers that commit to providing supportive services in affordable housing projects or non-residential space for supportive services providers to operate in mixed use development projects in Low and Moderate Resource areas.</p> <p>Seek partnership and provide support to in-home support service providers that provide assistance for persons with disabilities living in Emeryville.</p> <p>Implement a master leasing program in partnership with a non-profit that would serve as a master tenant and then sublease apartment at affordable rents to disabled households in new or existing housing developments.</p> <p>Prioritize the construction of care facilities that serve people with disabilities.</p> <p>Encourage the inclusion of Shelter-Plus-Care units in residential projects located in Moderate resource areas to reduce the heightened competition for limited affordable housing units with appropriate accessible design.</p> <p>Continue to provide individuals with disabilities reasonable accommodations when seeking land use, zoning, and building regulations modifications.</p>	<p>Dec-27</p>	<p>No Action: No action has taken place in 2023 towards the objectives of Housing & Services for People with Disabilities Program.</p>
<p>P. Live/Work Units</p>	<p>Assess existing Live/Work regulations to see if any modifications need to be made to encourage the development of more Live/Work units in an effort to diversify the city's housing stock.</p> <p>Educate existing owners of Live/Work units about the availability of Homebuyer Down Payment Assistance Program funding to expand affordable homeownership options.</p>	<p>Dec-27</p>	<p>No Action: No action was taken in 2023 to address the objectives of the Live/Work Units Program.</p>

<p>Q. Housing for Artists/Craft-persons</p>	<p>Engage with Artists/Craft-persons residing in Emeryville, as well as organizations that support the Arts, to assess the housing needs of the artistic community and how the City can address these needs programmatically.</p> <p>Conduct targeted marketing for artist/craft-persons when Below Market Rate (BMR) and Live/Work units become available.</p>	<p>Dec-27</p>	<p>Underway: In 2023, the City contracted with AGB Artwork to provide referrals for artists seeking affordable housing units and programs. Additionally, in 2023, Assembly Bill (AB) 812 passed that allows designated Cultural Art Districts to set aside 20% of residential units for artist housing. The City obtained its Cultural Art District designation in 2017 from the State, therefore the City shall investigate how to implement AB 812 and bring forward recommendations to the City Council in 2024/2025.</p>
<p>R. Family Friendly Housing</p>	<p>Promote housing designs and unit mixes to attract multigenerational households by encouraging developers to include housing features and more bedrooms, as well as other on-site amenities, for multigenerational use.</p> <p>Research options to expand regulatory incentives to encourage the development of larger units (i.e. 3 and 4 bedrooms).</p>	<p>Dec-27</p>	<p>Underway: In 2023, the City Council approved an update to the Planning Regulations and Design Guidelines, as part of the Objective Development and Design Standards (Program C). A component of this update included the Residential and Family Friendly Design Regulations (9-5.2004), in which family-friendly objective design standards were added to require distinct common area spaces in units, minimum dimensions for common areas, required appliances in kitchens, minimum countertop space in kitchens, minimum dimensions for closet and storage areas, bathroom facility requirements, ceiling fan requirements and covered stairway riser requirements. No new projects were entitled in 2023 that were required to comply with the Family Friendly regulations, however the City will continue to work with developers to ensure they comply with the Family Friendly regulations.</p>
<p>S. Brownfield Remediation Loans</p>	<p>Offer low interest loans or grants through the Assessment Loan and Clean-up Loan program to property owners and developers seeking to assess and remediate housing development sites on brownfields.</p> <p>Work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.</p> <p>Remediate polluted sites to revitalize neighborhoods in Emeryville.</p>	<p>Ongoing</p>	<p>Underway: The city conducted site eligibility on the “Christie Avenue” Affordable Housing project (Housing Element Site 14) and a commercial auto body shop to determine eligibility for the Assessment and Clean-up Loan Program funds. Both sites were determined to be eligible for funding.</p> <p>Demolition and excavation contracts were executed in 2023, with work anticipated to start in 2024 for the remediation of the Corp Yard. The “Site B” project (Housing Element Site 13) continued to be monitored and is anticipated to be redeveloped upon the completion of the remediation of the Corp Yard.</p>
<p>T. Renewable Energy and Reach Codes</p>	<p>Implement the all-electric reach code for new residential building construction and residential occupancies in mixed-use construction in an effort to maximize opportunities for renewable energy, improve indoor and outdoor air quality and support climate change mitigation and resiliency efforts.</p>	<p>Ongoing</p>	<p>Ongoing: Three residential units built in compliance with the all-electric reach codes, received their final inspection by the Building Department in 2023. The City will continue to ensure that residential units are built in compliance with the all-electric reach codes.</p>

<p>U. GreenPoint/LEED Requirements</p>	<p>Incorporate site-appropriate standards described by Build-It-Green GreenPoint rating system and/or Leadership in Energy and Environmental Design (LEED), and BayFriendly Landscape Scorecard into all new construction and rehabilitation projects.</p>	<p>Ongoing</p>	<p>Ongoing: In 2023, the City prepared a draft Request For Proposals (RFP) for the redevelopment of 3602 Adeline Street and 1122 36th Street (“Adeline Sites”) into affordable single family ownership units. The City sought recommendation from the Housing Committee regarding the incorporation of GreenPoint or LEED and BayFriendly Landscaping into the development requirements for the RFP. Due to the small size of the parcels and intended use of the site, the incorporation of these standards was recommended to be optional and utilized as a part of the scoring criteria to award bonus points to those developers that included elements of these programs. This RFP will move forward to the City Council for approval and publication in early 2024.</p>
<p>V. Energy Programs</p>	<p>Participate in and publicize energy programs provided by regional agencies on an ongoing basis.</p>	<p>Ongoing</p>	<p>Ongoing: The City continued to advertise a variety of Energy Programs on the City’s website at https://www.ci.emeryville.ca.us/1167/Energy for Emeryville residents and businesses.</p> <p>Six (6) Solar Residential permits were issued in 2023. Three Electrical EV Charging Permits were issued in 2023 at Residential properties.</p>
<p>W. Priority Development Area</p>	<p>Encourage new housing development within the City’s Priority Development Area (PDA).</p> <p>Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development.</p> <p>Implement the Pedestrian and Bicycle Plan, which will be replaced by the Active Transportation Plan and collaborate with local partners to complete and implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS).</p>	<p>Ongoing</p>	<p>Ongoing: A pre-application for a new affordable housing development with 362 rental units, was submitted to the City’s Planning Division in June 2023. The project is identified as Site 14 on the Housing Element Site Inventory, is located in the City’s Priority Development Area, and within the Powell/Christie Core district, which is a Moderate Resource Area.</p> <p>In May 2023, \$30 million in One Bay Area Grant (OBAG3) Funding, targeted to projects in PDAs, was awarded to support transit and bicycle/pedestrian improvements along San Pablo Avenue. Alongside the OBAG3 award, the City also received a \$354,000 award in Local Comprehensive Investment Plan funds to support the Doyle Bicycle Improvements-Phase3 project.</p> <p>In October 2023, the Active Transportation Plan was adopted, and the Pedestrian and Bicycle Plan was rescinded by the City Council. Aligned with EBOTS, in 2023, AC Transit modified Route 7, so that there is now a connection between the Ashby BART Station in Berkeley and the Amtrak Station in Emeryville, and a new free shuttle service from The Emery (Park Avenue Neighborhood) to the West Oakland BART Station began service.</p>
<p>X. Homeowner Rehabilitation and Repair Programs</p>	<p>Educate homeowners about the financial resources and home maintenance education resources available to aid in the maintenance, repair or rehabilitation of their home.</p> <p>Analyze opportunities to create rehabilitation programs targeted to low-resource areas, to improve the overall conditions of that area.</p> <p>Survey Homeowner Associations (HOAs) to ascertain the housing conditions and rehabilitation or accessibility needs for existing homeowners and properties.</p>	<p>Dec-27</p>	<p>Underway: The City continues to support and advertise the AC Minor Home Repair Program, Rebuilding Together Minor Home Repair Program and the AC Renew Program, which provides funding to assist low-income households repair or renovate their homes. One (1) extremely low income, senior household in Emeryville was assisted under the AC Minor Home Repair Program in 2023. The home that received minor home repair services was located in a low-resource area.</p> <p>Twenty-three (23) Residential Remodel Permits were issued in 2023, where homeowners made home improvements by remodeling kitchens, bathrooms, addressing water damage within their home, and removing non-bearing walls to open up their floor plans. Thirty-eight (38) Building Residential Permits were issued in 2023, where property owners did seismic upgrade, repaired/replaced roofs, repaired decks, framed walls, made repairs to address water damage and termite damage, replaced windows and repaired foundation. Twenty-five percent (25%) of these Residential Remodel and Building Residential were issued for residential improvement</p>

Y. Rental Preservation Program	Provide low interest rate loans to existing property owners to improve the habitable condition(s) of their rental units occupied by very low-, low- and moderate-income tenants.	Dec-27	Underway: The City was awarded \$575,000 in Prohousing Incentive Program (PIP) funding in 2023, to implement an Accessibility Improvement and Aging in Place program. The bulk of the funding will go to support Accessibility improvement for existing multifamily properties. Additional funding to support the preservation of existing multifamily properties through the Measure C Housing Bond will be implemented in 2024/2025.
Z. Energy Conservation Remodels	<p>Offer the Energy Efficient Emeryville (E3) program to provide no-cost energy audits and assistance to small and medium businesses operating in Emeryville.</p> <p>Educate existing residents on the retrofit assistance programs and solar energy rebate programs with the intent of encouraging energy conservation measures and the use of green building materials.</p>	Ongoing	Ongoing: Continued to advertise a variety of incentive and rebate programs that residents and businesses can access to be more environmentally conscious. These programs can be found on the city's website at https://www.ci.emeryville.ca.us/1201/Incentives-Rebates .

AA. Conversion of At-Risk BMR Rental Units	<p>The City maintains a directory of all Below Market Rate units in Emeryville and when the regulatory restrictions expire. The City will continue to monitor this directory and will work proactively to retain existing subsidized affordable rental housing units that are at risk of converting to market rate. Ocean Avenue Court (6 very-low-income units will expire in June 2026) and Bakery Lofts I and II (8 moderate-income units will expire in June 2028).</p> <p>The City will annually submit a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC).</p> <p>Reassess the differential between moderate-income rents at Bakery Lofts and the HUD Fair Market Rents to determine the necessity for sponsoring a program to preserve the units.</p> <p>Work with potential purchasers to preserve the BMR units at Bakery Lofts.</p> <p>Require the Bakery Lofts property owner provide evidence that they have complied with state and federal regulations regarding notice to tenants regarding conversion.</p> <p>As needed, ensure tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of ownership changes or preservation process on occupancy and rents, rights and responsibilities as tenants, and who to contact</p>	Dec-27	No Action: No action was taken in 2023 to address the objectives of the Conversion of At-Risk BMR Rental Units.
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<p>BB. Housing and Supportive Services for Homeless and Formerly Homeless</p>	<p>Provide funding to support homeless shelters and service providers providing housing, meals, outreach, and other support services to individuals experiencing homelessness who reside or have resided in Emeryville.</p> <p>Seek innovative partnerships to provide services and emergency shelters to persons experiencing homelessness.</p> <p>Encourage developers to set aside units affordable for the unsheltered population and those with extremely low income.</p> <p>Facilitate the redevelopment of Housing Element Site 6, to create 23 permanent supportive housing units for formerly homeless individuals and Housing Element Site 10, to create 13 units for Transitional Aged Youth.</p> <p>Support the countywide efforts to prevent and end homelessness through the Alameda County -wide Homeless Plan and evaluate actions proposed in the Plan that address Emeryville's unsheltered population.</p>	<p>Ongoing</p>	<p>Ongoing: In 2023, the City of Emeryville partnered with Berkeley Food and Housing to temporarily relocate its Women's Shelter into 4300 San Pablo Avenue, while their existing site underwent renovation due to a fire. The Women's shelter provides safe and clean beds, freshly prepared meals, and a variety of support services to help clients overcome their barriers to housing. At full capacity, the shelter can support 32 women at a time.</p> <p>The City has a contract with Operation Dignity to provide on-site engagement of people experiencing homelessness in Emeryville, which includes outreach, transportation, linkages, case management, encampment resolution and housing navigation and with Saint Vincent de Paul to provide shelter beds for those referred from Emeryville. In 2023, 45 people were assisted with a variety of resources, including rapid rehousing, shelter services, food, linkage services, housing navigation and securing identification cards.</p> <p>The City provided operational support to Emeryville Citizen Assistance Program (ECAP), located on San Pablo Avenue in Emeryville, which provides food for approximately 300 families/individuals daily, six days a week.</p>
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<p>CC. Section 8 Rental Assistance</p>	<p>Provide referral services and information to residents and community-based organizations serving special needs populations on housing choice voucher programs offered through the Housing Authority of Alameda County (HACA).</p> <p>Partner with HACA to increase voucher acceptance rates in moderate resource areas by providing bi-annual training to landlords regarding fair housing requirements and the housing choice voucher program, to increase opportunities for housing mobility.</p> <p>Assess the feasibility of a landlord incentive program for landlords that accept tenants with Housing Choice Vouchers in low resource areas to address displacement.</p>	<p>Dec-27</p>	<p>No Action: No action was taken in 2023 regarding the Section 8 Rental Assistance Program.</p>
<p>DD. Fair Housing Counseling</p>	<p>Continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, public education, and legal referrals for Emeryville tenants and landlords. Create targeted marketing program to reach neighborhoods Low-resource areas, as defined by TCAC (Figure 5-1). Utilize community-based partners to reach vulnerable households in the identified neighborhoods.</p>	<p>Ongoing</p>	<p>Ongoing: The City continued to partner with ECHO Housing, through the use of Community Development Block Grant funds to provide Fair Housing services in Emeryville. Approximately 18 cases were made with ECHO regarding Fair Housing concerns, however none of the cases were required to be referred to an attorney/HUD/DFEH.</p> <p>The City will begin working on developing a targeted marketing program to reach Low Resource areas in 2024.</p>

<p>EE. Resident Engagement</p>	<p>The City will evaluate its current committees and commission membership to determine if the membership is reflective of the socio-economic and racial mix of Emeryville or if there are any missing voices. If it is determined, there are missing voices, the City will enhance its outreach efforts to encourage residents from all socio-economic groups and racial backgrounds to serve on committees and commissions when position become available. The City will investigate the restructuring of the Housing Committee to ensure that the committee has at least one member that resides in a BMR unit, at least one member that is a tenant, and at least one member that is a homeowner.</p>	<p>Dec-27</p>	<p>No Action: No action took place in 2023. Implementation of Program EE. Resident Engagement is anticipated to begin in 2024.</p>
<p>FF. Access to Information.</p>	<p>Ensure that up-to-date public information materials are available at the City and through the website, newsflash and social media.</p> <p>Ensure all public information materials are available in multiple languages and meets Americans with Disabilities Act accessibility standards.</p> <p>Identify areas most vulnerable to displacement, beginning with areas with higher concentration of poverty to target marketing efforts.</p> <p>Utilize the Housing Portal Mail serve as a mechanism to perform outreach to service providers, existing residents, prospective residents looking to relocate to Emeryville and property owners.</p> <p>Develop a targeted marketing plan to promote local resources and programs for persons with disabilities.</p> <p>Establish a communication channel with the teachers and parents of children that participate in programs at Emeryville Center of Community Life, Emeryville Child Development Center and Emery Unified School District on all affordable housing opportunities in Emeryville.</p>	<p>Dec-24</p>	<p>Underway: 18 announcements went out through the City's Housing Portal in 2023, to approximately 4,862 recipients each month, with an average open rate of 54%. Announcements included BMR Rental properties accepting applications or opening waitlists, Homebuyer Education classes, BMR Homes available for purchase, community meetings for upcoming affordable housing projects, and information on the Emergency Mortgage Assistance Program.</p> <p>City staff began participating in a weekly meeting with EUSD wellness team and have flyers posted at the EUSD office and City Hall regarding a variety of housing service provider programs for the public to access.</p> <p>The City will continue to work on Program FF. Access to Information objectives in 2024.</p>

<p>GG. Economic Mobility</p>	<p>Expand job opportunities in Emeryville by coordinating with job readiness service providers to providing job readiness training, resume and interview assistance to Emeryville residents and market these resources to residents living in Below Market Rate (BMR) properties and community-based service providers.</p> <p>Work with local employers to identify entry level positions with good pay that can be advertised to BMR tenants in Emeryville.</p>	<p>Ongoing</p>	<p>Ongoing: In 2023, the City continued to coordinate bi-monthly with the Alameda Workforce Development Board on hiring opportunities for local businesses and workforce training events for local residents. Local Businesses required to comply with the Emeryville Living Wage Ordinance were required to increase their employees' wages from \$17.48 to \$18 as of July 1, 2023. Businesses required to comply with the Emeryville Minimum Wage Ordinance were required to increase their employees' wages form \$17.68 to \$18.67 as of July 1, 2023.Emeryville continues to have the highest minimum wage in the United States. Poster and notices regarding these wage increase were made available on the City website at https://www.ci.emeryville.ca.us/1277/Labor-Standards and sent out to all registered businesses in Emeryville. Businesses seeking to learn more about Emeryville's Labor Standard Ordinances can view a training module, also located on the City's website.</p> <p>Staff began discussions with the Economic Development Advisory Committee in 2023 about how to better support Black and Indigenous People of Color (BIPOC) and began collecting data in late 2023 on BIPOC businesses in Emeryville.</p> <p>Staff restarted conversations with California State University East Bay on the Science Technology Engineering and Math (STEM) program, to connect high school and college age students with local businesses.</p> <p>The City co-hosted six BizNexus events for Emeryville businesses to share resources and network with one another. The BizNexus Event held in October, highlighted local manufacturing companies in Emeryville and collided with Manufacturer's Day, in which the City coordinated connections between a local 3-D Printing Company and local schools about potential manufacturing workforce pathways for students.</p>
<p>HH. School and Childcare</p>	<p>Review the Planning Regulations to ease the process for entitling a Childcare/Day Care Center and ensuring that childcare facilities are permitted near schools and employment centers.</p> <p>Coordinate with the Emery Unified School District (EUSD) and those that participate in the Community Service Programs at the Emeryville Center of Community Life (ECCL) to ensure low-income and working parents are aware of affordable childcare or after-school care opportunities.</p> <p>Partner with EUSD and homeless service</p>	<p>Dec-27</p>	<p>Underway: City staff continued to collaborate and partner with EUSD by participating in approximately 5 EUSD events in 2023 and participating in a weekly meeting with the EUSD Wellness Team. Approximately 209 students are registered in the City's Extended Learning Opportunity afterschool program for students enrolled in grades Kindergarten to 8th grade at EUSD. The after-school program is provided for free to all Emeryville residents. Four training sessions were held for parents of children enrolled in the Expanded Learning Opportunity Program in the Summer of 2023. Fifteen staff members participated in After School Education and Safety Program training to alleviate educational disparities. City staff</p> <p>The City subsidized the enrollment of approximately 10 children enrolled in the Emeryville Child Development Center, which provides year-round care and early education to children twelve months to five years old.</p>

<p>II. Transportation</p>	<p>Adopt and implement the Active Transportation Plan (ATP), the successor to the City's Pedestrian and Bicycle Plan (adopted in 2012).</p> <p>Work with the cities of Berkeley and Oakland to implement strategies to improve multimodal transportation access for all Emeryville residents.</p> <p>Continue to support Emery Go-Round, as they investigate making improvements to their coaches and adding a fourth shuttle route within Emeryville, which will expand service.</p> <p>Implement the 40th Street Concept Plan to create bus-only lanes, a two-way bikeway, bicycle pedestrian intersection improvement, bus stop improvements, and street scaping with opportunities for public art and green infrastructure, which will connect to the San Pablo Avenue Corridor</p>	<p>Dec-27</p>	<p>Underway: Significant Progress: In October 2023, the Active Transportation Plan was adopted, and the Pedestrian and Bicycle Plan was rescinded by the City Council.</p> <p>Aligned with EBOTS, in 2023, AC Transit modified Route 7, so that there is now a connection between the Ashby BART Station in Berkeley and the Amtrak Station in Emeryville, and a new free shuttle service from The Emery (Park Avenue Neighborhood) to the West Oakland BART Station began service.</p> <p>To support our senior and disabled residents, in ensuring they have sufficient and affordable transportation options, the City continued: to operate the 8 to Go shuttle service, which provides scheduled, door-to-door, shared ride transportation for residents of the 94608 zip code area that are 70 years or older or Paratransit certified; to operate the taxi reimbursement program which reimburses residents 70 years or older for 90% of their taxi rides every 3 month; and to sells residents of Emeryville that are ADA qualified, reduced East Bay Paratransit tickets.</p> <p>In July 2023, the project scope for the 40th Street Multimodal project was modified to extend (Phase 2) the project 0.5 miles to the Shellmound/Christie intersection connecting to the existing class 1 Bay Trail. Design work for Phase 1 and Phase 2 continued in 2023 and a grant application for Reconnecting Communities Pilot Program to fund construction of Phase 1 and Phase 2 of this project was submitted in September 2023.</p>
<p>JJ. Site Inventory</p>	<p>Update the site inventory list on an annual basis and post it on the City's website.</p> <p>Evaluate residential development proposals for consistency with goals and policies of the 2023-2031 Housing Element and Site Inventory List calculations.</p> <p>Make written findings if there is a reduction in the project density from what is shown in the Site Inventory List, that the remaining sites identified are adequate to accommodate the RHNA by income level or identify additional sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.</p>	<p>Ongoing</p>	<p>Ongoing: The City updates and distributes the Site Inventory List to the Housing Advisory Committee bi-monthly for review and discussion on the City's progress towards meeting the City's Regional Housing Needs Assessment goal. Within the Planned and Approved Projects section of the Site Inventory List, Site 6 started construction and Site 2, 3 and 4 completed construction and began occupying their units in 2023. Within the Vacant and Underutilized Projects section of the Site Inventory List an pre-application for entitlement was submitted for Site 14 and the entitlement application for Site 19 was withdrawn in 2023. The City also permitted 28 Accessory Dwelling Units in 2023. No projects n the Site Inventory List required a reduction in project density from what was shown in the Site Inventory List. 627 units (17%) within the Site Inventory List have been permitted.</p>

KK. Residential use By Right	Comply with Assembly Bill (AB) 1397 by ensuring that Housing Element Site 5, 7, 8, 9, 10, 11, 12 and 14 are allowed to be developed for residential use by-right, if the proposed housing development includes at least 20% of the units affordable to lower-income households.	Ongoing	<p>Ongoing: Site 5 received their entitlements in 2021. This project not only met but exceeded the by right density requirements. A 2-year extension for the development to apply for a building permit was granted in January 2023.</p> <p>Site 7 applied in 2022 and was undergoing a CEQA analysis in 2023. The application submitted meets and exceeds the by-right density requirements.</p> <p>Site 10 received their entitlement via Senate Bill (SB) 35 in 2022. This project not only meets but exceeds the by right density requirements.</p> <p>Site 14 submitted a SB 330 pre-application in 2023. The pre application not only meets but exceeds the by right density requirement. Entitlements are anticipated in 2024.</p>
LL. Planning Regulation Amendments	<p>Implement the following Planning regulation amendments to alleviate constraints to the production of housing:</p> <ul style="list-style-type: none"> •Employee Housing •Residential Care Facilities •Agricultural Worker Housing •Group Residential and Single-Room Occupancy (SRO) •Emergency Shelters •Three to Four Multi-units •Mobile/Manufactured Homes •Conversion from Single Family Home to Duplex 	Dec-27	No Action: No action was taken in 2023 toward the Planning Regulation Amendments identified in Program LL. . Implementation is anticipated in 2024.
MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.	The City will continue to monitor federal and State legislation that could impact housing and support, or oppose proposed changes or additions to existing legislation, when appropriate. The City will also update the Planning Regulations, when appropriate, to comply with any new housing related planning or zoning laws enacted by the State during the Cycle 6 Planning Period.	Ongoing	Ongoing: City staff participated monthly in the East Bay Housing Organizations (EBHO) policy meetings, in which state housing law was reviewed and discussed. Additionally, City staff participated in various webinars on the new housing, planning and building laws that went into effect on January 1, 2023 and those that will go into effect on January 1, 2024.

<p>NN. Review of Nongovernmental Constraints Impeding Residential Development</p>	<p>Make diligent efforts to contact applicants to discover why units have not been constructed within two years after planning entitlement approval.</p> <p>Identify actions that may help remove constraints to development, if due to nongovernmental constraints.</p> <p>Proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing.</p>	<p>Ongoing</p>	<p>Ongoing: In November 2022, the City received a request from a developer for a 2-year extension on an entitled project that was nearing its deadline to pull a building permit. In January 2023, the Planning Commission held a public hearing to discuss the Developer's request. The developer explained that due to an architect labor shortage, caused by the Covid 19 pandemic, they were unable to get the building plans ready for submission by the deadline. The request for the extension was approved and the developer will have until December 9, 2024, to apply for a Building Permit.</p>
<p>OO. Housing for Seniors</p>	<p>Seek funding to support a Housing Counselor to assist Seniors in navigating and applying for affordable housing opportunities.</p> <p>Evaluate the feasibility of creating a Shared Housing Program for seniors and if feasible, collaborate with a community partner to facilitate the program.</p> <p>Facilitate the redevelopment of Site 10 on the Housing Element Site Inventory List, to create 54 affordable housing units for seniors.</p> <p>Work to implement the Housing Domain action of the Age Friendly Action Plan.</p> <p>Seek opportunities to develop affordable senior housing.</p>	<p>Dec-27</p>	<p>Underway: The City was awarded CDBG funds to support a Senior Services Housing Case Manager, or Social Service Provider to provide counseling and case management services to seniors, aged 55 years and older in need of assistance in securing housing or maintaining their home. The City sent out a Request for a Letter of Interest to Service Providers interested in putting on a series of counseling workshops to target Senior Residents that would focus on protecting homeowners from losing their homes and/or equity due to debt, scams, and elder abuse but would also provide resources related to estate planning, aging in place and reverse mortgages. Two proposals were received, and the City will work with the providers on putting together a series of housing and financial literacy related workshops for seniors in 2024.</p> <p>The City also began initial discussions with a Home Match Service Provider to gather information to determine if the program would be feasible and successful to operate in Emeryville.</p> <p>Lastly, the City continued to stay in communication with the developer of 4300 San Pablo Avenue (Housing Element Site 10).</p>

<p>PP. Affirmative Fair Housing Marketing Plan</p>	<p>Require all Marketing Plans for Below Market Rate (BMR) Rental Units to be updated every five years and for the marketing plans to identify the underserved populations in the area and special outreach efforts.</p> <p>Collect race and ethnicity data for all those that apply and were successful in securing a BMR unit and analyze the data to determine if advertising/outreach methods to attract underserved population needs to be updated and if any barriers in the tenant selection criteria needs to be amended.</p> <p>Ensure BMR Property Management staff participate in Fair Housing training, at least once every two years.</p> <p>Amend the Resale and Restriction Agreement for all future BMR resales to require a 3rd party to assist in marketing, screening, and selecting a new buyer via a lottery process.</p>	<p>Dec-27</p>	<p>Underway: Updated marketing plans for six existing BMR properties (Triangle Courts, Avenue 64, Courtyards, 3900 Adeline, Emme and Icon at Park), were submitted to the City for review and approval. The City will continue to work with the BMR properties to update their marketing plans and will begin the process of implementing the remaining objectives in 2024.</p>
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<p>QQ. Tenant Protection Measures</p>	<p>Continue to implement the Emeryville Live/Work or enrolled in EUSD preference in the leasing of Below Market Rate Rental units in Emeryville.</p> <p>Partner with 3rd Party Housing Service Providers to implement the Tenant Landlord Eviction and Harassment Ordinance and provide an annual training for residents and landlords and a 3rd Party Legal Service Providers to provide legal services to tenants in need of eviction legal assistance.</p> <p>Evaluate the need to adopt emergency ordinances to prevent tenant displacement, as needed.</p> <p>Promote the practice of effective management by improving the relationship between tenants and landlords by providing online resources and training opportunities to assist Below Market Rate (BMR) Property Managers and tenants in understanding the BMR rental restrictions, requirements, and tips to address common rental issues.</p>	<p>Ongoing</p>	<p>Underway: Two lotteries were held in 2023 related to the leasing of new BMR rental units. At The Emery 847 applicants (19%) indicated in their application that they qualified for the Emeryville Live/Work/School preference. At Bayview Emeryville 1260 applicants (27%) indicated in their application that they qualified for the Emeryville Live/Work/School preference. Those applicants with the Emeryville Live/Work/School preference will be contacted prior to those without a preference to determine their eligibility in leasing a unit to ensure Emeryville residents and employees are not displaced and are able to live close to where they work.</p> <p>All Emeryville rentals are subject to the Tenant/Landlord Eviction and Harassment Ordinance and the city continued to partner with ECHO Housing to administer this Ordinance on behalf of the City. The City saw an increase in eviction filings in 2023, with 100 eviction notices filed with the Emeryville Clerk's office. Five (5) residents were counseled by ECHO on the Tenant/Landlord Eviction and Harassment Ordinance and 35 residents were counseled by ECHO on other tenant/landlord issues.</p> <p>Hello Housing conducted 11 on-on-one training sessions with BMR Property Management staff on the BMR requirements in 2023.</p>
<p>RR. Affordable Housing Platform</p>	<p>Collaborate with Alameda County on the design and implementation of the Alameda County Affordable Housing Portal, a one-stop shop for residents seeking housing in Alameda County to apply for available affordable housing and for developers to simplify the marketing and leasing of below market rate housing units.</p> <p>Support the development of the Bay Area Regional Housing Portal (Doorway), which is envisioned to provide a simple and equitable way for residents to find and apply for affordable housing throughout the Bay Area.</p> <p>Modify the Affordable Housing Covenant and Below Market Rate Rental Policy Guidelines to require the utilization of the Affordable Housing Platforms for the leasing of vacant Below Market Rate(BMR) units.</p>	<p>Dec-24</p>	<p>Underway: The City has participated in numerous meetings with the Alameda County Steering Committee and Doorway Working Group on the design, development, and policies of the Alameda County and Bay Area affordable housing platforms. Five properties in Emeryville listed available units and/or the opening of their waitlist for the Below Market Rate (BMR) units through the Alameda County Housing Portal located at https://housing.acgov.org/ in 2023. The three listings for 68 BMR units, generated 13,282 applications and the two listings that opened their waitlists, generated 7,781 applications.</p>

<p>SS. Prohousing Designation</p>	<p>Seek Prohousing Designation from the California Housing and Community Development Department for enacting favorable zoning and land use policies, policies to accelerate the production of housing, reduction of construction and development policies, and providing financing subsidies.</p> <p>Utilize Prohousing Designation to seek additional points or preferences in the scoring of competitive applications for housing and infrastructure.</p>	<p>Dec-24</p>	<p>Underway: In March 2023, the City was awarded Prohousing Designation status with the requirement to implement various actions within 2 years. Below is an update on the status of the various actions required to be completed within 2 years. Any item identified with no action, is scheduled to be implemented in 2024.</p> <p>Category 1B- Amend planning regulations to permit by right 3- and 4-unit multi-unit projects in the RM district with no density requirement if it complies with FAR and height limits (Program LL. Planning Amendments- No Action in 2023).</p> <p>Category 2A- establish written policies or procedure to ensure multifamily projects with affordable components are provided a streamlined review and streamline the permitting process for converting single unit homes to two-unit homes (Program B. Streamlined Planning Process- Underway).</p> <p>Category 2E- adopt Objective Design Standards and eliminate the need for a public hearing for projects consistent with the General Plan (Program C. Objective Design and Development Standards-Completed in 2023).</p> <p>Category 3A- ensure smaller projects (2-4 units) are not financing constrained for development by evaluating the waiver of housing impact fee for projects consistent with by right objective standards in the RM zone (Program F. Impact Fees-No Action in 2023).</p> <p>Category 3B- develop ADU guidance materials for publication on the City’s website (Program D. Accessory Dwelling Units – Underway).</p> <p>Category 3F- evaluate how to incorporate Universal Design features into the Planning Regulations beyond what is currently implemented through the Development Bonus System (Program UU. Universal Design – No Action in 2023).</p> <p>Category 4B- identifying a source of funding to support an ADU financing program (Program D.</p>
<p>TT. Demolition</p>	<p>Amend the Planning Regulations to require the preservation of significant and residential structures.</p> <p>Codify relevant portions of Senate Bill (SB) 330 related to the demolition and replacement of units to prevent the loss of naturally occurring affordable units and the displacement of low-income residents.</p> <p>Review the municipal code to ensure the City demolition requirements are consistent with State law.</p>	<p>Dec-24</p>	<p>Underway: On November 21, 2023, the City Council adopted revisions to the Planning Regulations, as part of the Objective Design and Development Standards project (Program C). These revisions codify and extend beyond the demolition and replacement requirements within SB 330 by incorporating the following revisions to Article 12 of Chapter 5 of the Citywide Use and Development Regulations: updating approval procedures for the issuance of a Preservation Permit; demolition of significant structures only for public safety purpose or required replacement; demolition of residential structures only if units are in compliance with the Residential Landlord and Tenant Relations Ordinance, are to be replaced with equivalent units, rehabilitation is more expensive. Additionally, if the residential units to be demolished and replaced are protected residential units within properties of 10 or more units, the replacement units must be affordable to low income households for 55 years.</p>

UU. Universal Design	Evaluate how to incorporate Universal Design features into the Planning Regulations beyond what is currently being implemented.	Dec-27	No Action: No action was taken in 2023 toward the Universal Design Program. Implementation is anticipated in 2025.
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General Comments

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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 at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	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									

ANNUAL ELEMENT PROGRESS REPORT

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

**Table K
Tenant Preference Policy**

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

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

Jurisdiction	Emeryville	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202)

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

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

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		27
Total Units		27

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	53
	Non-Deed Restricted	0
Low	Deed Restricted	36
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		29
Total Units		118

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	18
	Non-Deed Restricted	0
Low	Deed Restricted	18
	Non-Deed Restricted	0
Moderate	Deed Restricted	24
	Non-Deed Restricted	0
Above Moderate		439
Total Units		499