

City of Emeryville

2022 General Plan Annual Progress Report

Accepted by City Council on March 21, 2023

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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 HCD on January 28, 2015. The Housing Element covers the eight-year period from 2015 to 2023. The new 2023-2031 (6th Cycle) Housing Element was adopted by the City Council on December 12, 2022 and certified by HCD on February 3, 2023. Consequently, this will be the last year that the Housing Element Annual Report will assess progress on the 2015-2023 (5th Cycle) Housing Element; next year’s report for 2023 will assess progress on the 2023-2031 (6th Cycle) Housing Element. 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, 2022.

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 2022.

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

Aside from the adoption of the 2023-2031 (6th Cycle) Housing Element there were no amendments to the General Plan in 2022.

Development Decisions

Large development projects approved in 2022 include:

- Marketplace Parcels A and B: while they already had approved Final Development Plans (FDPs), a new proposal was submitted on April 9, 2021. The City Council approved a PUD/PDP amendment and DA amendment on September 20, 2022, and the Planning Commission approved and FDP for both parcels on October 27, 2022. The new FDP includes a 10-level approximately 432,158 square foot Research and Development building, a 5,182 square foot pavilion building with retail space and long term employee bicycle parking, and a six-level parking garage with 707 parking spaces. These actions eliminated an entitlement for 167 residential units on Parcel A, including 18 affordable units, and replaced it with a \$20 million monetary contribution to the City for affordable housing.
- The City Council approved Emerystation Overland project which includes 300,000 square feet of office/lab space and a 496 space vehicular parking structure.
- The Planning Commission approved, and construction began, on the Bay Street Grocery Store which includes 48,500 square feet of retail grocery space and roof top parking, as well as a pedestrian-plaza re-design and separated bike paths.
- The City's second project processed under SB 35 was approved administratively by the Community Development Director for a 68-unit intergenerational 100% affordable rental housing project at 4300 San Pablo Avenue, one of the sites identified in the Housing Element as vacant or under-utilized.

Smaller development projects approved or finalized in 2022 include:

- Duplex Conversion at 1291 55th Street. In 2022, the Planning Commission approved an application for conversion of an existing single family home into two units with additional floor area.
- Five townhomes at 1276 Ocean. The Planning Commission approved this project in 2009, and a building permit was issued in 2011. After eleven years of construction, all five units finally received Certificates of Occupancy in 2022.
- In 2007 a project replacing a single unit with two units at 1258 Ocean was applied for and approved by the Planning Division. A building permit application was received in 2011 and issued in 2017. Multiple changes were made to the project, as recently as design modifications requiring City Council approval in 2018. Temporary Certificates of Occupancy were issued for both units on August 19, 2022.

Staff approved nine accessory dwelling units (ADUs) on eight separate sites, primarily in the eastern residential neighborhoods. One application was for converting a former ground floor retail space into two residential units in a mixed-use residential building. Previously approved projects in the development “pipeline”, but with no Planning or Building decisions in 2022 include a Life Sciences Tower at 5850 Shellmound for which three study sessions were held in 2022; and the 90 unit Nellie Hannon Gateway affordable housing project at 3600 San Pablo Avenue, for which the City issued a “Permit Ready Letter” to the developer on December 12, 2022. The development projects described above, and their approval steps, are shown in the attached Development Decisions and Pending Projects table.

In addition, Planning Division staff issued over 60 administrative Planning approvals in 2022, and the Building Division issued a total of 836 building permits of various types (including plumbing, electrical, mechanical, and fire).

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 Implementation, tracks progress made on those 79 actions during the 2022 calendar year. Of the 79 actions, 16 were completed before 2021, and the City made progress on 58 in 2022. No progress was made in 2022 on five actions:

- PP-A-11 (locating a new Police Administration facility),
- PP-A-4 (coordinating greenway creek improvements and water features with community)
- UD-A-10 (developing new sign regulations),
- CSN-A-5 (studying a trail at the Emeryville Crescent), and
- ST-A-7 (identifying new farmers’ markets sites)

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

Land Use

- The Planning Regulations were amended in 2022 to make sidewalk cafe and parklet regulations that had been temporarily modified in response to the COVID-19 pandemic, permanent (ORD22-011).
- In 2022, the City Council approved the Emerystation Overland project which includes 300,000 square feet of office/lab space and a 496 space vehicular parking structure; the Planning Commission approved and construction began on the Bay Street Grocery Store which includes 48,500 square feet of retail grocery space and roof top parking; the Planning Commission approved a new FDP for Marketplace Parcels A and B that includes over 432,000 square feet of research and development space and 707 parking spaces; and the City's second project processed under SB 35 was approved administratively by the Community Development Director for a 68-unit intergenerational 100% affordable rental housing project at 4300 San Pablo Avenue.

- In 2022, Economic Development and Housing Division staff provided site selection and permitting assistance to 18 businesses considering locating in Emeryville, and provided business retention services to 58 existing Emeryville businesses. Staff also conducted welcome visits with 10 businesses new to Emeryville. The City Council adopted an ordinance amending the City’s regulations of “Cabarets” (i.e. businesses that provide live entertainment) to streamline the permitting process and reduce costs for businesses that offer live entertainment.
- In 2022, staff continued to convene industry focused “roundtable discussions” with the Economic Development Advisory Committee (EDAC) to solicit business input on the City’s policies, programs and marketing efforts. Through the EDAC, staff continued to develop a marketing program for the City to attract businesses and shape the public image of the City; these efforts are expected to commence implementation activities in 2023.

Transportation

- The Congestion Management Agency is part of the Alameda County Transportation Commission (Alameda CTC). The City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee (ACTAC). In 2022, the City used ACTC funding for an annual paving project, the South Bayfront Pedestrian/Bicycle Bridge project, the Railroad Quiet Zone Project, the Emery Go-Round (free local shuttle connecting to BART) General Benefit, and Innovative Deployments to Enhance Arterials (IDEA) grant projects.
- Groundbreaking on the quiet zone project for crossing improvements for 65th and 67th Streets, including bike/ped improvements, gates and signals and the closure of 66th Street took place in 2022.
- In 2022 the City continued to develop 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 Bicycle/Pedestrian Advisory Committee, Transportation Committee, Planning Commission, and City Council.
- The Council approved a Project Funding Agreement with the Alameda County Transportation Commission for the Emery Go-Round (free bus service serving Emeryville) General Benefit for fiscal years 2021-22 and 2022-23 with application made for future years. A new free shuttle from The Emery residential development in south Emeryville provides a direct shuttle to the West Oakland BART station.

Parks, Public Facilities and Services

- The City had the equipment delivered for the construction of Davenport Park in November 2022 with construction to begin, weather permitting. Construction was completed for shoreline protection at Point Emery.
- There have not been any "typical" in-person Community Emergency Response Team (CERT) trainings in Emeryville since before the pandemic, with the last being in early 2019. In 2021, during the pandemic, CERT trainings were moved to an online format, creating the “hybrid” CERT academy. This allowed residents to complete the classroom portion of CERT training

online, with a plan to bring them back to complete the hands-on skill building portion of CERT once social distancing rules relaxed. While no CERT trainings were held in 2022 in Emeryville, planning occurred as COVID restrictions were lifting, allowing in-person trainings to begin again in 2023.

- Community Events in 2022 included a Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2022, 56 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. New in 2022, there is a free afterschool program that is funded by an Emery Unified School District grant for all Anna Yates students, which increased enrollment by over 100%.

Urban Design

- A final plan for the Bay Street Grocery store at the South Bayfront PUD/PDP site was approved by the Planning Commission in 2022, which conditioned the project to require a revised site plan closing off vehicular traffic on a portion of Bay Street, thereby creating a new pedestrian plaza. The project is currently under construction.
- In 2022 the City Council approved the Emerystation Overland project that includes the transformation of Overland Avenue (between 63rd and 64th Street) into a pedestrian and bicycle facility, and a straight pedestrian and bicycle path through the site connecting 61st and 62nd Streets.
- 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 2022 the Active Transportation Plan contract was amended to include a citywide wayfinding program that will include signage, public art, and gateway locations.

Conservation, Safety and Noise

- In 2020, an application was received and approved for renovations to the existing Pelco Building at 1550 Park Avenue. In addition to a change in use, the project reuses a building listed as a Significant Structure in the Planning Regulations, adds sidewalks, street trees, and lighting where there were none, and includes a public art installation along the railing fronting the new sidewalk. In 2022, a temporary certificate of occupancy (TCO) was issued to allow occupancy of the building while final touches on the project were finished, with project completion estimated in early 2023.
- Façade preservation funding for Fiscal Year 2021/22 was used to provide matching funds to the Alameda CARES business recovery grant program.

- In 2022, the City received permits and went into contract for a large in-line trash separator device scheduled for construction in spring 2023, to be paid for in part with Caltrans funding.
- 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 requested construction funding in 2021, and construction began in 2022.

Sustainability

- In 2022 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 electrifying transportation and new buildings. Implementation of SB 1383, the short-lived climate pollutant reduction law, took place in 2022 and is consistent with Climate Action Plan goals and policies.
- The City Council previously adopted Green Building and Bay-Friendly Landscaping requirements applicable to City projects. In 2022 the design and construction of Point Emery Park and Davenport Park by the Public Works Department included review for compliance.
- 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.

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 2022 Housing Element Annual Progress Report:

Housing Development Applications Submitted (Table A)

In 2022, Planning applications were received for sixteen development projects that would provide 240 new housing units through the development of thirteen Accessory Dwelling Units (ADUs) on nine different sites, 94 units at 5801 Christie Avenue, 68 units at 4300 San Pablo Avenue and 54 units at 9 Anchor Drive. Seventy-seven units were approved, and no units were disapproved. Six projects applications were still in process at the end of 2022 and one project had withdrawn their application. The approved projects include 67 very low income-housing units and 10 above moderate-income housing units.

Entitlements, Building Permits, and Occupancy (Table A2)

In 2022, planning approval was granted for ten projects that would provide 78 new housing units, including 9 Accessory Dwelling Units on eight different sites, an additional unit at 1291 55th Street, and 68 units at 4300 San Pablo Avenue. The approved projects include 67 very low income-housing units and eleven above moderate-income housing units. The City issued seven building permits for housing projects for a total for 24 units: 17 of those units are part of the Baker Metal Live/Work development, three units at the Ocean Townhomes project, five

Accessory Dwelling Units at various sites, and two additional units on 64th Street. The permitted projects include 24 above moderate-income housing units. Certificates of occupancy were issued for seven projects providing 203 units: 194 in The Emery project (aka Sherwin Williams Redevelopment Project), and two Accessory Dwelling Units, 5 units at Ocean Avenue Townhomes, and two additional units at Ocean Lofts. The completed projects include 10 very-low income units, 12 low-income units, 11 moderate-income units and 170 above moderate-income housing units.

Regional Housing Needs Allocation Progress (Table B)

As 99% of the Regional Housing Needs Allocation (RHNA) period has elapsed, Emeryville has issued building permits for 87% of the total units, 55% of the very low income units, 23% of the low income units, 23% of the moderate income units, and 143% of the above moderate income units in the RHNA. More information is shown in the table below.

Regional Housing Needs Allocation (RHNA) Progress

Income Level	RHNA	Building Permits Issued			Need	Percent
	Allocation	2015-2021	2022	Total 15-22	Remaining	To Goal
Very Low	276	152	0	115	161	42%
Low	211	49	0	49	162	23%
Moderate	259	60	0	60	199	23%
Above Mod	752	1,052	24	1,076	0	143%
Total	1,498	1,276	24	1,300	522	87%

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 2022 on implementing the 54 programs in the 2015-2023 Housing Element. Progress has been made on all programs during the planning period, but no action was taken on the following ten programs in 2022, as detailed in Table D: H-1-2-2, H-2-2-3, H-3-1-1, H-3-1-2, H-3-1-4, H-4-2-4, H-4-2-5, H-5-1-4, H-6-2-1 and H-6-2-2.

Table E through Table J

Please see Appendix B for details on the issues covered by Tables E through J of the Housing Element Annual Progress Report.

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 2021-2022, the City deposited \$932,747.24 into the Low- and Moderate-Income Housing Asset Fund (LMIHAF), resulting in an ending balance of \$23,057,012.17.

Expenditures from the LMIHAF included \$910,467.40 for housing development, including \$368,278.95 for low-income units, \$81,839.77 for very low-income units, and \$460,348.69 for extremely low-income units.

The Successor Agency owns \$17,943,394.66 in real property and \$16,079,344.67 in loans and grants receivable, for a total of \$34,022,739.33 in assets. The Successor has three development projects: 3602 Adeline, 6150 Christie, and 5890-5900 Christie; all are in the predevelopment stage. The Estrella Vista project at 3706 San Pablo is complete.

Development Decisions and Pending Projects in Emeryville in 2022

Project	Address	Net New Dwelling Units	Thousands sq. ft. Non-residential	Planning Application	Planning Approval	Building Permit Application	Building Permit Issued	Completion/ Final Inspection/ Occupancy	General Plan Land Use	Notes
Projects with City Actions in 2022:										
Accessory Dwelling Unit	1055 43rd St.	1	0	10/26/22	11/14/22	11/14/22			RM	Zoning Comp.
Accessory Dwelling Unit	3624 Adeline	1	0	10/12/22	11/14/22	12/15/22			MURS	Zoning Comp.
Junior Accessory Dwelling Unit	5517 Beaudry	1	0	10/3/22	10/12/22				RM	Zoning Comp.
Accessory Dwelling Unit	5517 Beaudry	1	0	8/16/22	9/9/22				RM	Zoning Comp.
Accessory Dwelling Unit	1251 1/2 63rd St.	1	0	8/12/22	9/8/22	10/11/22			RM	Zoning Comp.
Accessory Dwelling Unit	1063 47th St.	1	0	5/19/22	7/19/22	8/31/22			RM	Zoning Comp.
Accessory Dwelling Unit	3995 Emery	2	0	4/21/22	5/19/22	6/14/22			MUR	Zoning Comp.
Accessory Dwelling Unit	1055 47th St.	1		3/28/22	4/7/22	5/5/22	5/12/22	11/8/2022	RM	Zoning Comp.
Bay Center Life Science Building	6425 - 75 Christie	0	210	2/2/22					MUN	Application
5801 & 5861 Christie Avenue Project	5801 Christie	98	464	1/3/22					MUR	Application
Accessory Dwelling Unit	4300 Adeline St.	1	0	12/7/21	12/14/21	2/28/22	3/31/22		RM	Zoning Comp.
Accessory Dwelling Unit	4327 Essex St.	1	0	11/22/21	12/17/21	1/31/22	5/16/22	9/23/2022	RM	Zoning Comp.
Accessory Dwelling Unit	1055 45th St.	1	0	9/15/21	09/24/201	10/18/21	2/9/22		RM	Withdrawn
Public Market Parcel A and B	Shellmound	0	432	4/9/21	9/20/22	12/21/22			MUR	Approved
Duplex Conversion	1291 55th St.	1	0	9/7/21	1/27/22	6/30/22			RM	Approved
Bay Street Grocery Store	5615 Bay St.	0	48.5	7/7/21	2/24/22	4/26/22	9/28/22		MUR	Construction
Four-Unit Replacement	1271 64th St.	0	0	6/23/21	12/21/21	3/3/22			RM	Plan Check
Accessory Dwelling Unit	4310 Adeline	1	0	6/23/21	8/9/21	9/21/21	5/19/22		RM	Construction
Marketplace Parcel A Shellmound site	5900 Shellmound	167	14	4/9/21	10/27/22	12/21/22			MUR	Parking
Marketplace Parcel B	5950 Shellmound	0	432	4/9/21	10/27/22	12/12/22			MUR	Foundation
Emerystation Overland R&D and Parking	1580 62nd St.	0	300	3/1/21	7/19/22				OT	Approved
Demo/Rebuild Two Units	1270 64th Street	0	0	12/16/20	12/21/21	06/08/22	10/13/22		RM	Construction
Emeryville Center of Innovation- B2	5300 Chiron Way	0	261.3	10/23/19	2/25/21	12/6/21	9/15/22		OT	Superstructure
Emeryville Center of Innovation- B8A	5300 Chiron Way	0	221	10/23/19	2/25/21	11/23/21	4/11/22		OT	Grading
Emeryville Center of Innovation- B8B	5300 Chiron Way	0	129.5	10/23/19	2/25/21	11/23/21	4/11/22		OT	Grading
Emeryville Center of Innovation- B14	5300 Chiron Way	0	parking	10/23/19	2/25/21	11/24/21	9/26/22		OT	Superstructure
Sherwin-Williams B2	4510 Hubbard	130	3	1/5/17	2/22/18	8/6/18	4/7/20	6/3/22	MUR	TCO
Sherwin-Williams B1	1450 Sherwin	64	2	1/5/17	2/22/18	8/6/18	5/6/20	6/3/22	MUR	TCO
Ocean Ave Townhomes (part of Baker Metal)	1276 Ocean	5	0	8/10/07	8/27/09	12/16/15	4/23/18	5/18/22	RMH	CO
Ocean Lofts - replacing 1 unit with 2	1258 Ocean	1	0	1/9/07	4/17/07	1/18/11	6/7/17	8/19/22	RM	TCO
Projects with No City Actions in 2022:										
Accessory Dwelling Unit	1284 61st St.	1	0	7/29/21	8/9/21				RM	Zoning Comp.
Life Sciences Tower	5850 Shellmound	30	388	5/10/21					MUR	Study Sessions
Two Accessory Dwelling Units	5534 Beaudry St.	2	0	11/28/20	04/30/21	04/30/21			RM	Zoning Comp.
Additional Unit	5534 Beaudry St.	1	0	11/28/20	04/30/21	04/29/21	07/30/21		RM	Construction
Two Accessory Dwelling Units	1017 47th Street	2	0	11/20/20	03/05/21	03/12/21	06/22/21		RM	Zoning Comp.
Accessory Dwelling Unit	4210 Adeline	1	0	6/18/20	8/11/20	10/23/20	3/31/21		RM	Zoning Comp.
Two Accessory Dwelling Units	1203 54th Street	2	0	6/5/20	8/11/20	12/14/21			RM	Zoning Comp.
Nellie Hannon Gateway Affordable Housing	3600 San Pablo	90	4	4/6/2020	10/20/20	11/15/21			MUR	SB 35
Accessory Dwelling Unit	1026 47th Street	1	0	1/21/20	2/20/20				RM	Zoning Comp.
Two New Units at Bridgecourt Apartments	1221 40th Street	2	0	11/12/19	2/11/20	2/14/20	6/30/20		MUR	Approved
Emeryville Center for the Arts	4060 Hollis	0	30	12/11/18	8/27/20				P	Approved
47th Street Homes - 6 units replacing 4	1034 47th	2	0	7/5/18	10/6/20				RM	Expired 10/06/22
58Fifty Shellmound	5850 Shellmound	30	398	5/10/21					MUR	Study Sessions
Sherwin-Williams Open space	1450 Sherwin	0	0	1/5/17	12/14/17	5/16/18	4/7/20		PO	Fine Grading
Sherwin-Williams C	1450 Sherwin	122	1	1/5/17	2/22/18	9/24/18	5/21/20		MUR	Remediation
Sherwin-Williams D	1450 Sherwin	184	0	1/5/17	2/22/18	9/24/18	4/22/20		MUR	Remediation
Oceanview Townhomes - 3 replacing 1	1270 Ocean	2	0	5/2/16	7/24/18	4/9/19	7/23/21		RM	Permit Approved
Multi-Unit Residential	1225 65th St.	24	0	2/2/15	12/9/21				RMH	Approved
Bayview Apartments (Nady site) Residential	6701 Shellmound	186	0	11/7/14	3/24/16	7/9/20	5/28/21		MUR	
Baker Metal Live/Work	1265 65th	17	1	8/10/07	8/27/09	12/1/09	8/3/22		RMH	Foundation

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

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
<i>LAND USE</i>		
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. In 2022 the Planning Regulations were amended to make sidewalk cafe and parklet regulations that had been temporarily modified in response to the COVID-19 pandemic, permanent (ORD22-011).
LU-A-2	Project review and approval process	In 2022, the City Council approved the Emerstation Overland project which includes 300,000 square feet of office/lab space and a 496 space vehicular parking structure; the Planning Commission approved and construction began on the Bay Street Grocery Store which includes 48,500 square feet of retail grocery space and roof top parking; the Planning Commission approved a new FDP for Marketplace Parcels A and B that includes over 432,000 square feet of research and design space and 707 parking spaces; and the City's second project processed under SB 35 was approved administratively by the Community Development Director for a 68-unit intergenerational 100% affordable rental housing project at 4300 San Pablo Avenue.
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. The project has now received funding support from the state's No Place Like Home grant program and was awarded AHSC funding in January 2022. In December 2022 the City issued a "Permit Ready Letter" to the developer for the building permit and three demolition permits.
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 and in 2022 worked on developing Objective Design standards.
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.

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
LU-A-6	Use economic development tools to attract and retain businesses	In 2022, EDH staff provided site selection and permitting assistance to 18 businesses considering locating in Emeryville, and provided business retention services to 58 existing Emeryville businesses. Staff also conducted welcome visits with 10 businesses new to Emeryville. The City Council adopted an ordinance amending the City’s regulations of “Cabarets” (i.e. businesses that provide live entertainment) to streamline the permitting process and reduce costs for businesses that offer live entertainment.
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 2022, staff continued to convene industry focused “roundtable discussions” with the EDAC to solicit business input on the City’s policies, programs and marketing efforts. Through the EDAC, staff continued to develop a marketing program for the City to attract businesses and shape the public image of the City; these efforts are expected to commence implementation activities in 2023.
TRANSPORTATION		
T-A-1	Prepare Quality of Service standards for all transportation modes	The City adopted trip generation as the basis for the Transportation Facilities Impact Fee in 2014, using Vehicle Miles Traveled (VMT) as the metric to measure traffic impact for environmental reviews of development projects.
T-A-2	Ensure continued emergency vehicle access	The City ensures emergency vehicle access in all project plans.
T-A-3	Maintain Traffic Impact Fee	In Fiscal year 2021/2022 Fund 250 Traffic Impact Fees collected totaled: \$337,658.65 and an additional \$3,134 in accrued interest. Only \$997 were spent, leaving a remaining balance in the fund of \$1,500,454.
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is part of the Alameda County Transportation Commission (Alameda CTC). City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee (ACTAC). In 2022 the City is used ACTC funding for an annual paving project, the South Bayfront Bridge project, the Quiet Zone Project, the Emery Go Round (free local shuttle connecting to BART) General benefit, and IDEA grant projects.

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	In 2022 Emeryville staff continued to attend 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	Groundbreaking on the quiet zone project for crossing improvements for 65th and 67th Streets, including bike/ped improvements, gates and signals and the closure of 66th Street all took place in 2022.
T-A-7	Consider transportation needs of seniors and disabled persons	The City continued operating the 8 To Go paratransit service in 2022.
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 2022 the City continued to develop 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, Transportation Committee, Planning Commission, and City Council.
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 2022 staff continued developing the Active Transportation Plan which will replace the existing Pedestrian and Bicycle Plan that defines a bikeway network, provides bikeway facilities, and includes bike sharing and micro mobility facilities and opportunities.

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	In 2022 the City designed and installed street improvements, including protected bike lane on 41st Street adjacent to the Anna Yates Campus, home of the German International School.
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 2021-22 and 2022-23 with application made for future years. A new free shuttle from The Emery in south Emeryville provides as direct shuttle to the West Oakland BART station.
T-A-14	Work with transit providers to expand hours of operation	AC Transit expanded its local service hours and frequencies in 2017. In 2020 and 2021 AC Transit services were reduced in response to the COVID-19 pandemic which severely impacted ridership, particularly on Transbay bus lines. In 2022, restoration of Transbay services was partially restored and in 2023 RM3 funds may restore services.
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 and in 2022 staff continued to seek funding to complete project implementation.
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.

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
T-A-18	Adjust public parking pricing	In 2022 the City's two approved paid parking zones in North Hollis and the Triangle remained in operation, prices were not adjusted down as the program faces continued lower parking demand in part due COVID restrictions and work from home accommodations. Revision may be reviewed in future.
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 2022 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 2022.
<i>PARKS, PUBLIC FACILITIES AND SERVICES</i>		
PP-A-1	Prepare a strategic parks master plan	The Parks and Recreation Strategic Plan was adopted in 2011. The City had the equipment delivered for the construction of Davenport Park in November 2022 with construction to begin weather permitting. Construction was completed for shoreline protection at Point Emery.
PP-A-2	Develop a park-programming plan	The Community Services Department handles ongoing park programming including movies in parks, of which three were held in 2022. Picnic area rentals by the community are ongoing.
PP-A-3	Explore additional joint park facilities	In 2022 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.
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.

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
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. In 2022 there was an amendment to make permanent certain temporary regulations pertaining to sidewalk cafes and parklets that were enacted due to the COVID-19 pandemic (ORD22-11).
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	The City helped to develop the ECCL, and contributes to the operation of it. City staff members participate in the ECCL programming and operating committees, and operate programs including classes, facility rentals, aquatics, and special events. In 2022 the City continued to provide Aquatics, Child Development, field rentals, a K-8th grade program, and online Senior social and exercise programs.
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 2022 included a Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2022, 56 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. New in 2022, there is a free afterschool program that is funded by an EUSD grant for all Anna Yates students, which increased enrollment by over 100%.
PP-A-10	Prepare a plan for an Arts and Cultural Center	The Planning Commission approved entitlements for the Arts Center in 2020. In 2021, both the Planning Commission and, on appeal, the City Council denied modifications to value engineer the project. As a result of rising costs, the preconditions to development of the Arts Center under the Lease Disposition and Development Agreement (LDDA) with the Arts Center developer could not be met, and consequently the LDDA was terminated in 2022. The City Council requested a Study Session in 2023 to revisit approaches to development of the Arts Center.
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 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	There have not been any "typical" in-person CERT trainings in Emeryville since before the pandemic, with the last being in early 2019. In 2021 while the pandemic was still active, CERT trainings were moved to an online format, creating the "hybrid" CERT academy. This allowed residents to complete the classroom portion of CERT training online, with a plan to bring them back to complete the hands-on skill building portion of CERT once social distancing rules relaxed. While no CERT trainings were held in 2022 in Emeryville, planning occurred as COVID restrictions were lifting allowing in-person trainings to begin again in 2023.
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 2022, 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.
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 2022 included an amendment to make permanent certain temporary regulations pertaining to sidewalk cafes and parklets that were enacted due to the COVID-19 pandemic (ORD22-11).
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan. In 2022 the City began developing a comprehensive street tree opportunity study that will include recommended street tree species, planting conditions and locations.
UD-A-5	Update Capital Improvements Program	New streetscape projects in the 2019-2024 Capital Improvement Program include Green Infrastructure Projects (green stormwater treatment), Streetlight Survey and Standards, and Village Greens (shared streets with more space for pedestrians).

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	A final plan for the Bay Street Grocery store at South Bayfront PUD/PDP site was approved by the Planning Commission who conditioned a revised site plan closing off vehicular traffic on a portion of Bay Street creating a new pedestrian plaza. The project is currently under construction. In 2022 the Planning Commission approved the Emerystation Overland project that includes the transformation of Overland Avenue (between 62nd and 63rd Street) into a pedestrian and bicycle facility, and a straight pedestrian and bicycle path through the site connecting 61st and 62nd Streets.
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	In 2022 the Active Transportation Plan contract was amended to include a citywide wayfinding program that will include signage, public art, and gateway locations.
UD-A-8	Support renovations of older residential and industrial building stock	In 2020 an application was received and approved for renovations to the existing Pelco Building at 1550 Park Avenue. This project reused a highly visible building at the corner of Park Avenue and Halleck Street in the Park Avenue District that is listed as a Significant Structure in the Planning Regulations. In addition to renovating and seismically upgrading the significant building, the project included adding sidewalks, street trees, and lighting where there were none, and include a public art installation along the railing fronting the new sidewalk. In 2022 a temporary certificate of occupancy (TCO) was issued to allow occupancy of the building while final touches on the project were finished, with project completion estimated in early 2023.
UD-A-9	Expand public art along green streets, at gateways, and in new parks	In 2022 the Sherwin-Williams developer continued to develop the site in which five new art works will be installed concurrent with park and greenway development. In 2022 the non-profit PangeaSeed Foundation installed 15 murals including at gateways, green streets, and a school facility where the pool and field are partially used for city recreational uses. Staff assisted the non-profit by making contacts with mural locations, sharing information about the installed murals, and completed a walking tour on installation.
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.
<i>CONSERVATION, SAFETY AND NOISE</i>		

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees	Structural pruning and tree maintenance is an ongoing effort for the Public Works Maintenance Division and is especially focused after leaf drop in the fall. On case by case basis, tree replacement are installed per the site specific recommendations of the Arborist and City standards related to tree installation in the public right of way. 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.
CSN-A-2	Implement the National Pollutant Discharge Elimination System permit	The City is in compliance with our NPDES Municipal Regional Permit to date. Municipal Regional Permit (MRP) 3.0 went into effect on July 1, 2022. The 2021-2022 annual report for the permit was completed September 2022.
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 2022 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	The City replenished the Child Development Center's emergency supply of food and water, bought new storage bins for all supplies, and updated supplies in 2022.

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
CSN-A-9	Implement and update emergency management operations plan	In March of 2022 team section trainings for the EOC were held. On November 2022 a City-wide EOC tabletop exercise was held.
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	The City has already identified designated evacuation routes for the City in the event of an earthquake or tsunami event.
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	In 2020 an application was received and approved for renovations to the existing Pelco Building at 1550 Park Avenue. In addition to a change in use, the project would reuse a building listed as a Significant Structure in the Planning Regulations, add sidewalks, street trees, and lighting where there were none, and include a public art installation along the railing fronting the new sidewalk. In 2022 a temporary certificate of occupancy (TCO) was issued to allow occupancy of the building while final touches on the project were finished, with project completion estimated in early 2023.
CSN-A-14	Update Zoning Ordinance	No safety or noise amendments were made to the Planning Regulations in 2022. 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	In 2022 the City received permits and went into contract for a large in-line trash separator device scheduled for construction in spring 2023, to be paid for in part with Caltrans funding.

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
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 2022 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 asked to receive construction funding in 2021, and construction began in 2022.
<i>SUSTAINABILITY</i>		
ST-A-1	Implement the Climate Action Plan	In 2022 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. Implementation of SB 1383, the short-lived climate pollutant reduction law, took place in 2022 and is consistent with Climate Action Plan goals and policies.
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.

City of Emeryville 2022 General Plan Annual Implementation Report		
Action Number	Action Summary	Implementation Status and Actions in 2022
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 2022 the design and construction of Point Emery Park and Davenport Park by the Public Works Department included review 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 which were renewed and strengthened in 2022.
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 2022.

Please Start Here

General Information	
Jurisdiction Name	Emeryville
Reporting Calendar Year	2022
Contact Information	
First Name	Navarre
Last Name	Oaks
Title	Associate Planner
Email	noaks@emeryville.org
Phone	
Mailing Address	
Street Address	1333 Park Avenue
City	Emeryville
Zipcode	94608

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](#)

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Jurisdiction	Emeryville	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

**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 Bonus Law Applications		Application Status	Notes		
1				2	3	4	5									6	7	8	9	10		11	12	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*		
Summary Row: Start Data Entry Below							73	0	8	0	11	0	148	240	77	0								
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt - 1 ADU in Building 1 West		ADU	R	12/27/2022	0	0	0	0	0	0	1	1			No	No	N/A	Pending			
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt - 5 ADUs in Bldg 1 East		ADU	R	12/27/2022	0	0	0	0	0	0	5	5			No	No	N/A	Pending			
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt- 3 ADUs in Bldg 2 West		ADU	R	12/27/2022	0	0	0	0	0	0	3	3			No	No	N/A	Pending			
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt - 5 ADUs in Bldg 2 West		ADU	R	12/27/2022	0	0	0	0	0	0	5	5			No	No	N/A	Pending			
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt - One ADU in Bldg 2 East		ADU	R	12/27/2022	0	0	0	0	0	0	1	1			No	No	N/A	Pending			
	049-1520-004-01	9 Anchor Drive	Trader Vics Housing Project		5+	R	11/10/2022	2	0	3	0	4	0	45	54			No	Yes	No	Withdrawn			
	049-0481-015-00	3631 San Pablo Avenue	ZC for ADU in Existing SFR @43rd Street		ADU	R	10/26/2022	0	0	0	0	0	0	1	1	1	0	No	No	N/A	Approved			
	049-1026-028-00	1055 43rd Street	Residential Use		ADU	R	10/12/2022	0	0	0	0	0	0	1	1	1	0	No	No	N/A	Approved			
	049-1313-009-00	5517 Beaudry Street	Convert basement to JADU		ADU	R	10/3/2022	0	0	0	0	0	0	1	1	1	0	No	No	N/A	Approved			
	049-1313-009-00	5517 Beaudry Street	New Detached ADU		ADU	R	8/16/2022	0	0	0	0	0	0	1	1	1	0	No	No	N/A	Approved			
	049-1472-001-00	1251 1/2 63rd Street	Detached Conversion ADU		ADU	R	8/12/2022	0	0	0	0	0	0	1	1	1	0	No	No	N/A	Approved			
	049-1174-040-00	1063 47th Street	New Detached ADU		ADU	R	5/19/2022	0	0	0	0	0	0	2	2	2	0	No	No	N/A	Approved			
	049-0619-004-00	3995 Emery Street	Conversion ADUs (2)		ADU	R	4/21/2022	0	0	0	0	0	0	1	1	2	0	No	No	N/A	Approved			
	049-1174-044-00	1055 47th Street	Conv ADU-legalizing bottom unit		ADU	R	3/28/2022	0	0	0	0	0	0	1	1	1	0	No	No	N/A	Approved			
	049-1079-014-01 049-1079-017-01	4300 San Pablo Avenue	4300 San Pablo Affordable Housing		5+	R	2/9/2022	67	0	0	0	0	0	1	68	68	0	Yes-Approved	Yes	Yes	Approved			
	049-1494-003-02 049-1494-004-08	5801-5861 Christie Avenue	Christie Avenue Mixed Use Project		5+	R	1/3/2022	4	0	5	0	7	0	78	94			No	Yes	No	Pending			

Jurisdiction	Emeryville	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Table A2

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

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								
1				2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below						67	0	0	0	0	0	11		11
	049-1080-004-00	4327 Essex Street	NA	ADU	R							1	12/17/2021	1
	049-1469-018-00	1257 Peabody Lane	Ocean Lofts	2 to 4	R							1	4/17/2007	1
	049-1469-019-00	1258 Ocean Avenue	Ocean Lofts	2 to 4	R							1	4/17/2007	1
	049-1041-026-15	4510 Hubbard Street	Sherwin Williams-B2	5+	R	8		8		6		108	2/22/2018	130
	049 -1469-012-00	1276 Ocean Avenue	Ocean Ave Townhomes	5+	R							5	8/27/2009	5
	049-1041-026-15	4310 Hubbard Street	Sherwin Williams-B1	5+	R	2		4		5		53	2/22/2018	64
	049-1174-044-00	1055 47th Street	NA	ADU	R							1	4/7/2022	1
	049-1470-010-03	1270 64th Street	Two Unit Replacement	2 to 4	R							2	12/21/2021	2
	049-1504-002-00	1265 65th Street	Baker Metal L/W	5+	R							17	8/27/2009	0
	049-1083-002-00	4310 Adeline Street	NA	ADU	R							1	8/9/2021	1
	049-1083-001-00	4300 Adeline Street	NA	ADU	R							1	12/14/2021	1
	049-1079-014-01	4300 San Pablo Avenue	4300 San Pablo Intergenerational	5+	R	67						1	12/5/2022	1
	049-1079-017-01	3631 San Pablo Avenue/3637 Adeline Street	NA	ADU	R							1	11/14/2022	1
	049 -0481-015-00	1055 43rd Street	NA	ADU	R							1	11/14/2022	1
	049 -1026-028-00	5517 Beaudry Street	NA	ADU	R							1	10/12/2022	1
	049 -1313-009-00	5517 Beaudry Street	NA	ADU	R							1	9/9/2022	1
	049 -1313-009-00	1251 1/2 63rd Street	NA	ADU	R							1	9/8/2022	1
	049 -1472-001-00	1063 47th Street	NA	ADU	R							1	7/19/2022	1
	049 -1174-040-00	3995 Emery Street	NA	ADU	R							2	5/19/2022	2
	049 -0619-004-00	1291 55th Street	Duplex Conversion	SFD	R							1	1/27/2022	1

Jurisdiction	Emeryville	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	
1				13	14	15	16	17	18	19
Prior APN*	Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
Summary Row: Start Data Entry Below				42	1					
	049-1080-004-00	4327 Essex Street	NA	0	N	Y				
	049-1469-018-00	1257 Peabody Lane	Ocean Lofts	0	N	Y				
	049-1469-019-00	1258 Ocean Avenue	Ocean Lofts	0	N	Y				
	049-1041-026-15	4510 Hubbard Street	Sherwin Williams-B2	0	N	Y		DB	NA	55
	049-1469-012-00 049-1469-013-00	1276 Ocean Avenue	Ocean Ave Townhomes	0	N	Y				
	049-1041-026-15	4310 Hubbard Street	Sherwin Williams-B1	0	N	Y		DB	NA	55
	049-1174-044-00	1055 47th Street	NA	0	N	Y				
	049-1470-010-03	1270 64th Street	Two Unit Replacement	0	N	Y				
	049-1504-002-00	1265 65th Street	Baker Metal L/W	0	N	Y				
	049-1083-002-00	4310 Adeline Street	NA	0	N	Y				
	049-1083-001-00	4300 Adeline Street	NA	0	N	Y				
	049-1079-014-01 049-1079-017-01	4300 San Pablo Avenue	4300 San Pablo Intergenerational	42	Y	Y	LHTF	DB	NA	77
	049-0481-015-00	3631 San Pablo Avenue/3637 Adeline Street	NA	0	N	Y				
	049-1026-028-00	1055 43rd Street	NA	0	N	Y				
	049-1313-009-00	5517 Beaudry Street	NA	0	N	Y				
	049-1313-009-00	5517 Beaudry Street	NA	0	N	Y				
	049-1472-001-00	1251 1/2 63rd Street	NA	0	N	Y				
	049-1174-040-00	1063 47th Street	NA	0	N	Y				
	049-0619-004-00	3995 Emery Street	NA	0	N	Y				
	049-1184-014-00	1291 55th Street	Duplex Conversion	0	N	Y				

Jurisdiction	Emeryville	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Project Identifier				Demolished/Destroyed Units			Density Bonus			
1				20			21	22	23	24
Prior APN*	Current APN	Street Address	Project Name*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
Summary Row: Start Data Entry Below				4		0				
	049-1080-004-00	4327 Essex Street	NA							No
	049-1469-018-00	1257 Peabody Lane	Ocean Lofts							No
	049-1469-019-00	1258 Ocean Avenue	Ocean Lofts							No
	049-1041-026-15	4510 Hubbard Street	Sherwin Williams-B2							No
	049-1469-012-00 049-1469-013-00	1276 Ocean Avenue	Ocean Ave Townhomes							No
	049-1041-026-15	4310 Hubbard Street	Sherwin Williams-B1							No
	049-1174-044-00	1055 47th Street	NA							No
	049-1470-010-03	1270 64th Street	Two Unit Replacement							No
	049-1504-002-00	1265 65th Street	Baker Metal L/W							No
	049-1083-002-00	4310 Adeline Street	NA	4	Demolished					No
	049-1083-001-00	4300 Adeline Street	NA							No
	049-1079-014-01 049-1079-017-01	4300 San Pablo Avenue	4300 San Pablo Intergenerational						Development Standards Modification	No
	049-0481-015-00	3631 San Pablo Avenue/3637 Adeline Street	NA							No
	049-1026-028-00	1055 43rd Street	NA							No
	049-1313-009-00	5517 Beaudry Street	NA							No
	049-1313-009-00	5517 Beaudry Street	NA							No
	049-1472-001-00	1251 1/2 63rd Street	NA							No
	049-1174-040-00	1063 47th Street	NA							No
	049-0619-004-00	3995 Emery Street	NA							No
	049-1184-014-00	1291 55th Street	Duplex Conversion							No

Jurisdiction	Emeryville	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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	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	24	-	1,076	-
Total RHNA		1,498												
Total Units			-	190	1	312	78	-	502	193	24	-	1,300	522
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
		Extremely low-income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		138	-	-	37	-	-	-	-	-	-	37	101	

*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.

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville	
Reporting Year	2022	(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.	Annually	\$25,834 in CDBG funds was allocated to Alameda County Healthy Homes Department to support the Minor Home Repair Program in Emeryville for 2022/2023.
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.	Annually	Information on the housing rehabilitation programs in maintained and updated to the City's Website on the Rehabilitation Programs webpage (https://www.ci.emeryville.ca.us/266/Rehabilitation-Programs).
H-1-1-3	Continue to offer home maintenance education.	Annually	The City continues to offer the Earthquake Brace + Bolt program to the public. One permit for seismic upgrade was issued in 2022. Additionally, in November 2022, the sent out notification to the Housing mailserve on the Lead Hazard Grant, administered by Alameda County Healthy Homes, which was opened by over 3,500 subscribers.
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.	Quarterly	The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations. Fourteen (14) residential code enforcement cases were opened in 2022 due to work without a permit, property maintenance issues and working during unauthorized times. Five (5) residential code enforcement cases were closed in 2022. Two (2) were found to have no violation and three (3) were abated.
H-1-2-2	Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing	No activity occurred in 2022.

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Housing Element Implementation

Jurisdiction	Emeryville	
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1-3-1	<p>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.</p>	Semi-Annually	<p>The City monitors annually the BMR Rental portfolio and Affordable Homeownership portfolio to ensure all assisted units continue to meet the affordable housing guidelines. No BMR Rental units nor BMR Homeownership units were at risk of converting to market rate in 2022. Eight (8) down-payment assistance loans were paid off and one (1) down-payment assistance loan holder went into foreclosure, resulting in the loss of 9 units from the homeownership portfolio.</p>
H-1-3-2	<p>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.</p>	Annually	<p>The City Council adopted the FY20/21 Housing Successor Annual Report along with the 2021 Housing Element Annual Report in March 2022 and approved the submission of both reports to the State. Within the Housing Successor Annual Report, 158 units were identified as still being within the Homeownership Portfolio, the City had no excess surplus funds and 30% of funds expended went towards the development of housing units serving households at 30% AMI.</p>

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville	
Reporting Year	2022	(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-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	Section 9-4.204(d) of the Planning Regulations states that "No fewer than half of the bonus points required for the project... shall be earned through the provision of affordable housing." The Planning Commission held Study Sessions on two developments with a residential component in 2022 (5850 Shellmound Way and 5801-5861 Christie Avenue), that sought density bonuses. 5850 Shellmound Way mixed-use project with 100% affordable housing is requesting a density bonus on FAR and Height. In order to receive the density bonus, they have proposed providing additional public open space, doubling the amount of the Affordable Housing Impact Fee and increasing the percentage of family friendly units. 5801-5861 Christie Avenue mixed use project is requesting a density bonus on FAR and Height. In order to receive the density bonus they have proposed increasing the percent of affordable units, providing additional public open space, and doubling the amount of the Affordable Housing Impact Fee.
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 Planning Commission held Study Sessions on three developments with a residential component in 2022 (5850 Shellmound Way, 5801-5861 Christie Avenue and 4300 San Pablo Avenue), in which how the developers were going to comply with the Affordable Housing Program were discussed. 4300 San Pablo Avenue was approved as a 100% affordable housing project with all units set-aside for households between 20% AMI and 60% AMI. 5850 Shellmound Way mixed-use project is proposed to include a 100% affordable housing component, with the income targeting still to be determined. 5801-5861 Christie Avenue mixed use project is proposed to have 3.9% of units set-aside for very low income, 5.9% of units set-aside for low income, and 7.2% of units set-aside for moderate income, for a total of 17% affordable housing units, which complies with the Affordable Housing Program.
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 \$337,393.52 in Housing Impact Fees in 2022.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville	
Reporting Year	2022	(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-2-2-2	Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Ongoing	The City issued two (2) Request for Qualifications/Proposals (RFQ/P) for two (2) City owned sites (Christie Sites and Adeline Sites). Within the Adeline Sites RFQ/P providing affordable housing opportunities to extremely low and very low-income individuals was a requirement was a goal. Within the Christie Sites RFQ/P, maximize the number of affordable housing units on the site serving a range of target income levels from extremely low income to market rate. was a goal.
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	No activity occurred in 2022.
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	No activity in the First Time Homebuyer Program occurred in 2022. The City did advertise a First Timie Homebuyer Workshop to it Housing mailserve in June 2022 that was viewed by over 2,600 subscribers.
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 provided support to Resources for Community Development (RCD), the developer of 3600 San Pablo Avenue, a 100% affordable housing project, in its application for funding to the California Department of Housing and Community Development Infill Infrastructure Grant (IIG) and California Housing Accelerator Tier 2 (Accelerator) funds in 2022. This project was awarded No Place Like Home (NPLH) and Affordable Housing and Sustainable Communities (AHSC) in previous years and will provide 45 permanent supportive housing units for formerly homeless individuals at extremely low income and the remaining units will target very-low and low income households.

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Housing Element Implementation

Jurisdiction	Emeryville	
Reporting Year	2022	(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-2-2-6	Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Ongoing	The City Council authorized staff in August 2022 to apply for a Pro-Housing Designation application that would provide priority processing or finding points for several State Funding programs. Additionally, the City submitted an application for Regional Early Action Planning Grants of 2021 (REAP 2.0) for housing and transportation related project in December 2022.
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 .	Annually	The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase in property tax) to support affordable housing in the City. In 2022, \$1,548,820.64 in revenue was received.
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	No activity occurred in 2022.
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	No activity occurred in 2022.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville		
Reporting Year	2022	(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-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.	2016	Planning Regulation were updatd in 2017 to add Universal Design to the Community Benefit Category for Denisty Bonuses. No applications were submitted in 2022 seeking a Density Bonus through the utilization of Universal Design as a Community Benefit.
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.	Annually	No activity occured in 2022.
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 contract with Operation Dignity to provide outreach to those who are homeless in the city, continue to support the Everyone Home Plan, and contract with St. Vicente De Paul to provide shelter beds. The City also has a partnership with the Berkeley Food and Housing Shelter and Dwight Way Shelter to provide additional shelter beds for individuals experiencing homelessness in Emeryville.
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	Annually	City chose not to apply for CDBG funding to support homeless services and support providers. Instead the City utilies local funds to support Operation Dignity to provide Homeless Outreach and Housing Navigation services to those experiencing homelessness in Emeryville. Additionally, the City allocates local funds to Emeryville Citizen Assistance Program which distributes meals to homeless encampments and administers a food distribution center for homless and low income residents.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville		
Reporting Year	2022	(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-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.	Quarterly	The city advertises resources for people experiencing homelessness with flyers and pamphlets in the lobby of city hall. They will also be given a staff members contact card if they might need any further assistance.
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	EUSD has a working relationship with the staff members in the housing department, where they are in regular communication to ensure that those looking for services are able to find them.
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	The City will continue to maintain an inventory of sites available and appropriate for residential development for households of all income levels.
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	The Planning Commission held Study Sessions on two (2) Mixed Use Development Projects in 2022 (5850 Shellmound Way and 5801-5861 Christie Avenue). Both projects sites are in the Mixed-Use with Residential Land Use designation, as well as the Mixed Use with Residential (MUR) Zoning District. Both projects are proposing mixing R&D and Residential on the project sites.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville		
Reporting Year	2022	(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-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 FTTHB Program is currently on hold as the City explores revisions to make the program more user friendly. Approximately 10 people inquired about the program in 2022 and were told that the program would return in 2023.
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	Notification of the availability to purchase two BMR units was sent out to Emery Unified School District in November 2022.
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/crafts people.	Ongoing	No activity occurred in 2022.
H-4-2-5	Encourage the development of affordable live/work space for artists and craftspeople.	Ongoing	No activity occurred in 2022.
H-4-2-6	Promote quality and diversity in the architectural style of new housing developments.	Ongoing	In 2022, the City continued working on the development of Objective Standards, to be adopted in 2023.

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Housing Element Implementation

Jurisdiction	Emeryville	
Reporting Year	2022	(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-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.	Annually	ECHO Housing is under contract with Alameda County through the use of CDBG funds to provide Fair Housing through-out the County (including Emeryville). Additionally, the City utilizes local funds to contract with ECHO Housing to provide oversight of the Emeryville Tenant-Landlord Relations Ordinance (i.e. Just Cause and Harrassment). ECHO provided services to 24 people under the City's Tenant-Landlord Relations Ordinance.
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	ECHO Housing provided a Tenant & Landlord Fair Housing Training on July 11, 2022. Notification of this training was sent out to the City's housing mailserve and was opened by over 2,900 people. Additional information on Fair Housing laws remains available on the City's Fair & Equal Housing webpage (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 executed a Land Development and Disposition Agreement (LDDA) with EAH for the redevelopment of 4300 San Pablo. Within the LDDA is the Affordable Housing Regulatory Agreement which has a nondiscrimination provision related to the developer and the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the property and any developer practices that may lead to segregation and discrimination to the selection, location, number, use or occupancy of Occupants, tenants, lessees, subtenants, sublessees, or vendees. Additionally, the Developer is required submit a marketing plan to the City for approval which requires the developer to identify those lease likely to apply and develop a marketing strategy to target them.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville	
Reporting Year	2022	(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-5-1-4	Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.	Annually	No activity occurred in 2022.
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.	Adopt - 2015 Implement - Annually	The Planning Commission held Study Sessions on three developments with a residential component in 2022 (5850 Shellmound Way, 5801-5861 Christie Avenue and 4300 San Pablo Avenue), in which how the developers were going to comply with the Family Friendly Guidelines were discussed. 4300 San Pablo Avenue sought and received a waiver on the Family Friendly Guidelines due to the development being 100% affordable housing for seniors and transitional aged youth. 5850 Shellmound Way proposed unit mix of 10% studios, 53.3% two bedroom units and 16.7% three bedroom units, as well as 5801-5861 Christie Avenue proposed unit mix of 8.5% studios, 36.2% two bedroom units and 17% three bedroom units, complies with the Family Friendly guidelines unit mix requirement. Unit design for 5850 Shellmound Way and 5801-5861 Christie Avenue will be assessed for family friendly compliance as part of the planning approval process.
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.	Annually	The City released a RFQ/P in for the redevelopment of 5890, 5900 and 6150 Chrisite Avenue (i.e. Christie Avenue Sites) in June 2022. The RFQ/P was seeking a qualified development team composed of an architect, structural engineer and developer to 1) maximize the number of housing units, 2) maximize the number of affordable housing units on site that target a range of income levels, 3) develop family friendly housing units including three and four bedroom units and amenities for people of all ages, 4) develop an energy efficient development, 5) expand Christie Avenue Park, 6) connect the development to Marketplace and existing/planned pedestrian and bike routes, and 7) include a sustainable commercial or non-profit transportation ancillary retail use. The City received proposals from six (6) development teams and City Council selected a 1st and 2nd place development team in November 2022.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville		
Reporting Year	2022	(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-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.	Initiate - 2015 Update - As Needed	No activity in 2022. This program is currently still on hold with the County.
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.	Initiate - 2015 Implement - Ongoing	No activity in 2022.
H-6-2-3	Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households	Seek Funding - Annually Implement - Ongoing	The FTHB Program is currently on hold as the City explores revisions to make the program more accessible in today's market. Approximately 10 people inquired about the program in 2022 and were told that the program would return in 2023.
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	Alameda County released the Emergency Mortgage Assistance Program, in conjunction with Housing & Economic Rights Advocates (HERA) in May 2022 where homeowners can receive a grant up to \$30,000 and legal assistance if they have received a delinquency notice on their mortgage, experienced a job loss or loss of income due to COVID-19 and are low to moderate income homeowners residing in one of the eligible jurisdictions (Albany, Dublin, Emeryville, Piedmont, Newark and Unincorporated Alameda County). Workshops on the program were held on June 22 and August 12, 2022 in English and August 31 in Spanish. As of November 2022, one (1) application in Emeryville was pending.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville	
Reporting Year	2022	(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-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 2022 the City and US EPA revised the closeout agreement for \$2.4 million in brownfield assistance including allowing additional predevelopment activities to be allowed to be funded. Staff confirmed eligibility for the housing site known as the “Christie Properties” and in 2023 site eligibility for Site B, Adeline Properties both potential housing sites. Funding to Christie properties is expected in 2023 or 2024
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	Counter staff provide site developer with technical assistance identifying regulatory agencies and purview. City focused on targeting the US EPA RLF \$2.4 million balance for housing assistance.
H-7-2-2	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	An application for building permits for 3600 San Pablo Avenue, a 100% Affordable Housing project was submitted in November 2021, which included the Green Point Rated or LEED Checklist. This was reviewed by staff and a permit ready letter for the building permit was issued in December 2022.
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.	Semi-Annually	Information on green building resources and funding opportunities is posted and updated as needed to the City's Website on the Environment & Sustainability webpage (https://www.ci.emeryville.ca.us/129/Environmental-Services).
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	Flow through planters were installed in Building B1 and B2 of the Emery (aka Sherwin Williams project) in 2022 as a stormwater hydromodification control system.
H-7-2-5	Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Ongoing	Staff provided feedback to developers during the application review process on three (3) development projects with a residential components (5850 Shellmound Way, 5801-5861 Christie Avenue and 4300 San Pablo Avenue). Developers were encouraged to include features and material to prevent stormwater intrusion and are required to provide a stormwater management plan.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville	
Reporting Year	2022	(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-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 submitted an application in December 2022 for a Regional Early Action Planning Grants of 2021 (REAP 2.0) to incentivize the development of housing along the 40th Street Transit Corridor and the San Pablo Avenue Transit Corridor. Notification of awards will be made in 2023.
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 2022 the City submitted funding applications to Alameda County Transportation Commission (ACTC), Metropolitan Transportation Commission (MTC) Active Transportation Program and REAP 2.0. An earmark from the State of California was received for this project in 2022. The City will continue to seek funding for the design and construction of this project in 2023.
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.	2015	City Design Guidelines were completed in 2015. In 2022, the City continued to development Objective Standards to be adopted in 2023.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville
Reporting Year	2022 (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-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.	Semi-Annually	Information on the transportation programs and energy efficiency programs in maintained and updated to the City's Website on the Environment & Sustainability webpage (https://www.ci.emeryville.ca.us/129/Environmental-Services).
H-7-4-2	Encourage energy conservation measures and use of green building materials in residential remodel projects.	Ongoing	In 2022, thirteen (13) residential projects received solar building permits and five residential projects had their solar building permits finalized.

Jurisdiction	Emeryville	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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 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 ⁺ . 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									

Jurisdiction	Emeryville
Reporting Period	2022 (Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

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

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						
005 -0480-001-01 005 -0480-005-00 005 -0480-003-00	3602 Adeline Street	Vacant		Exempt Surplus Land	0.02	RFP Issued
049 -1079-014-01 049 -1079-017-01	4300, 4310 San Pablo Avenue	Public Facilities		Exempt Surplus Land	0.47	LDDA Executed with Developer
049 -1493-003-00 049 -1493-004-00 049 -1493-005-00	5890, 5900,6150 Christie Avenue	Vacant		Exempt Surplus Land	2.01	Developer Selected

Jurisdiction	Emeryville	
Reporting Year	2022	(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	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		24
Total Units		24

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	1	0	0
2 to 4	0	2	2
5+	1	0	199
ADU	9	5	2
MH	0	0	0
Total	11	7	203

Housing Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	240
Total Housing Units Approved:	77
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	Emeryville	
Reporting Year	2022	(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	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Outreach Strategy, Survey, Meeting	\$ 7,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Research, Analysis, Writing: Existing	\$ 14,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Research, Analysis, Writing: Potenti	\$ 9,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Study Sessions	\$ 4,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Drafts	\$ 5,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Approval Hearings, Finalize	\$ 8,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Environmental Review	\$ 4,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Draft, Response to Review	\$ 5,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Adoption Review, Hearings	\$ 6,000.00	\$0.00	Completed	Local General Fund	Reimbursement Request forthcoming
Final to HCD, Response, Certificatio	\$ 3,000.00	\$0.00	In Progress	Local General Fund	Reimbursement Request forthcoming

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	67
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		11
Total Units		78

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		24
Total Units		24

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	10
	Non-Deed Restricted	0
Low	Deed Restricted	12
	Non-Deed Restricted	0
Moderate	Deed Restricted	11
	Non-Deed Restricted	0
Above Moderate		170
Total Units		203



Housing Successor Annual Report FY 2021-2022

APRIL 1, 2023

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 14, 2023. This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2021/22 (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, 2023. 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 \$932,747.24 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 \$ 23,057,012, 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	\$0.00
Homeless Prevention and Rapid Rehousing Services	\$0.00
Housing Development Expenditures	\$910,467.40
• <i>Extremely Low</i>	\$460,348.69
• <i>Very Low</i>	\$81,839.77
• <i>Low</i>	\$368,278.95

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	\$16,079,344.67
Total Value of Housing Successor Assets	\$34,022,739.33

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 51% of the LMIHAF on housing developments affordable to households earning 30% or less of the AMI for the 2021/2022 fiscal year.

FISCAL YEAR	PROJECT	TOTAL EXPENDED	30% AMI	50% AMI	80% AMI
2021-2022	3600 San Pablo (Nellie Hannon)	910,467.40	460,348.69	81,839.77	368,278.95 ^{Note}
	% AMI		51%	9%	40%

Note: Funding identified for Nellie Hannon Gateway in the 80% AMI category are for unit(s) set-aside at 60% AMI.

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, 2012-June 30, 2022.

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
The Emery (Building B1)	2022	11	0	11
The Emery *Building B2)	2022	22	0	22
Total Units		294	0	294
% 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 has \$1,790,160 in excess surplus. The plan to eliminate the excess surplus is in May 2023 to close on the construction financing for Nellie Hannon Gateway, located at 3600 San Pablo Avenue, in which the City has committed an additional \$4,417,048 in LMIHAF to assist an affordable housing developer in developing a 90 unit, 100% affordable housing project that meets the requirements of Section 34176.1(a)(3)(B).

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

FY21/22 FUND BALANCE	
Opening Balance	\$23,079,292
Land	(\$17,943,395)
Encumbrances	(\$4,035)
Unencumbered LMIHAF	\$5,131,862

4 YRS OF DEPOSITS	
FY18/19	\$690,275
FY19/20	\$854,122
FY 20/21	\$864,558
FY 21/22	\$932,747
Total Deposits	\$3,341,702

EXCESS SURPLUS TEST	
Base Limitation	\$1,000,000
Aggregate Deposits	\$3,341,702
Is the Base or the Deposits the Greater Allocation?	Deposits
Unencumbered LMIHAF	\$5,131,862
Excess Surplus (Unencumbered LMIHAF > Deposits)	Yes

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		151
# of Units Lost to portfolio in Fiscal Year	Foreclosure	0 units
	Paid-off	8 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
		\$729,197.87 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