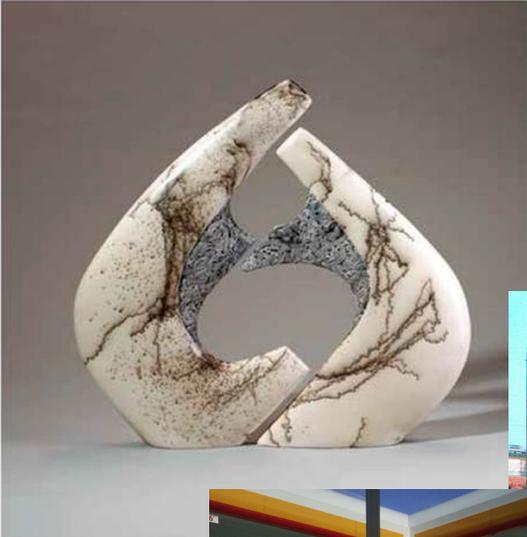


GENERAL PLAN ANNUAL PROGRESS REPORT

2015

Prepared by the

Community Development Department



CITY OF EMERYVILLE

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CHAPTER 1 – INTRODUCTION AND SUMMARY

A. PURPOSE OF THE ANNUAL PROGRESS REPORT

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and progress made toward implementing its goals and policies. The progress report must be submitted to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs.

B. PURPOSE OF THE GENERAL PLAN

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a general plan for the physical development of the jurisdiction. The Emeryville General Plan establishes a vision for the City’s long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. The Plan also conveys to City departments, other agencies, and private developers the community goals and policies, and establishes a basis for determining if development proposals and public projects are consistent. The Plan provides for establishing and prioritizing detailed plans and implementation programs.

C. STATUS OF THE ADOPTED ELEMENTS OF THE EMERYVILLE GENERAL PLAN

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

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



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

Correspondence Between Required General Plan Elements and the Emeryville General Plan	
Element	Emeryville General Plan
Land Use	Chapter 2: Land Use
Circulation	Chapter 3: Transportation
Conservation	Chapter 6: Conservation, Safety and Noise
Open Space	Chapter 6: Conservation, Safety and Noise; and Chapter 4: Parks, Open Space, and Public Facilities
Safety	Chapter 6: Conservation, Safety and Noise
Noise	Chapter 6: Conservation, Safety and Noise
Urban Design (optional)	Chapter 5: Urban Design
Sustainability (optional)	Chapter 7: Sustainability and Chapters 2-6
Housing	Separate Document

Compliance with State Office of Planning and Research Guidelines

Emeryville’s General Plan was updated in 2009 according to the State Office of Planning and Research’s Guidelines and remained consistent with the Guidelines through 2015.

D. HOUSING SUCCESSOR ANNUAL REPORT

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



CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

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

A. REVIEW OF IMPLEMENTATION PROGRAM

Progress Report Highlights

Following are highlights of the progress made in calendar year 2015 organized by General Plan Element:

Land Use

New regulations for multi-unit residential development were adopted.

As shown on the Development Projects Status map on the next page-

- Parc on Powell, Emme apartments, and 47 of 100 units at 3900 Adeline Street residential projects; a rebuilt Shell station with Bay Trail amenities; Nordstrom Rack and Ulta Beauty at East Baybridge Shopping Center; and City Storage at 40th and Adeline were completed.

- Building permits are in process for Emery Station West/Transit Center and Stanford medical offices at Emery Station Greenway.
- Hyatt Place Hotel at Bay Street and The Intersection, a mixed use project with 105 units and 17,000 square feet of retail, are under construction.
- Three of the four major parcels in the Marketplace Mixed-Use Redevelopment were approved.



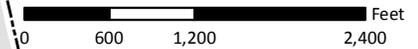
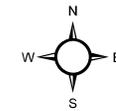
PROJECT INDEX

1. Anton Emeryville ("Nady Site")	8. Christie Ave Properties
2. Baker Metal Live-Work	9a. Marketplace - Shellmound Site
3. Multi-Unit Residential Project	9b. Marketplace - Parcel B
4. Ocean Avenue Townhomes	9c. Marketplace - Parcel C
5. Ocean Lofts	9d. Marketplace - "Theater Site"
6. Emme Apartments	9e. Marketplace - Subdivision
7. Marketplace Park	10. LePort School
	11. Emerystation West @Transit Ctr

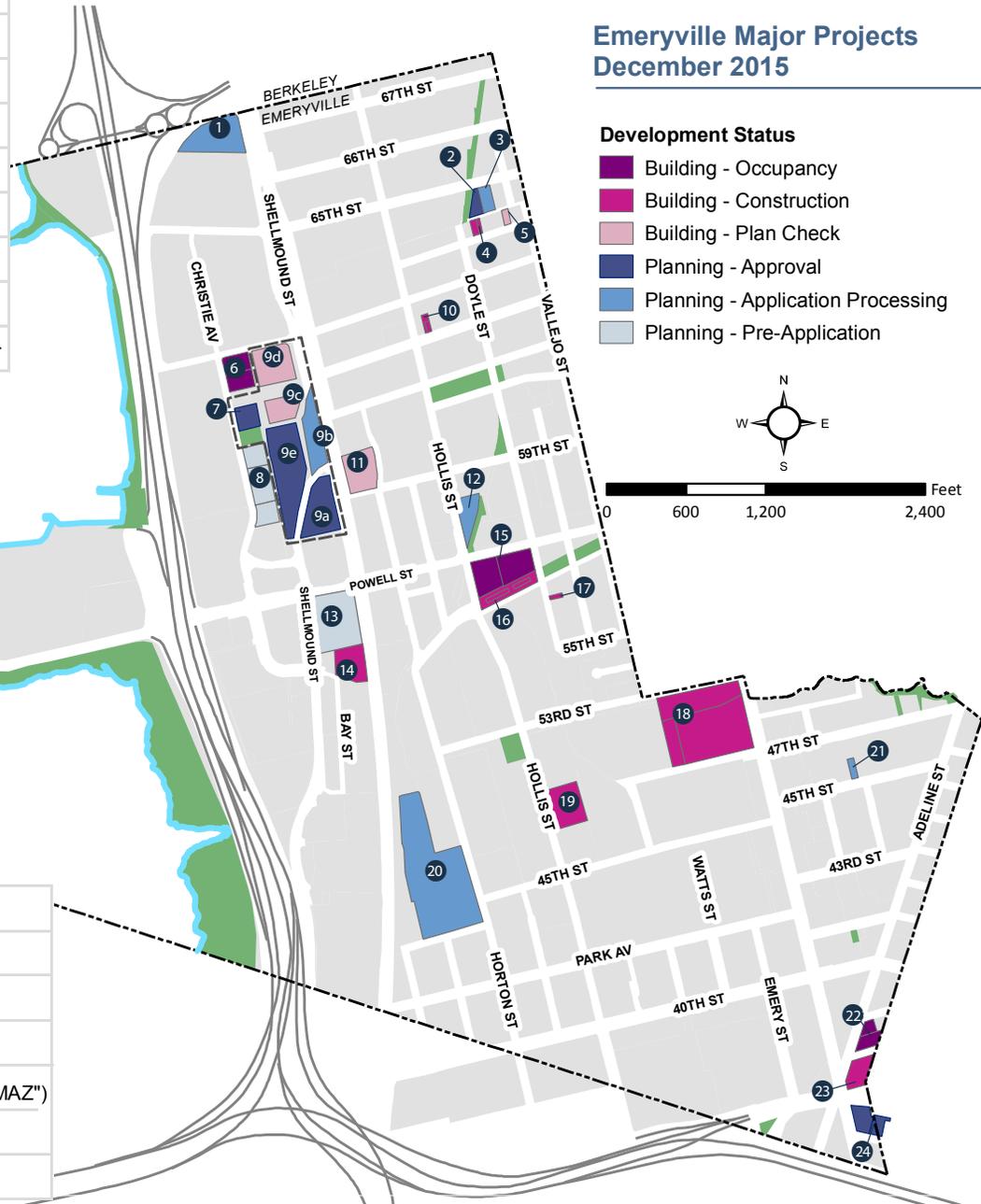
Emeryville Major Projects December 2015

Development Status

- Building - Occupancy
- Building - Construction
- Building - Plan Check
- Planning - Approval
- Planning - Application Processing
- Planning - Pre-Application



12. Stanford Medical Offices	19. Pixar Warehouse
13. Bay Street "Site B"	20. Sherwin Williams Mixed Use
14. Hyatt Place Hotel	21. 1056 45th St. - New Unit
15. Parc on Powell	22. 3900 Adeline Street
16. Stanford Avenue Park Extension	23. The Intersection Mixed Use ("MAZ")
17. Doyle Street Lofts	24. 3706 San Pablo Avenue
18. Center of Community Life	





Transportation

As shown in the Capital Improvement Program Projects Status Table-

- On San Pablo Avenue, Safe Routes to Transit pedestrian and bicycle crossing improvements south of 40th Street were completed; construction of Safe Routes to School crossing improvements at 43rd, 45th and 47th will start in January 2016.
- Christie Avenue Bay Trail is nearing completion.
- Street resurfacing, sidewalk improvements, and sanitary sewer rehabilitation were completed.
- The City met with the Union Pacific Railroad regarding South Bayfront Pedestrian-Bicycle Bridge.

The Emeryville-Berkeley-Oakland Transit Study (EBOTS) was completed, and influenced AC Transit's Service Expansion Plan.

The Property Based Business Improvement District, which funds the Emery Go-Round, was renewed with owners of residential units as members.

The City worked with Emery Unified School District to conduct Bike to School Month and a Safe Routes to School program.

MTC approved the Bay Area Bike Share Program with 10 stations and 100 bikes in Emeryville.

Parks, Public Facilities and Services

As shown in the Capital Improvement Program Projects Status Table-

- Emeryville Center of Community Life, a joint City-School project, is under construction.
- The Skate Spot in Joseph Emery Park is nearing completion.
- Park projects in the planning stages include Stanford Avenue Park and 62nd Street Mini-Park rehabilitation, Temescal Creek Park Adeline entrance, and Greenway Stanford-Powell.

Events in the parks included movie nights, the Spring egg hunt, shoreline cleanup, Independence Day fireworks, jazz concerts, National Night Out, and Harvest Fair.

Parking Day (temporary micro parks in parking spaces) and the winter parade and tree lighting were held at the Civic Center.

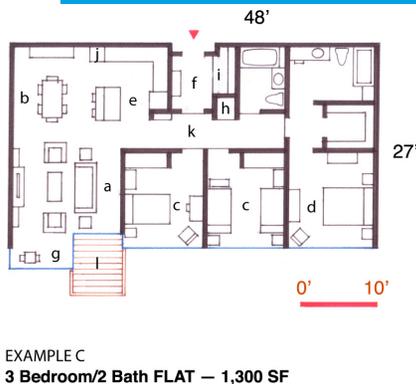
Recreational programs for all ages included classes, trips, games, and camps.

Public Works Department, Capital Improvement Program Project Tracking, December 11, 2015

Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction
Community Facilities							
Emeryville Center of Community Life (ECCL)	Staff is attending weekly project coordination meetings led by the School District	na	na	na	na	na	
Joseph Emery Park Skate Spot	Tree moving contractor moved 22 trees from site and relocated them to Temescal and Stanford Avenue Parks, the Marina, Caltrans R/W	A, 2 OCT 12	A, SEPT 14	A, 18 Nov 14	A, 14 Jan 15	A, 3 March 15	A 6 April 15
South Bayfront Bridge and Horton Landing Park	Staff had initial meeting with the UPRR and Bay Street	A 20 Oct 15					T Summer 2017
Civic Center Garden Level Conf Rm and Permit Counter Upgrade	Architect is incorporating the building department's plan check comments into the plans					T, Summer 2015	
Civic Center HVAC	Staff made isolated repairs to leaking pipes. Working with PG&E to get energy efficiency recommendations						
Civic Center Fire Sprinkler System Repair	Currently working on an investigation of what is causing the corrosion of the pipes						
Corporation Yard Improvements	Architect has submitted plans to the Building Dept. for plan check. Remediation consultant working with DTSC on approval of WRAP			T, March 16	T April 16	T, May 16	T June 16
Davenport Mini Park Rehabilitation	Waiting for drought to be over before working on this project.						
Senior Center Rehabilitation		A, Dec 11		A 3 March 15	T 22 April 15	A 2 June 15	A 14 July 15
Shorebird Park Boardwalk Rehabilitation	Requested a proposal from a contractor to repair fire damage and to wrap wood piles with plastic						
Stanford Avenue Park Rehabilitation and 61st Street Mini Park	Requested proposal from Play Structure Vendor to rehab play surfacing and structures					T 19Jan16	
Halleck Beach Dog Park	Draft conceptual plan and cost estimate is complete. Now waiting for next CIP Update for City Council to prioritize funding for projects	A March 2015					
Underground Tank Closures	Tanks Site at the Marina is now closed. Now working to close site at FS 35 and at old Fire Station site on San Pablo.		n/a	n/a	n/a	n/a	n/a

Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
Hollis Street Fire Station and EOC (Station 35)	Project Team kick-off meeting scheduled for December 16, 2015.	A 17 Nov 15						
Point Emery Shoreline Protection	Working to get a proposal from a Consultant to prepare Regulatory Permit applications							
Temescal Creek Park Adeline Street Connection	Concept plans are complete and were presented to the Park and Rec Committee in January 2015							
Marina								
Marina Park Improvements	The interior of the public restroom was repainted. Marinas International is taking the lead in a project to slurry seal the parking lots							
Pedestrian Bicycle								
Sidewalk Improvement Program	Contractor now performing final cleanup and taking care of punch list items	na		A 17 March 15	A 8 April 15	T 5 May 15	T 6 July 15	T 2 Feb 16
Christie Avenue Bay Trail - VRF Grant		A, 21 Jan 14		A, 16Dec 14	A 10March15	A 21 April 15	A May 15	T 2 Feb 16
Emeryville Greenway - Stanford to Powell (Peladeau Park)	Received a 90% design plan set for review			T Spring 16		T Summer 16		
Horton Street Experimental Traffic Calming Measures	Speed indicator signs installed in December 2015. Design consulting now working on conceptual plans for trial treatment measures	A Oct 2015		T 8 March 16		T Summer 16		
Safe Route to Schools - 43,45,47th St - SR2S Grant	Obtained Caltrans approval of an E76 that obligates the federal SR2S grant funds for construction.			T Winter 15		A 1 Dec 15	T Jan 16	
Bicycle and Pedestrian Plan Implementation	This project will commence once the City Council has approved a specific use for the project funds.							
Video Detection Traffic Signal Enhancement	New V.D's being installed by EBMUD as part of reclaimed water main project							
Sewer								
Sanitary Sewer Rehabilitation Program	Design (in -house) underway for the FY 15/17 Rehab project.							

Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
Streetscape System								
40th Street Bridge-Paint Railing	contractor completed repair of the damaged railing.							
City Wide Trash Recepticle Replacement	Reviewing GIS inventory of all recepticals and preparing a plan to eliminate under utilized recepticles.							
Lumec Streetlight Pole Painting and LED Retrofit	Working with vendor to purchase sample LED retrofit kits in order to perform a trial retrofit of an existing streetlight							
Storm Drain Cleaning and System Repair Program	This project will proceed after storm drain inventory and CCTV Inspection is completed							
Storm Drain Inventory and CCTV Inspection	Working with GIS Consultant to convert older AutoCAD map to GIS format							
Street Tree Program	GIS Street Tree Inventory is complete. Also, select tree trimming is underway as needed.							
Survey Monument and Benchmark Preservation Program	Replaced the monuments on Park Ave at Haven, Watts and Harlan Streets							
Transporation								
Traffic Signal LED Relamping	On hold until staffing is available							
Annual Street Rehabilitation/Preventive Maintenance Program		na		A 19 May 15	A 25 June 15	A 21 July 15	T 14 Sept 15	T 19 Jan 16
Powell Street Bridge Seal Coat and Joint Seal Replacement	Requestted proposal from design consultant						T Sept 15	
Temescal Creek Bridge Seal Coat	On hold until staffing is available							



EXAMPLE C
3 Bedroom/2 Bath FLAT — 1,300 SF

Urban Design

The City Council approved Electric Rainbow art on Shellmound at Powell underpass.

The City issued a request for proposals for a Public Art Master Plan.

The City Council adopted Family Friendly Residential Guidelines.

Shellmound Streetscape Design guidelines were used in reviewing Public Market redevelopment project.

Conservation and Safety

The City handed out hundreds of brochures at events on alternatives to household toxics.

The City conducted a seismic assessment of the Fire Station on Hollis Street.

The Local Hazard Mitigation Plan team conducted a community survey and identified nine hazards and fifty five mitigation ideas.

Two applications were approved for the Building Occupancy Resumption Program, which trains owners to conduct post-disaster inspections.

The Significant Structures Ordinance was revised to include a list of structures.



The City reduced irrigation water use in City landscaping.

Sustainability

The new Stanford Avenue Park Extension includes Bay Friendly landscaping and a combination of preserved and new trees.

Staff is starting on an update to the Climate Action Plan.

Staff is participating in a Sustainability Circle with Emeryville businesses, utility companies, and County agencies.

Progress on Action Program

Chapter 8 of the Emeryville General Plan spells out an implementation program to achieve the goals and policies of all elements with the exception of the Housing Element, which contains its own implementation program (See Chapter 3 of this report). Chapter 8 of the Plan describes the processes for implementing the elements and identifies the agencies involved. Also included is a comprehensive action program for each of the elements, with a timeframe for their implementation.

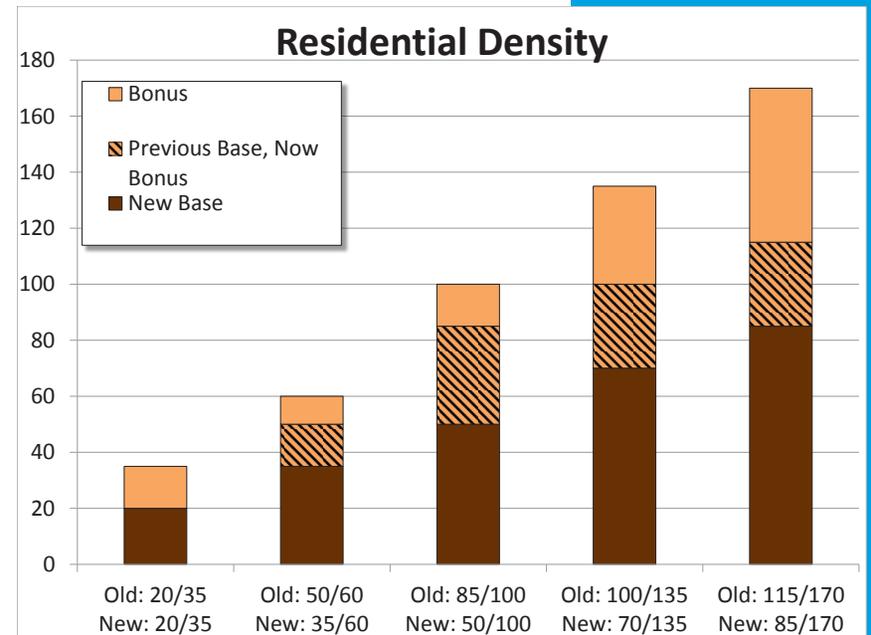
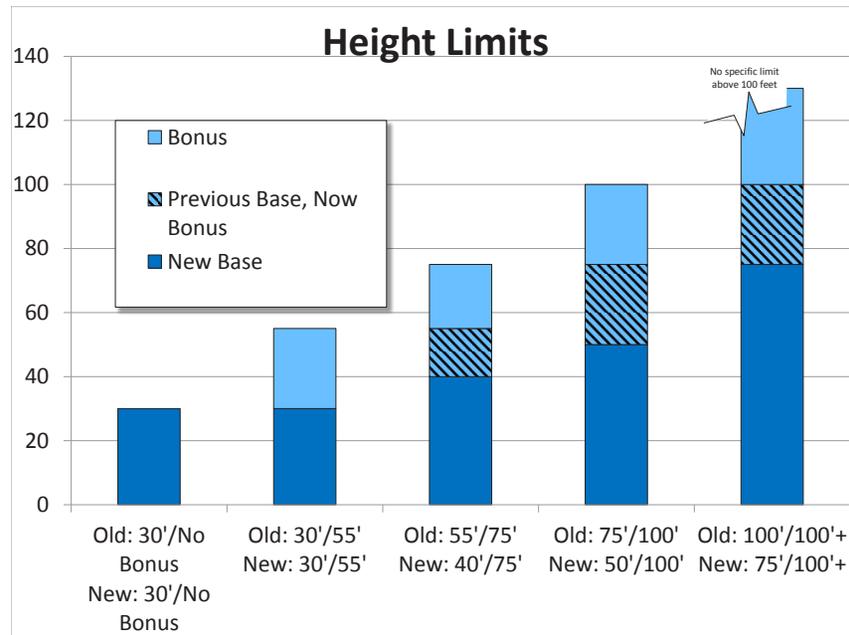
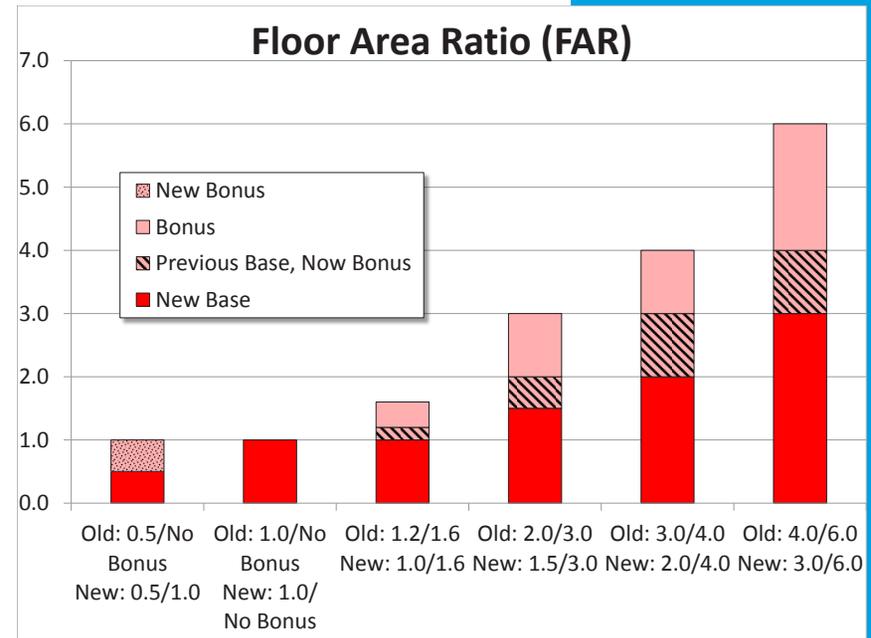
Exhibit A tracks progress made in 2015 on those actions.

General Plan Amendments

The City amended the General Plan in 2015 in order to increase the use of bonuses. The amendment reduced the base levels for floor area ratio, building height, and residential density. This was done in context of the new regulations requiring affordable units for bonuses in residential projects.

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

No other changes to goals, policies, objectives, standards or other plan proposals are needed at this time.



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

The 2015-2023 Housing Element was certified by the State of California Department of Housing and Community Development (HCD) on January 28, 2015. This report describes implementation of programs in 2015, and housing production from the beginning of the Regional Housing Needs Allocation implementation period, which began on July 1, 2014. This is the first progress report that is measured against the 2015-2023 Housing Element. HCD requires a report format that consists of six Excel spreadsheets, which are attached as Exhibit B.

Housing Element Implementation Highlights

Following are highlights of the Calendar Year 2015 Housing Element Annual Progress Report:

	Very Low		Low		Moderate		Market		Total	
	#	%	#	%	#	%	#	%	#	%
Building Permits	5	1.8%	0	0%	7	2.7%	178	23.7%	190	12.7%
Planning Approvals	60	21.7%	48	22.7%	28	10.8%	511	68.0%	648	43.3%

- From July 1, 2014 through the end of 2015, the City issued building permits for 190 housing units. As 12.5% of the implementation period has elapsed, 12.7% of the 1,498 RHNA units have been permitted. During this period, five very low income units (1.8% of RHNA), no low income units (0.0 % of RHNA) and seven moderate income units (2.7 % of RHNA) were permitted. More affordable units received

Planning entitlements, including 86 family units at 3706 San Pablo (26 extremely low, 44 very low and 16 low), which received a Cap and Trade Grant, and 50 affordable units in the Marketplace development project (22 low and 28 moderate).

- The City collected \$840,000 from fee inception in September 2014 to end of 2015.
- The Planning Regulations were revised to require affordable housing in residential projects in order to receive a density bonus.
- Two market rate residential projects with affordable units were completed. Parc on Powell (formerly Parkside) provided 8 units of very low income housing and 13 units of moderate income housing. EMME (formerly 64th and Christie) includes 29 units of very low income housing.
- The City sets aside 20% of boomerang funds to support affordable housing. Boomerang funding is the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from their former Low and Moderate Income Housing Fund (LMIHF) and an ongoing increase in property tax.

Progress on Implementing Housing Programs

Table C in Exhibit C tracks progress made in 2015 on implementing the 54 programs in the 2015-2023 Housing Element. Progress was made in 2015 on all of the programs except home maintenance education.

CHAPTER 4- HOUSING SUCCESSOR ANNUAL REPORT

A total of \$11,278,668 was deposited into the Low and Moderate Income Housing Asset Fund (LMIHAF) in FY 2014/15, bringing the year-end balance to \$12,367,353. Expenditures totaled \$16,895 including \$15,000 on low income units, \$3,000 on very-low income units, and \$10,213 on extremely-low income units. The Housing Successor owns real property valued at \$13,925,504 and loans and grants receivable valued at \$17,335,428. The Housing Successor is working on developing four properties. Of these, 3706 San Pablo, 6150 Christie and 5890-5900 Christie are in the predevelopment stage, and 3602 Adeline is in the environmental site assesment stage.

EXHIBIT A - 2015 GENERAL PLAN ANNUAL IMPLEMENTATION REPORT - CITY OF EMERYVILLE

Action Number	Action Summary	Implementation Status and Actions in 2015
LU-A-1	Update the Zoning Ordinance	In 2013 the City Council adopted new Planning Regulations. In October of 2015, the City Council approved new regulations for multi-unit residential developments to address the issues of unit mix, family friendly design, affordability, ownership housing, and the bonus system, and increased the Affordable Housing Impact Fee to \$28,000 per unit.
LU-A-2	Project review and approval process	The Planning Commission held study sessions for the Anton Emeryville residential project (Nady Site), a 186-unit project, and a Draft Environmental Impact Report was circulated for public comment. A building permit for the 175-room Hyatt Place Hotel at Bay Street was issued. A building permit was issued for \$35 million in tenant improvements for Stanford Health Care in the Emery Station Greenway building. The Planning Commission approved the Final Development Plans for the redesign and expansion of Christie Avenue Park, and for Parcels A, C, and D as part of the Marketplace Redevelopment Planned Unit Development. Building permit plans have been submitted for Parcel D. More than half the units in these follow the Family Friendly Design Guidelines.
LU-A-3	Update and implement Area Plans	Sherwin Williams, a mixed use project, has been proposed in the Park Avenue District, and the Environmental Impact Report is being prepared.
LU-A-4	Prepare and update Design Guidelines	The City Council adopted the new Family Friendly Design Guidelines.
LU-A-5	Update Capital Improvements Program	The Capital Improvements Program is updated every other year. It was updated in 2014, and will be updated again in 2016. This year the Senior Center rehabilitation was begun.
LU-A-6	Use economic development tools to attract and retain businesses	The City issued 3,167 business licenses in 2015, including 3,004 renewals and 163 new licenses.
LU-A-7	Identify sites for business growth and expansion	The City maintains a list of available commercial spaces at http://www.cityapplications.com/Emeryville/commercialspace.html , and provides information to businesses interested in coming to Emeryville or expanding in Emeryville.

Action Number	Action Summary	Implementation Status and Actions in 2015
LU-A-8	Establish partnerships to attract and support businesses	Staff attended an American Planning Association session on cities getting funding from State and Federal agencies to develop Internet fiber networks serving affordable housing, schools, city facilities and community open space.
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.
T-A-2	Ensure continued emergency vehicle access	The City always ensures emergency vehicle access in its projects.
T-A-3	Maintain Traffic Impact Fee	Transportation Facilities Fee revenues totaling \$2,231,408 were collected, and \$222,021 was spent, primarily on the Christie Avenue Bay Trail project.
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is now part of the Alameda County Transportation Commission. City Council is represented on the Commission, and City staff serve on the Alameda County Technical Advisory Committee and technical advisory committees for the Countwide Transportation Plan, Countywide Goods Movement Plan, Countywide Transit Plan, and Countywide Multimodal Arterial Plan; and on the Countywide Bicycle-Pedestrian Working Group.
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	Because Caltrans owns San Pablo Avenue, the City has coordinated with them on pedestrian crossing improvements on that street.
T-A-6	Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones	City staff worked with the Alameda County Transportation Commission to include quiet zones in the Countywide Goods Movement Plan.
T-A-7	Consider transportation needs of seniors and disabled persons	The 8-To-Go Shuttle provides senior transit service in the city.

Action Number	Action Summary	Implementation Status and Actions in 2015
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 includes a pedestrian network, sidewalk and street crossing design resources, and project priorities. The Emeryville Design Guidelines include guidelines for sidewalks. Most of the projects to be funded by the Transportation Facilities Impact Fee for new development are pedestrian and bicycle projects. In 2015 the City conducted a Safe Routes to School program with Emery Unified School District. The Bicycle/Pedestrian Advisory Committee secretary serves as the pedestrian coordinator.
T-A-9	Maintain a plan that defines a bikeway network, provides bikeway facilities, designates bicycle coordinator, and evaluates bike sharing	The Pedestrian and Bicycle Plan defines a bikeway network, facilities and bike sharing information. The Bicycle/Pedestrian Advisory Committee secretary serves as the bicycle coordinator. In 2015 the South Bayfront Pedestrian-Bicycle Bridge moved forward with a meeting with the railroad and Bay Street Center. Christie Avenue Bay Trail is under construction. The City began implementing the 2013 bike boulevard signage plan. The Metropolitan Transportation Commission approved the Bay Area Bike Share program with 10 stations and 100 bikes in Emeryville; Council has approved Bike Share, and site selection is underway.
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	The City implemented a Safe Routes to Schools program including activities in the schools to encourage safe walking and cycling and maps or safe walking routes.
T-A-11	Install and maintain bicycle detection loops at signalized intersections	Two projects in 2015 included new bike detection: the bike turn lane on San Pablo at MacArthur, done as part of Safe Routes to Transit, and the Christie Avenue Bay Trail bike path that is about to open.
T-A-12	Urge buses to carry bicycles	The Emery Go-Round now carries bicycles. AC Transit buses carry bicycles, and AC Transit is exploring ways to carry more bicycles.
T-A-13	Work for free and/or subsidized transit	The Property and Business Improvement District (PBID) was renewed to fund the Emery Go-Round through 2030.

Action Number	Action Summary	Implementation Status and Actions in 2015
T-A-14	Work with transit providers to expand hours of operation	The Emeryville Berkeley Oakland Transit Study (EBOTS) recommended more frequent and longer service. AC Transit plans to improve frequency and time span on most of its routes, starting in June of 2016.
T-A-15	Use AC Transit's handbook in reviewing development projects	The City is implementing recommendations in AC Transit's <i>Designing with Transit</i> handbook regarding transit based communities, safe routes to transit, and transit-friendly streets during development project review. In 2015 this was especially important in review of the Marketplace Redevelopment Project.
T-A-16	Monitor and change transit system as needed to provide efficient environment that meet needs of all users	The Emeryville Berkeley Oakland Transit Study (EBOTS) was approved. The study recommended better connections from Emeryville to West Oakland, West Berkeley, and Downtown Berkeley. The City is working to ensure that AC Transit's Service Expansion Plan provides these connections.
T-A-17	Require all new development to contribute to the Emeryville Transportation Management Association	The Property-based Business Improvement District that funds the ETMA was renewed. It now includes Emeryville residents as well as businesses, so it covers all development in Emeryville.
T-A-18	Adjust public parking pricing	Staff submitted a proposal to MTC for \$1 million in federal funding for parking meters, enforcement equipment, signage, and striping for the North Hollis Parking Program and possible related Transportation Demand Management strategies. Although the City did not win the grant, the application information can be used to seek other funding.
T-A-19	Study citywide Transportation Demand Management Program	The City applied for a grant for paid parking, which could help fund city-wide AC Transit EZ Passes, and is looking for other funding sources.
T-A-20	Work with stakeholders to explore feasibility of a bicycle and pedestrian route at Emeryville Crescent	City staff began floating the idea of a living levee with a path on top of it with Caltrans, Bay Trail staff at the Association of Bay Area Governments, the East Bay Regional Parks District, and the San Francisco Bay Conservation and Development Commission.
T-A-21	Maintain truck routes	City staff is making sure Emeryville truck routes are recognized in the Countywide Goods Movement and Multimodal Arterial plans.

Action Number	Action Summary	Implementation Status and Actions in 2015
PP-A-1	Prepare a strategic parks master plan	The Parks and Recreation Strategic Plan was adopted in 2011. Stanford Avenue Park and 62nd Street Mini-Park rehabilitation is in design phase. A community survey was done for the Temescal Creek Park Adeline Street connection project. Emeryville Greenway - Stanford to Powell (Peladeau Park) project is in design review phase.
PP-A-2	Develop a park-programming plan	Community events in the parks included movie nights, spring egg hunt, 4th of July party and fireworks, Jazz in the park, concerts, National night out party and Harvest Fair.
PP-A-3	Explore additional joint park facilities	The Emeryville Center of Community Life (ECCL) is under construction. The project will include recreational facilities for public use, some full-time and some time-shared with the schools.
PP-A-4	Coordinate greenway creek improvements and water features with community (6-10 years)	The General Plan schedules this action for 2015-2019. So far, greenway creek improvements have been discussed in conjunction with potential development projects, but have not been pursued.
PP-A-5	Update and implement Five-Year Capital Improvement Program	Active Capital Improvements Program projects are shown in the Capital Improvement Program Tracking Table. Street and sanitary sewer rehabilitation projects were completed. Skate spot, Senior Center rehabilitation, sidewalk improvements, and Christie Avenue Bay Trail are nearing completion.
PP-A-6	Update zoning and subdivision regulations	Subdivision regulations were updated as part of the Planning Regulations that were adopted in 2013.
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	The City sought funding to assist with completion of the ECCL play field, and received a Housing Related Parks grant that is being used to fund the gym and pool.

Action Number	Action Summary	Implementation Status and Actions in 2015
PP-A-8	Work on uses for sites no longer needed by other public agencies	Ralph Hawley school site will be reutilized with the focus on health, wellness and education for children from birth to pre-school. Head Start is located there now and will continue to run programs for infants to preschoolers. The plan includes conducting pre-natal classes, parenting classes, etc. as well.
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	The City organized spring Shoreline Cleanup, PARK(ing) Day (temporarily converting on-street parking spaces to parklets), fall Coastal Cleanup, and Holiday tree lighting ceremony and parade. As of October, 74 children were enrolled in Emeryville Child Development Center. Youth programs included Crossing Guards, After School Care, Before School Care, Kinder Buddies, and Friday Night Teens. The Senior Center has 1,843 members and offers services including excursions, fitness, wellness, computer training, Meals on Wheels and congregate lunch. Programs are promoted through the News and Activity Guide, the City website, Facebook, Twitter, E-news, and Notify Me.
PP-A-10	Prepare a plan for an Arts and Cultural Center	The Arts Center is part of the property management plan required with the dissolution of redevelopment, which has now been approved by the state.
PP-A-11	Study new location for Police Administration facilities	The Police building was renovated in 2013.
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	Alameda County Fire Department conducted seven Personal Emergency Preparedness (PEP) trainings and a Community Emergency Response Training (CERT) 20-hour Academy in Emeryville in 2015, training 211 participants.
PP-A-13	Coordinate with utilities service providers	The City coordinated with PG&E on in-street repairs, and with East Bay Municipal utility district on City sanitary sewer rehabilitation.
PP-A-14	Require development projects to upgrade sanitary sewer systems	A private sewer lateral replacement ordinance was adopted in 2011. The Marketplace Development Project will involve an upgrade to the sanitary sewer system.
UD-A-1	Prepare Design Guidelines	The Emeryville Design Guidelines were amended to include Family Friendly Residential guidelines.

Action Number	Action Summary	Implementation Status and Actions in 2015
UD-A-2	Implement neighborhood and area plans	The Shellmound Streetscape Design Guidelines were used in reviewing and approving plans for the Public Market redevelopment and the Hyatt House Hotel.
UD-A-3	Update Zoning Ordinance	The site development regulations in the Planning Regulations address urban design. In 2015 they were amended to require family friendly design.
UD-A-4	Prepare a citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan.
UD-A-5	Update Capital Improvements Program	The Capital Improvements Program is updated every other year. It was updated in 2014, and will be updated again in 2016. This year the Urban Design projects in progress include Joseph Emery Park Skate Spot, South Bayfront Bridge and Horton Landing Park, Stanford Avenue Park Rehabilitation and 61st Street Mini Park, Sidewalk Improvement Program, Christie Ave Bay Trail, Emeryville Greenway - Stanford to Powell, Horton Street traffic calming measures, Safe Routes to Schools and Safe Routes to Transit crossings on San Pablo Avenue.
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	Pedestrian circulation was addressed in the Marketplace redevelopment project review.
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	The City Council approved “Electric Rainbow” by R&R Studios as the public art installation on Shellmound Street at the Powell Street underpass.
UD-A-8	Support renovations of older residential and industrial building stock	The City made an access improvement grant for interior improvements for a disabled household. There are rehabilitation loans available to correct code issues, for example, if there is an issue with lead based paint.
UD-A-9	Expand public art along green streets, at gateways, and in new parks	A request for proposals was issued for preparation of a Public Art Master Plan, which will address these goals.

Action Number	Action Summary	Implementation Status and Actions in 2015
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.
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees	New trees were planted and existing trees were maintained in the construction of Stanford Avenue Park Extension (formerly Papermill Park).
CSN-A-2	Implement the National Pollutant Discharge Elimination System permit	The City is in compliance with our NPDES Municipal Regional Permit to date. A brand-new permit, the MRP 2.0, was just approved and will go into effect on January 1, 2016. There will be new requirements in several areas, notably PCB controls, trash control programs, and storm water treatment/green streets.
CSN-A-3	Implement EBMUD water efficiency requirements	EBMUD gives the City water budget information for all of the City's irrigation accounts regularly. Staff worked with the landscape contractor, New Image, to cut off or cut back irrigation city-wide, based on the use of the area and the age and type of plant material. These actions have resulted in decreased water consumption.
CSN-A-4	Disseminate information on harmful effects of toxic chemical substances and safe alternative	Staff distributed hundreds of public education pieces at three events about alternatives to and avoidance of chemical pesticides and other household toxics.
CSN-A-5	Protect biological resources while studying trail at Crescent	Staff has begun discussing the possibility of a living levee with a path on top of it to address sea level rise in the Emeryville Crescent.
CSN-A-6	Identify historic and cultural resources; refine significant structures ordinance	The City Council adopted an ordinance to amend the Planning Regulations to add a map and list of significant structures.
CSN-A-7	Fund façade preservation projects	Redevelopment Agency funding no longer exists; however, the Significant Structures Ordinance requires City Council approval to demolish significant buildings.
CSN-A-8	Address seismic hazards and flooding risks	The Building Division has approved the first two Building Occupancy Resumption Program (BORP) applications, for Heritage Square and Emery Station East. This program certifies building owners to perform post-disaster inspections.

Action Number	Action Summary	Implementation Status and Actions in 2015
CSN-A-9	Implement and update emergency management operations plan	The Emergency Operations Plan was written and signed into effect by the City Manager in December 2014. An initial seismic assessment was done for Hollis Street Fire Station, and the City is now moving forward to upgrade its Emergency Operations Center.
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	A Local Hazard Mitigation Plan (LHMP) Update team conducted a community Survey and identified 9 hazards and 55 mitigation ideas. They are prioritizing these mitigation ideas. These ideas will be reviewed early next year through a public process.
CSN-A-11	Work with Stopwaste.org on disposal of hazardous materials	The City works with the East Bay Municipal Utility District on pharmaceutical disposal; Waste Management on disposal of batteries, fluorescent lights and sharps; Paint Care on paint disposal; and Alameda County Household Hazardous Waste Facility on hazardous waste disposal.
CSN-A-12	Work with the Flood Control and Water Conservation District	The City coordinates with the Alameda County Flood Control District as needed; the South Bayfront Pedestrian Bridge involves 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	Site plan review for safety and resources is implemented on an ongoing basis. The environmental impact reports (EIR) for the Sherwin Williams and Anton (Nady site) projects analyzed these issues.
CSN-A-14	Update Zoning Ordinance	The updated Zoning Ordinance, now called the Planning Regulations, were adopted in 2013. The water use section of the Planning Regulations address water conservation.
CSN-A-15	Update Capital Improvements Program	The Capital Improvements Program is updated every other year. It was updated in 2014, and will be updated again in 2016. This year the safety and conservation projects in progress included underground tank closures, Hollis street fire station, and Point Emery Shoreline Protection.
CSN-A-16	Implement the Climate Action Plan	City staff is working to implement and update the Climate Action Plan. Plans are being made to reduce air conditioning cost in the City offices and make future vehicle purchases more fuel efficient.

Action Number	Action Summary	Implementation Status and Actions in 2015
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts.	Standard conditions of approval for limiting noise from mechanical equipment were applied in several projects in 2015. This included approval of Parcel A, C and D of Marketplace Redevelopment Project.
CSN-A-18	Require noise study for projects with high noise exposure	Environmental Impact Reports prepared for Anton (Nady) and Sherwin Williams residential projects addressed high noise exposure.
CSN-A-19	Develop railroad quiet zones	City staff is advocating for funding of railroad quiet zones in the Countywide Goods Movement planning process.
ST-A-1	Implement the Climate Action Plan	City staff is working to implement and update the Climate Action Plan. Part of that work involves participating in a Sustainability Working Group with staff members from County agencies, utility companies, and Emeryville businesses.
ST-A-2	Adopt the United Nations Environmental Accords, implement 14 actions	The City has implemented 14 of the 21 actions listed in the United Nations Environmental Accords.
ST-A-3	Incorporate Build It Green or LEED and Bay Friendly standards in construction projects	Green development checklists are required in major project plans, and Bay Friendly standards are incorporated in the Water Efficient Landscape Ordinance.
ST-A-4	Follow green building and Bay Friendly Landscaping requirements in City projects	Emeryville Center of Community Life and the Corporation Yard Maintenance Building will be Leadership in Energy and Environmental Design (LEED) certified. Bay-Friendly landscape standards are incorporated in the new Stanford Avenue Park Extension, and in all City landscaping projects.
ST-A-5	Require public-private projects to follow green building and Bay Friendly Landscaping requirements	The 3706 San Pablo family affordable housing project will be Green Point rated. The City requires or advocates for green building for its public-private partnership projects.
ST-A-6	Develop environmentally preferable municipal purchasing program.	City staff is beginning work on an Administrative Instruction and a program for staff regarding environmentally preferable purchasing.

Action Number	Action Summary	Implementation Status and Actions in 2015
ST-A-7	Identify developer sites for farmers' markets	Staff has identified the Christie Avenue Park expansion (south of the existing park on City-owned properties) as a potential site for a hardscape area for festivals and farmers markets.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2015 to 12/31/2015

Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
5532 Doyle Street		O				2	2	2	n/a	0	0
(9) Total of Moderate and Above Moderate from Table A3			0	0							
(10) Total by income Table A/A3			0	0	0	2	2	2			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction
Reporting Period

City of Emeryville
1/1/2015 to 12/31/2015

Table A2

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

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

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2015 to 12/31/2015

Table A3

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

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2015 to 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	276	5	0	0	0	0	0	0	0	5	271
	Non-deed restricted											
Low	Deed Restricted	211	0	0	0	0	0	0	0	0		211
	Non-deed restricted											
Moderate	Deed Restricted	259	7	0	0	0	0	0	0	0	7	252
	Non-deed restricted											
Above Moderate		752	176	2	0	0	0	0	0	0	178	384
Total RHNA by COG. Enter allocation number:		1,498	188	2	0	0					190	1,118
Total Units ▶▶▶												
Remaining Need for RHNA Period ▶▶▶▶▶												

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

**2015 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Element Progress Report- 2015**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Emeryville
Reporting Period: 1/1/2015 to 12/31/2015

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Goal I. Preserve and improve the city's existing neighborhoods and housing stock.			
Program H-1-1-1. Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	<i>Objective H-1-1. Promote the preservation and improvement of existing homes through the Emeryville Housing Rehabilitation Program</i>	Allocate funds annually	The Housing Rehabilitation Program was contracted to Alameda County Healthy Homes Department during 2015.
Program 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.	<i>Objective H-1-1.</i>	Annually	Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place.
Program H-1-1-3. Continue to offer home maintenance education.	<i>Objective H-1-1.</i>	Review education program annually, conduct classes quarterly or as appropriate	Not yet implemented.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 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.	<i>Objective H-1-2. Maintain and improve the city's older housing stock, particularly the homes located in the Triangle neighborhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.</i>	Hold quarterly committee meetings, review progress monthly, process code violations as needed	The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations.
Program H-1-2-2. Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	<i>Objective H-1-2.</i>	Ongoing, implement as the demolition of residential structures is proposed	Two residential structures were approved by the City Council for demolition in 2015. They will be replaced by two new residential structures.
Program H-1-3-1. Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.	<i>Objective H-1-3. Maintain the availability and affordability of existing units that are restricted for occupancy by lower- and moderate-income households.</i>	Review the affordable inventory twice yearly, take actions to preserve affordable units as needed.	The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate. The City is working with an owner of a BMR unit at risk of foreclosure and is working on exercising its right of first refusal in order to maintain its affordability restrictions.
Program H-1-3-2. Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.	<i>Objective H-1-3.</i>	Monitoring and compliance ongoing, report annually or as required	The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis. The City did not use any Housing Asset funds in 2015.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Goal II. Encourage the development of housing affordability to extremely low-, very low-, and low-income households.			
Program 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.	<i>Objective H-2-1. Ensure that the Planning Regulations continue to facilitate the development of affordable housing.</i>	Ongoing, implement as projects with affordable units are proposed	The Planning Regulations were revised to require affordable housing in residential projects in order to receive a density bonus.
Program 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.	<i>Objective H-2-1.</i>	Ongoing, implement as housing development projects are proposed	Affordable housing is required in rental housing. An impact fee is required in ownership housing, and affordable units may be provided in lieu of the fee.
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.	<i>Objective H-2-2. Support new housing opportunities for extremely low-, very low-, low-, and moderate-income households.</i>	Collect fees as projects are proposed; prioritize as funds become available	The City collected \$840,000 in Affordable Housing Impact Fees in 2014-2015.
Program H-2-2-2. Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	<i>Objective H-2-2.</i>	Ongoing, implement as City-assisted housing development projects are proposed	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo which will be affordable to extremely low, very low and low income households.
Program 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.	<i>Objective H-2-2.</i>	Ongoing, implement as development projects are proposed	While the Marketplace development project was not subject to the Affordable Housing Program, the City was able to negotiate 11% of the units to be affordable with 22 Low Income units and 28 units of Moderate.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 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.	<i>Objective H-2-2.</i>	Fund programs annually, process loans applications as they are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2015 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
Program 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.	<i>Objective H-2-2.</i>	Fund programs annually, process loans applications as they are received	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo to identify and leverage funding. This project was one of the first in the state to be awarded Cap and Trade funds.
Program H-2-2-6. Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	<i>Objective H-2-2.</i>	Ongoing	The City has worked with regional housing advocacy groups to lobby the County of Alameda to provide between \$5M and \$7M annually in funds that would have previously been set aside for affordable housing through Redevelopment.
Program 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.	<i>Objective H-2-2.</i>	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.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Goal III. Promote the development of affordable housing for persons with special needs.			
Program 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.	<i>Objective H-3-1. Support development of affordable housing for disabled persons, developmentally disabled persons, persons with HIV /AIDS , single-parent families, and seniors.</i>	Ongoing, implement as projects are proposed	Staff is working with the developers of 3706 San Pablo to include additional special needs populations. Currently there are developmentally disabled and physically disabled. The developer is applying for funds to create units for people who with HIV/AIDS.
Program 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.	<i>Objective H-3-1.</i>	Ongoing, implement as projects are proposed	Staff conducted a feasibility analysis of developing senior housing on the Recreation Center site after the Recreation Center moves to Emeryville Center of Community Life. Staff intends to issue a Request for Proposals in 2016 for an affordable housing developer to build senior housing on the site.
Program 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.	<i>Objective H-3-1.</i>	2016	Some universal design features are now part of the State Building Code. Development bonuses are available for projects that include additional universal design features.
Program 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.	<i>Objective H-3-1.</i>	Evaluate annually	The City is preparing to issue a request for proposals for Senior housing on the Recreation Center Site. This will include units for disabled Seniors. The development at 3706 San Pablo includes 6 units reserved for households with a developmentally disabled member.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 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.	<i>Objective H-3-2. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.</i>	Provide ongoing support, participate in groups monthly or as meetings or activities are scheduled	The City is a member of EveryOne Home and volunteered as a reviewer in EveryOne Home's annual Notice Of Funding Availability process. The City continues to work with EveryOne Home on an ongoing basis. The City continues to participate in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee.
Program 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.	<i>Objective H-3-2.</i>	Allocate funds annually	The City provides homeless services through General Funds and Community Development Block Grant (CDBG) funds for outreach, harm reduction (including food) and providing case management services to people experiencing homelessness in Emeryville.
Program 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.	<i>Objective H-3-2.</i>	Ongoing, verify and update resource information quarterly	The City continues to provide information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.
Program 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.	<i>Objective H-3-2.</i>	Ongoing, as need is identified	Housing staff regularly works with EUSD staff to identify resources for EUSD families who are experiencing housing crises or homelessness. Staff worked with the Community Services Department to provide information, computers and assistance when the Housing Authority of the County of Alameda opened its Section 8 Voucher and Project Based Voucher waiting lists in July/August of 2015 and helped 60-80 households apply for Vouchers.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Goal IV. Provide a wide variety of housing types appropriate for households at all socioeconomic levels and with a variety of lifestyles and preferences.			
Program 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	<i>Objective H-4-1. Ensure the Zoning Ordinance facilitates the development of a variety of housing types.</i>	Ongoing, update the inventory as new projects are approved	Of planned and approved residential developments, 579 units are under construction and 1258 units remain to be built. Vacant and underutilized sites have not changed.
Program H-4-1-2. Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	<i>Objective H-4-1.</i>	Ongoing, implement as projects are proposed	Mixed-use projects are at various stages: Parc on Powell is completed, the Intersection is under construction, and Marketplace theater and Shellmound Street sites are approved.
Program H-4-2-1. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	<i>Objective H-4-2. Promote opportunities for affordable housing that serves locally identified target groups, including employees of the Emery Unified School District, City personnel, and artists/craftspeople.</i>	Ongoing, offer loans as applications are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No teachers have applied for the program.
Program H-4-2-2. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.	<i>Objective H-4-2.</i>	Ongoing, offer loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No city staff have applied for the program.
Program H-4-2-3. Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	<i>Objective H-4-2.</i>	Ongoing, as BMRs become available	Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program H-4-2-4. Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.	<i>Objective H-4-2.</i>	Ongoing, as development projects with below-market-rate live/work units are approved	The City has worked with the management company of Parc on Powell to advertise the live/work unit to artists in Emeryville.
Program H-4-2-5. Encourage the development of affordable live/work space for artists and craftspeople.	<i>Objective H-4-2.</i>	Ongoing	Parc on Powell has one live/work unit that is affordable to moderate income households, and the 3900 Adeline development will have one live/work unit that is affordable to a very low income household. When the units are marketed, staff requires the developer to outreach to the artist community.
Program H-4-2-6. Promote quality and diversity in the architectural style of new housing developments.	<i>Objective H-4-2.</i>	Implement as housing development projects are proposed	Marketplace Parcels A, C and D with varying architectural styles were approved during this period.
Goal V. Promote equal opportunity in housing.			
Program 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.	<i>Objective H-5-1. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability, or source of income.</i>	Annually	The County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. Information on their services is available at City Hall on the website.
Program 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.	<i>Objective H-5-1.</i>	Ongoing, update advertising and information as needed	Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Information on services is available at City Hall on the website as well as in the E-news.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 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).	<i>Objective H-5-1.</i>	Ongoing, as agreements are prepared	The City of Emeryville requires fair housing language and logos on all Marketing Plans for affordable units as well as requiring the management companies to provide special outreach to populations least likely to apply and to translate marketing materials for language isolated populations.
Program 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.	<i>Objective H-5-1.</i>	Allocate funds annually, provide assistance as applications are received	The City provides an Access Improvement Program and has worked with 3 homeowners to rehabilitate their units. None of the units were completed in 2015, but at least two are expected to be completed in 2016. The City has contracted with Alameda County Healthy homes to provide the program in the future.
Goal VI. Improve the balance in housing tenure and unit sizes to specifically address the need for family-friendly housing and increase owner occupancy.			
Program 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.	<i>Objective H-6-1. Support the development of a variety of housing types for families, the provision of family-friendly amenities, and family-friendly design in housing developments.</i>	Adopt guidelines by 2015, implement as projects are proposed	The family-friendly residential amendment to the City Design Guidelines was adopted on May 19, 2015.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 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.	<i>Objective H-6-1.</i>	Examine opportunities annually	A family affordable housing project at 3706 San Pablo Avenue was approved in 2015.
Program 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.	<i>Objective H-6-2. Promote homeownership opportunities and encourage the development of new for-sale residences.</i>	Initiate advertising by 2015, update as needed	Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville Buyers and works with mortgage brokers involved in the resale of below-market-rate (BMR) units to review the program for their buyers.
Program 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.	<i>Objective H-6-2.</i>	Initiate efforts by 2015, implementation ongoing	Outreach to the homeowners associations is expected to start in 2016.
Program H-6-2-3. Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	<i>Objective H-6-2.</i>	Allocate and apply for funding annually, provide loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2015 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 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.	<i>Objective H-6-3. Work with existing and potential Emeryville homeowners to prevent predatory lending and foreclosure.</i>	Ongoing	Staff continues to assist people at risk of losing their homes to foreclosure. The foreclosure activities have slowed down and the Unity Council assistance program has been cancelled. Staff continues to refer people to Keep Your Home California. Staff has been working with a BMR owner who is in foreclosure.
Goal VII. Promote environmental responsibility and long-term sustainability in residential development through the remediation of brownfields and promotion of "green" and "healthy" housing development.			
Program 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.	<i>Objective H-7-1. Encourage the remediation of former industrial sites to create safe sites for housing development.</i>	Ongoing, as residential development projects are proposed	The City sought 2016 US EPA grants for \$200,000 for assessment of affordable housing's Transited Oriented Development opportunity sites owned by the City or potentially to be acquired to by the City in the Emeryville Priority Development Area. Remediation of 3706 San Pablo Avenue was completed for development of affordable housing on a City owned parcel.
Program H-7-1-2. Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	<i>Objective H-7-1.</i>	Ongoing	The City markets Revolving Loan Fund for remediation by private developers through website and pre-construction meetings.
Program H-7-2-1. Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	<i>Objective H-7-2. Encourage housing development that provides clean indoor air, maximizes energy and water efficiency, addresses stormwater treatment, prevents stormwater intrusion, and utilizes high quality, eco-friendly building materials.</i>	Ongoing, enforce as development applications are submitted	The 39th and Adeline residential project and the Intersection (Maz) project required completing the appropriate GreenPoint or LEED checklist with their submittals.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program H-7-2-2. Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	<i>Objective H-7-2.</i>	Ongoing, as RFPs are issued	The City did not issue any RFP's in 2015 but did include GreenPoint or LEED in the 3706 San Pablo RFP previously and will include in the RFP for the former Rec Center Site.
Program 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.	<i>Objective H-7-2.</i>	Ongoing, review and update information twice yearly	The City website's Green Building website was updated in 2015. It is at http://www.emeryville.org/334/Green-Building and includes a definition and resources.
Program 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.	<i>Objective H-7-2.</i>	Ongoing, as development projects are proposed	Vegetative stormwater treatment is required in projects with 500 or more square feet of new landscaping. In 2015, these were addressed for 39th and Adeline residential project and the Intersection (Maz) project.
Program H-7-2-5. Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	<i>Objective H-7-2.</i>	Ongoing, as development projects are proposed	The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.
Program 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.	<i>Objective H-7-3. Encourage the development of housing in close proximity to transit, parks, and services, and encourage site and building design that includes social spaces, emphasizes transit access, provides bicycle parking, and features a strong interface with the street.</i>	Ongoing, review funding sources annually and/or as potential projects are proposed	The City recently received a Cap and Trade grant to help fund the family affordable housing project at 3706 San Pablo Avenue in Emeryville's Priority Development Area, partly because San Pablo Avenue is a key regional corridor with many Priority Development Areas along it.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program 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.	<i>Objective H-7-3.</i>	Implement based on the time frame identified in EBOTS	Emeryville worked with AC Transit to ensure that AC Transit's Service Expansion Plan meets several of the goals identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS).
Program 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.	<i>Objective H-7-3.</i>	2015	The amendment to the Design Guidelines that was adopted in May included general Residential guidelines regarding landscaped walkways, community multi-purpose rooms, mailbox placement, access from units to streets and common open spaces, active or articulated street frontages, porches, and views from units to streets or other exterior spaces.
Program 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.	<i>Objective H-7-4. Support property retrofits that reduce the city's carbon footprint through energy conservation, waste reduction, and transportation access measures.</i>	Ongoing, review and update information twice yearly	The City's Energy Conservation and Green Building webpages include up-to-date directories of products, agencies and organizations. The Bicycle and Pedestrian webpage describes new Translink lockers at Amtrak and the bike racks program.
Program H-7-4-2. Encourage energy conservation measures and use of green building materials in residential remodel projects.	<i>Objective H-7-4.</i>	General fund	The Building Code requires energy conservation measures.

**HOUSING SUCCESSOR ANNUAL
REPORT REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET
FUND FOR FISCAL YEAR 2014/15
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION
34176.1(f) FOR THE
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 16, 2015. This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2014/15 (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 and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund Independent Auditors' Report on Compliance with Applicable Requirement and on Internal Control Over Compliance for Fiscal Year 2014/15 (Fiscal Year) as prepared by LSL Certified Public Accountants (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I. Amount Deposited into LMIHAF:** This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule (ROPS) must be distinguished from the other amounts deposited.
- II. Ending Balance of LMIHAF:** This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.
- III. Description of Expenditures from LMIHAF:** This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized.
- IV. Statutory Value of Assets Owned by Housing Successor:** This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

- V. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- VIII. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2006 to December 31, 2015.
- XI. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body by April 1, 2016. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website <http://emeryville.org/913/Dissolution-of-Redevelopment>.

I. AMOUNT DEPOSITED INTO LMIHAF

A total of \$11,278,668 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

II. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$8,382,766, of which \$0 is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

Monitoring & Administration Expenditures	\$16,894.88
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
➤ Expenditures on Low Income Units	\$1,500.00
➤ Expenditures on Very-Low Income Units	\$3,000
➤ Expenditures on Extremely-Low Income Units	\$10,213.40
➤ Total Housing Development Expenditures	\$16,894

IV. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Authority	\$13,925,504
Value of Loans and Grants Receivable	\$17,335,428
Total Value of Housing Successor Assets	\$43,906,672

V. DESCRIPTION OF TRANSFERS

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

VI. PROJECT DESCRIPTIONS

The following is a description of a project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS as well as the status of the Project.

Project Name	Status of Project
EMME (64 th and Christie)	Completed

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

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

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

Address of Property	Date of Acquisition	Deadline to Initiate Dev. Activity	Status of Housing Successor Activity
3706 San Pablo/ 1025 West MacArthur	August 31,2012	September 1, 2017	Predevelopment
6150 Christie	August 31,2012	September 1, 2017	Predevelopment
3602 Adeline/ 1122 36 th	August 31,2012	September 1, 2017	Environmental Site Assessment
5890-5900 Christie	August 31, 2012	September 1, 2017	Predevelopment

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

Replacement Housing: According to the 2010 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <http://emeryville.org/913/Dissolution-of-Redevelopment>.

Inclusionary/Production Housing. According to the 2010 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <http://emeryville.org/913/Dissolution-of-Redevelopment>].

The 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>.

IX. EXTREMELY-LOW INCOME TEST

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

X. SENIOR HOUSING TEST

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

The Housing Successor did not produce any Senior Housing during the 10 year period of January 1, 2004 to December 31, 2014.

XI. EXCESS SURPLUS TEST

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

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

FY 11/12	FY 12/13	FY 13/14	FY 14/15	
Beginning Balance	\$0	\$ 58,032	\$ 599,454	\$1,037,969
Add: Deposits	\$58,032	\$574,066	\$ 456,589	\$11,278,668
(Less) Expenditures	\$ 9,713	\$ 22,931	\$ 18,074	\$16,895
Ending Balance	\$48,319	\$599,454	\$1,037,969	\$12,367,353

The LMIHAF does not have an Excess Surplus.