

RESOLUTION NO. 24-30

Resolution Of The City Council Of The City Of Emeryville Approving The 2023 General Plan Annual Progress Report And Authorizing Submittal To The Governor's Office Of Planning And Research And To The California Department Of Housing And Community Development

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

WHEREAS, a General Plan Annual Progress Report for calendar year 2023 has been prepared including a Housing Element Annual Progress Report and a Housing Successor Agency Report; and

WHEREAS, on February 7, 2024, the Emeryville Housing Committee reviewed the 2023 annual report on implementation of the Housing Element and recommended that the City Council forward it to the California Department of Housing and Community Development; and

WHEREAS, on February 22, 2024, the Emeryville Planning Commission reviewed the 2020 General Plan Annual Progress Report and recommended that the City Council forward the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development; and

WHEREAS, on March 19, 2024, the City Council of the City of Emeryville reviewed the report; now therefore, be it

RESOLVED, that the City Council of the City of Emeryville approves the attached 2023 General Plan Annual Progress Report ("the report") and finds that the report accurately reflects the City's progress in implementing the General Plan and the Housing Element of the General Plan and the status of the Housing Successor; and be it further

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

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

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

Resolution No. 24-30
General Plan Annual Progress Report
City Council Meeting | March 19, 2024
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ADOPTED by the City Council of the City of Emeryville at a regular meeting held Tuesday, March 19, 2024, by the following vote:

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

DocuSigned by:

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MAYOR

ATTEST:

DocuSigned by:

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DEPUTY CITY CLERK

APPROVED AS TO FORM:

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SPECIAL COUNSEL

City of Emeryville

2023 General Plan Annual Progress Report

Accepted by City Council on March 19, 2024

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Introduction

Purpose of the Annual Progress Report

Sections 65400 and 65700 of the California Government Code require all cities and counties to file an annual report addressing the status of the General Plan and reporting on the progress made towards implementing its goals and policies to their legislative bodies. 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) by April 1 of each year. The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs. This report follows the Annual Progress Report Memo for Reporting Year 2022, which was not updated by the State for 2023. Major planning activities are described, along with other City actions, in the section on implementation of General Plan Elements.

Purpose of the General Plan

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

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

Status of the Adopted Elements of the General Plan

State law requires that all 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.

The Emeryville Housing Element is contained in a separate document which was adopted by the City Council on December 12, 2022 and certified by HCD on February 3, 2023. The Housing Element covers the eight-year period from 2023 to 2031. This is the first year reporting the new 2023-2031 (6th Cycle) Housing Element.

This report describes implementation of the current 2023-2031 Housing Element and includes building permits issued from January 1, 2023 through December 31, 2023.

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

Correspondence between Required General Plan Elements and Emeryville General Plan

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

Compliance with State Office of Planning and Research Guidelines

Emeryville's General Plan was updated in 2009 according to the State Office of Planning and Research's Guidelines and amended most recently in 2023 to maintain consistency with the Active Transportation Plan adopted in 2023.

Senate Bill (SB) 1000, adopted in 2016, requires local governments with disadvantaged communities in their planning areas to develop environmental justice policies as part of their general plans. The disadvantaged communities in Emeryville are in the East Baybridge, San Pablo Corridor and Triangle neighborhoods. Government Code section 65302(h), states that,

after 2018, cities with disadvantaged communities are required to include an environmental justice element when two or more elements are amended. The City of Emeryville has not amended two or more elements since 2018 and does not anticipate doing so.

Housing Successor Annual Report

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

Changes Needed to the General Plan

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

General Plan Amendment

In 2023 the General Plan was amended to update maps in the Transportation Element to reflect the Active Transportation Plan (ATP) adopted on October 17, 2023.

Development Decisions

Large development projects approved in 2023 include:

- The Bay Center Life Science Project was approved by the Planning Commission on August 24, 2023. This required a Conditional Use Permit and Design Review permit for a new six story, 96-foot-tall building accommodating 210,000 square feet of Research and Development space and a new 595-space parking garage at 6425-6455 Christie Avenue. The Research and Development building includes approximately 2,200 square feet of Community Assembly Space.
- The Planning Commission approved a request for a two-year extension of a Conditional Use Permit and Design Review permit that was approved by the Planning Commission on December 9, 2021, for a new 24-unit residential building consisting of all 2- and 3-bedroom units at 1225 65th Street.

Smaller development projects with entitlements approved by the Planning Division or with finalized Building Permits (temporary or completed Certificates of Occupancy) in 2023 include:

- The preliminary development plan and conditions of approval for The Promenade Center Retail/Mixed Use Project were amended to include “Commercial Recreation - Indoor Sports And Recreation” as a permitted use and language restricting hours of operation were removed to facilitate a proposed Planet Fitness gym to operate 24 hours per day, seven days per week.
- A temporary women’s shelter was approved on March 23, 2023 for the period of one year.
- 22 ADUs were entitled and four ADUs received certificates of occupancy.

Updated status of projects in 2023 that were shown in the development “pipeline” in 2022 include:

- An application was withdrawn for a Life Sciences Tower at 5850 Shellmound for which three study sessions were held in 2022.
- The building permit for the demolition of one residential unit and replacement of the structure with three new residential units at 1270 Ocean Avenue expired. A new planning application would need to be submitted and approvals obtained to move forward with this project.
- Building permits were issued on May 9, 2023, for the 90-unit Nellie Hannon Gateway affordable housing project at 3600 San Pablo Avenue.

The development projects described above, and their approval steps, are shown in the attached Development Decisions and Pending Projects table.

In addition, Planning Division staff issued 51 administrative Planning approvals in 2023, and the Building Division issued a total of 664 building permits of various types (including plumbing, electrical, mechanical, and fire).

General Plan Implementation

Chapter 8 of the Emeryville General Plan contains an implementation program to achieve the goals of every action item within each element (except the Housing Element, which contains its own implementation program and is addressed below). The General Plan also describes the processes for implementing each action item, and identifies the agencies involved. Appendix A, General Plan Annual Progress Report Implementation, tracks progress made on those 79 actions during the 2023 calendar year.

Of the 79 actions, the City made progress on 54 in 2023 (see the attached City of Emeryville 2023 General Plan Annual Implementation Report).

No progress was made on seven actions in 2023:

- PP-A-4 (coordinating greenway creek improvements and water features with community)
- PP-A-11 (locating a new Police Administration facility),
- PP-A-8 (work on uses for sites no longer needed by other public agencies),
- PP-A-12 (continue to operate the Community Emergency Response Team (CERT) Program),
- UD-A-10 (developing new sign regulations),
- CSN-A-5 (studying a trail at the Emeryville Crescent), and
- ST-A-7 (identifying new farmers' markets sites).

The following 18 were completed before or during 2023:

- CSN-A-6 (identify historic and cultural resources; refine significant structures ordinance),
- CSN-A-15 (update Capital Improvement Program)
- CSN-A-17 (establish conditions of approval for mechanical equipment with potential noise impacts),
- CSN-A-18 (require noise study for projects with high noise exposure),
- ST-A-2 (adopt the United Nations Environmental Accords, implement 14 actions)

- ST-A-3 (incorporate Build It Green or LEED and Bay Friendly standards in construction projects),
- ST-A-4 (follow green building and Bay Friendly Landscaping requirements in City projects),
- ST-A-5 (require public-private projects to follow green building and Bay Friendly Landscaping requirements),
- T-A-1 (prepare Quality of Service standards for all transportation modes),
- T-A-12 (urge buses to carry bicycles),
- T-A-17 (require all new development to contribute to the Emeryville Transportation Management Association),
- PP-A-1 (prepare a strategic parks master plan),
- PP-A-5 (update and implement five-year Capital Improvement Program)
- PP-A-14 (require development projects to upgrade sanitary sewer systems),
- LU-A-4 (prepare and update Design Guidelines)
- LU-A-5 (update Capital Improvements Program)
- UD-A-1 (prepare Design Guidelines), and
- UD-A-5 (update Capital Improvements Program).

Of these 18 items, four are related to the update of the Capital Improvements Program (CIP) but depending on the general plan element associated with the action (LU for Land Use; CSN for Conservation, Safety and Noise), the implementing action has a different focus (see the attached City of Emeryville 2023 General Plan Annual Implementation Report).

Notably, while some items were listed as complete last year, such as CSN-A-15 (Update the Local Hazard Mitigation Plan (LHMP)), this item is listed as incomplete for 2023 because a new planning cycle has begun for the next 5-year LHMP period.

Many items that are listed as complete, such as UD-A-1 (prepare Design Guidelines) continue to be updated, in this case, because the Design Guidelines were amended in 2023.

General Plan Implementation: Element Highlights

The following sections contain some of the highlights from each element of the General Plan

Land Use

- The Planning Regulations were updated to incorporate objective standards, funded by an SB 2 Planning Grant from the State Department of Housing and Community Development.
- The City is processing its third project under SB 35, which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. The Christie Avenue Affordable Housing Project is a 100% affordable project with 362 rental units in three separate buildings that also adds 6,000 square feet to Christie Park with an active multi-use court.
- In 2023 the Design Guidelines were updated along with the Planning Regulations to address objective standards. All objective standards are now located in the Planning Regulations, and all subjective items are incorporated into the Design Guidelines.

Transportation

- Groundbreaking on the quiet zone project for crossing improvements for 65th and 67th Streets, including bike/ped improvements, gates and signals and the closure of 66th Street all took place in 2022. Construction continued in 2023 and is anticipated to be complete in 2024.
- The Pedestrian and Bicycle Plan, adopted in 2012, was replaced with the Active Transportation Plan (ATP) which was adopted in 2023. The ATP includes a pedestrian network, project priorities, programs that address safety, and is included in the CIP.
- In 2023 Emeryville staff continued to attend Caltrans project meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway with a park/overlook to the Bay.

Parks, Public Facilities and Services

- In 2023 the Davenport Park rehabilitation project grand opening was held on March 3 and the grand opening for Huchiun Park occurred on October 28.
- Amendments to the Planning Regulations in 2023 included revisions for the implementation of Objective Standards: the objective standards update clarified how to implement General Plan goals related to parks through zoning.
- Community Events in 2023 included a Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2023, 56 children (maximum capacity) were enrolled in the Emeryville Child Development Center. Youth programs included the After School Expanded Learning Program, Before School Care, Kinder Buddies, Summer Camps, and Youth Basketball and Soccer. Adult programs include sports and fitness classes. The Senior Center has various services including, fitness, wellness, computer training, Meals on Wheels and congregate lunch. There is also an aquatics center that hosts a variety of swim programs for all ages. Programs are promoted through the News and Activity Guide, the City website, Facebook, X, E-news, and Notify Me. In 2023, the free afterschool program that began in 2022 and is funded by an EUSD grant for all Anna Yates students continued. In 2022 this program increased enrollment by over 100% and in 2023 enrollment continues to exceed expectations.

Urban Design

- As part of the Objective Standards revisions to the Planning Regulations that were adopted in 2023, references to area plans were revised and regulations were updated to provide clarity and help simplify implementation of area plans.
- In 2022 the Active Transportation Plan contract was amended to include a citywide wayfinding program that will include signage, public art, and gateway locations. In 2023 the wayfinding program was adopted by City Council and included in the CIP.
- In 2023 the Sherwin Williams project developer, Quarterra, in compliance with the City's Art in Public Places Ordinance, installed \$1 million of public art including a piece in the newly opened Huchiun Park and two sculptures on the expanded Emeryville Greenway and a new mural and building railing south of the South Bayfront bridge.

Conservation, Safety and Noise

- In 2020 an application was received and approved for renovations to the existing Pelco Building at 1550 Park Avenue. In addition to a change in use, the project would reuse a building listed as a Significant Structure in the Planning Regulations, add sidewalks, street trees, and lighting where there were none, and include a public art installation along the railing fronting the new sidewalk. In 2022 a temporary certificate of occupancy (TCO) was issued to allow occupancy of the building while final touches on the project were finished, the project was completed in February 2023.
- In 2023 the Emergency Operations Center (EOC) received replacements and upgrades to multi-function printing devices. On July 21, 2023, the City received \$1,497,500 for additional EOC upgrades from BioMed Realty in fulfillment of a condition of approval for their Emery Yards project, and these funds were incorporated into the City's updated CIP.
- Planning for the 2025 update to the LHMP began in 2023, including an online survey that was conducted to help inform the mitigation planning process.

Sustainability

- In 2016 staff brokered green purchasing arrangements with several vendors which were renewed and strengthened in 2023, with an additional focus on foodware.
- In 2023 the City continued to work on many elements of the Climate Action Plan, especially active transportation, with new bike/ped facilities planned or installed, and in electrifying transportation and new buildings. Implementation of SB 1383, the short-lived climate pollutant reduction law, took place in 2023 and is consistent with Climate Action Plan goals and policies.
- Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code, and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.

Housing Element Implementation

Appendix B, the Housing Element Annual Progress Report, tabulates housing production and progress in implementing Housing Element programs. Following are highlights of the 2023 Housing Element Annual Progress Report:

Housing Development Applications Submitted (Table A)

In 2023, Planning applications were received for fourteen development projects that would provide 383 new housing units through the development of thirteen Accessory Dwelling Units (ADUs) on eight different sites, 362 units at 5890, 5900 and 6150 Christie Avenue, two units at 3690 Adeline Street, two units at 6000 and 6040 Hollis Street, two units at 1047 43rd Street, one unit at 4107 Adeline Street, and one unit at 5519 Beaudry Street. Twelve units were approved, and no units were disapproved. Six project applications were still in process at the end of 2023. The approved projects include 12 above moderate-income housing units.

Entitlements, Building Permits, and Occupancy (Table A2)

In 2023, planning approval was granted for thirteen projects that would provide 27 new housing units, including 22 Accessory Dwelling Units on ten different sites, an additional unit at 4107 Adeline Street, two additional units at 6000-6040 Hollis Street and two additional units at 3960 Adeline Street. The approved projects include twenty-seven above moderate-income housing units. The City issued fifteen building permits to build 118 units. 90 of those units are part of the Nellie Hannon Gateway development and 28 of the units are Accessory Dwelling Units. The permitted projects include 53 very low-income units, 36 low-income units, and 29 above moderate-income housing units. Certificates of occupancy were issued for eight projects providing 499 units. 186 units at Bayview Apartments, 306 units within two phases at The Emery project (aka Sherwin Williams Redevelopment Project), two additional units at The Bridge (aka Bridgecourt Apartments), four Accessory Dwelling Units, and an additional unit at 5534 Beaudry Street. The completed projects include 18 very low-income units, 18 low-income units, 24 moderate income units and 439 above moderate-income housing units. One of the Housing Element programs is to update the housing sites inventory; that update is attached and is discussed below.

Regional Housing Needs Allocation Progress (Table B)

The implementation period for the Regional Housing Needs Allocation (RHNA) is from June 30, 2022, to January 30, 2031. Since June 30, 2022, 138 dwelling units have received building permits – 8% of the RHNA (1,815 units). Of these, 53 (12% of goal) are very low-income units, 36 (24% of goal) are low-income units, and 49 (6% of goal) are above moderate-income units. Additionally, the City has made significant progress towards its extremely low-income goal by issuing 45 permits (20% of goal). This information is summarized in the chart below titled “2023 RHNA Performance.”

Table 1: 2023 RHNA Performance

Income Level	RHNA Allocation	Building Permits Issued			Need Remaining by Income	% Goal Met
		July 22 – Jan 23	Feb 23 – Dec 23	Grand Total		
Very Low	451	0	53	53	398	12%
Low	259	0	36	36	223	14%
Moderate	308	0	0	0	308	0%
Above	797	23	26	49	748	6%
Total	1,815	23	115	138	1,677	8%
Extremely Low	226	0	45	45	181	20%

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

Emeryville did not have a shortfall of housing sites, so the City did not need to identify or rezone additional sites.

Progress on Implementing Housing Programs (Table D)

The 2023-2031 Housing Element’s action program includes 47 programs, many of which are ongoing City activities or will convert to on-going City activities once all action steps are taken. Three programs (C, N, and I) have action items that were complete in 2023 and will convert into ongoing programs, 22 programs (A, B, D, E, F, G, J, L, M, Q, R, S, X, FF, HH, II, OO, PP, QQ, RR, SS, and TT) have action items that were underway in 2023, 12 programs (T, U, V, W, Z, BB, DD, GG, JJ, KK, MM, and NN) are ongoing, and 10 programs (H, K, O, P, Y, AA, CC, EE, LL, and UU) have had no action taken in 2023.

Commercial Development Bonus Approved (Table E)

In 2023, Emeryville did not have any commercial projects that applied for a development bonus in exchange for contributing affordable housing, so the City did not need to identify sites.

Units Rehabilitated, Preserve and Acquired for Alternative Adequate Sites (Table F).

Emeryville did not have any sites that were substantially rehabilitated, preserved, or converted from non-affordable to affordable, so the City did not need to identify any sites.

Above Moderate-Income Units Converted to Moderate Income (Table F2).

Emeryville did not have any existing multifamily buildings converted to deed restricted rental housing for moderate-income households, so the City did not need to identify any sites.

Locally Owned Lands Included in the Housing Element Sites Inventory (Table G).

Emeryville did not dispose of any land that was identified in the Housing Element Site Inventory, so the City did not need to identify any sites.

Locally Owned Surplus Sites (Table H).

Emeryville has three locally owned sites (5890, 5900 and 6150 Christie Avenue, 4300 San Pablo Avenue and 3602 Adeline Street) that have been designated Exempt Surplus Land.

Table 2: Locally Owned Surplus Land

Address	Existing Use	# Existing Units	Surplus Designation	Parcel Size
5890, 5900 and 6150 Christie Avenue	Public Facilities	0	Exempt Surplus Land	2.22 acres
4300 San Pablo Avenue	Other	0	Exempt Surplus Land	0.47 acres
3602 Adeline Street and 1102 36 th Street	Vacant	0	Exempt Surplus Land	0.05 acres

Lot Splits (Table I).

Emeryville does not have a single-family zoning district nor has it received any requests to subdivide parcels into two equal parcels for residential use, so the City did not need to identify any sites.

Student Housing Development with a Density Bonus (Table J)

Emeryville did not have any student housing development, so the City did not need to identify any sites.

Tenant Preference Policy (Table K)

Emeryville does have a local tenant preference policy, which can be found at <https://www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville095.html#9-5.408>.

LEAP Reporting Table:

The City of Emeryville was awarded \$65,000 in Local Early Action Planning (LEAP) funds to support the development of the 2023-2031 Housing Element. The City has requested reimbursement of the full grant amount.

Updated Site Inventory (Program JJ)

One of the programs in the Housing Element is to “update the site inventory list on an annual basis and post it on the City's website.” The tables below provided updated status for all of the sites included in Housing Element Tables 6-1, 6-2, and 6-3. The purpose of this update is to show progress on the projects listed in the Housing Element tables and new projects that have come up since the Housing Element was adopted. Per Program JJ, this information will be posted to the City website after it is submitted to the State.

Table 3: 2023-2031 Housing Element Site Inventory for Planned & Approved Projects

Site #	Planned & Approved Projects			Realistic Capacity						Actual Permitted						GAP	
	Project Name	Address	Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total		
1	Baker Metal Live/Work	1265 65th St	Construction (2022)	0	0	0	0	17	17	0	0	0	0	17	17	0	
2	Bayview Emeryville	6701 Shellmound St	Complete (2023)	0	8	0	0	17	8	186	0	8	0	0	178	186	0
3	The Emery (Bldg. C)	1450 Sherwin Ave	Complete (2023)	0	4	5	12	10	1	122	0	4	5	12	101	122	0
4	The Emery (Bldg. D)	1450 Sherwin Ave	Complete (2023)	0	6	13	12	15	3	184	0	6	13	12	153	184	0
5	65thSt Multi-unit	1225 65th St	Entitled (2022)	0	1	1	2	20	24	24	0	0	0	0	0	0	24

6	Nellie Hannon Gateway	3600 San Pablo Ave	Construction (2023)	29	30	30	0	1	90	29	30	30	0	1	90	0
Planned & Approved Project Total				29	49	49	26	470	623	29	48	48	24	450	599	24

Table 4: 2023-2031 Housing Element Site Inventory for Vacant & Underutilized Sites

Site #	Vacant & Underutilized Sites			Site Inventory Goal						Actual Permitted						GAP
	Existing Use	Address	Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
7	Office Building	5801-5861 Christie Ave	App. Submitted (2022)	0	4	6	7	81	98	0	0	0	0	0	0	98
8	Black and White Market	4053 San Pablo Ave	No Activity	4	4	4	14	38	64	0	0	0	0	0	0	64
9	Bank of America Lot	4100 San Pablo Ave	No Activity	1	1	1	5	13	21	0	0	0	0	0	0	21
10	Former Recreation Site	4300 San Pablo Ave	Entitled (2022)	23	22	22	0	1	68	0	0	0	0	0	0	68
11	East Bay Bridge Shopping Ctr	3839 Hollis St, 3889 Emery St, 3889 San Pablo Ave	No Activity	48	48	48	176	481	801	0	0	0	0	0	0	801
12	Powel St Plaza	5701-5795 Christie Ave	No Activity	49	49	49	180	491	818	0	0	0	0	0	0	818
13	Site B	1525-1535 Powell St, 5760-5770 Shellmound	No Activity	108	108	108	107	107	538	0	0	0	0	0	0	538
14	Christie Ave Sites	5890, 5900 & 6150 Christie Ave	App. Submitted (2023)	60	60	60	60	60	300	0	0	0	0	0	0	300
15	US Spring Site	3637 Adeline St	App. Submitted (2021)	29	30	30	0	1	90	0	0	0	0	0	0	90
16	Michaels's Site	3991 Hollis St	No Activity	6	6	6	22	60	100	0	0	0	0	0	0	100
17	Decathlon Site	3938 Horton St	No Activity	4	4	4	15	41	68	0	0	0	0	0	0	68
18	Rug Depot/ Bon Motif	4056 Hubbard St,	No Activity	2	2	2	8	24	38	0	0	0	0	0	0	38

		4045 Horton St														
19	Office Building	5850 Shellmound St	App. Withdrawn (2023)	0	20	10	0	0	30	0	0	0	0	0	0	30
Vacant & Underutilized Sites Total				334	358	350	594	1,398	3,034	0	0	0	0	0	0	3,034

Table 5: 2023-2031 Housing Element Site Inventory for ADUs

Accessory Dwelling Units (ADU)			Site Inventory Goal						Actual Permitted						GAP
Site #	Address	Status	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
NA	ANTICIPATED ADU(s) <i>Specific sites for ADUs are not identified in the Housing Element.</i>		0	0	10	10	10	30	0	0	0	0	28	28	2
	3631 Adeline Street	Permitted (2023)							0	0	0	0	1	1	
	5534 Beaudry Street	Permitted (2023)							0	0	0	0	2	2	
	1015 47 th Street	Permitted (2023)							0	0	0	0	2	2	
	5517 Beaudry Street	Permitted (2023)							0	0	0	0	1	1	
	5517 Beaudry Street	Permitted (2023)							0	0	0	0	1	1	
	1331 40 th Street	Permitted (2023)							0	0	0	0	1	1	
	1321 40 th Street	Permitted (2023)							0	0	0	0	5	5	
	1231 40 th Street	Permitted (2023)							0	0	0	0	8	8	
	1221 40 th Street	Permitted (2023)							0	0	0	0	1	1	
	5883 Beaudry Street	Permitted (2023)							0	0	0	0	1	1	
	3628 Adeline Street	Permitted (2023)							0	0	0	0	1	1	
	1063 47 th Street	Permitted (2023)							0	0	0	0	1	1	
	3995 Emery Street	Permitted (2023)							0	0	0	0	2	2	

Table 6: 2023-2031 Housing Element Site Inventory Summary Table

	Projected						Actual						GAP
	EL	VL	Low	Mod	Mkt	Total	EL	VL	Low	Mod	Mkt	Total	
Planned & Approved Project Total	29	49	49	26	470	623	29	48	48	24	450	599	24
Vacant & Underutilized Project Total	334	358	350	594	1,398	3,034	0	0	0	0	0	0	3,034

Accessory Dwelling Units Total	0	0	10	10	10	30	0	0	0	0	28	28	2
Total	363	407	409	630	1,878	3,687	29	48	48	24	478	627	3,060

Housing Successor Annual Report

The Housing Successor Annual Report shows that \$930,065.60 was deposited into the Low- and Moderate-Income Housing Asset fund in Fiscal Year 2022-2023. Expenditures included \$1,788,172.58 on low-income units, \$397,371.69 on very low-income units, and \$2,235,215.73 on extremely low-income units for a total of \$4,420,760.00 on affordable housing development spending. The Housing Successor is working on developing three properties, which are in the pre-development phase (3602 Adeline Street, 6150 Christie Avenue, and 5890-5900 Christie Avenue). Requests for Proposals (RFP) were issued for all three sites and a developer was selected to redevelop 5890-5900 Christie Avenue and 6150 Christie Avenue.

Attached:

Development Decisions and Pending Projects in Emeryville in 2023

Appendix A - General Plan Annual Implementation Report

Appendix B - Housing Element Annual Progress Report

Appendix C - Housing Successor Annual Report

Development Decisions and Pending Projects in Emeryville in 2023

Project	Address	Net New Dwelling Units	Thousands sq. ft. Non-residential	Planning Application	Planning Approval	Building Permit Application	Building Permit Issued	Completion/ Final Inspection/ Occupancy	General Plan Land Use	Notes
Projects with City Actions in 2023:										
Convert Commercial to two Live/Work Units	5900 Hollis	2	0	10/13/23	12/20/23				MUR	Use Permit
Christie Ave Affordable Housing Project	5890, 5900, and 6160 Christie Ave	367	1.5	6/27/23					MUR	SB 35
Accessory Dwelling Unit	3631 Adeline St	1	0	7/27/2023	8/17/2023	8/23/2023	11/07/23		MURS	Zoning Comp.
Accessory Dwelling Unit	1015 47th St	2	0	5/1/2023	8/1/2023	8/2/2023	09/28/23		RM	Zoning Comp.
Accessory Dwelling Unit	1331 40th Street	1	0	12/27/22	02/16/22	03/08/23	08/24/23		MUR	Zoning Comp.
Accessory Dwelling Unit	1321 40th Street	5	0	12/27/22	02/16/22	03/08/23	08/24/23		MUR	Zoning Comp.
Accessory Dwelling Unit	1231 40th Street	3	0	12/27/22	02/16/22	03/08/23	08/24/23		MUR	Zoning Comp.
Accessory Dwelling Unit	1221 40th Street	1	0	12/27/22	02/16/22	03/08/23	08/24/23		MUR	Zoning Comp.
Accessory Dwelling Unit	5883 Beaudry Street	1	0	04/10/23	05/12/23	05/18/23	08/17/23		RM	Zoning Comp.
Accessory Dwelling Unit	3624 Adeline	1	0	10/12/22	11/14/22	12/15/22	04/24/23		MURS	Zoning Comp.
Junior Accessory Dwelling Unit	5517 Beaudry	1	0	10/3/22	10/12/22	1/17/23	9/21/23		RM	Zoning Comp.
Accessory Dwelling Unit	5517 Beaudry	1	0	8/16/22	9/9/22	1/17/23	9/21/23		RM	Zoning Comp.
Accessory Dwelling Unit	1063 47th St.	1	0	5/19/22	7/19/22	8/31/22	1/6/23		RM	Zoning Comp.
Accessory Dwelling Unit	3995 Emery	2	0	4/21/22	5/19/22	6/14/22	1/3/23	8/10/2023	MUR	Finalized/CO
Bay Center Life Science Building	6425 - 75 Christie	0	210	2/2/22	8/24/23				MUN	Approved
Accessory Dwelling Unit	4300 Adeline St.	1	0	12/7/21	12/14/21	2/28/22	3/31/22	1/27/2023	RM	Finalized/CO
Accessory Dwelling Unit	1055 45th St.	1	0	9/15/21	09/24/201	10/18/21	2/9/22		RM	Withdrawn in '23
Accessory Dwelling Unit	1284 61st St.	1	0	7/29/21	8/9/21	11/14/23			RM	Zoning Comp.
Bay Street Grocery Store	5615 Bay St.	0	48.5	7/7/21	2/24/22	8/23/22	5/16/23		MUR	Plaza Construct.
Accessory Dwelling Unit	4310 Adeline	1	0	6/23/21	8/9/21	9/21/21	8/15/23		RM	Finalized/CO
Marketplace Parcel B	5950 Shellmound	0	432	4/9/21	10/27/22	10/25/23			MUR	Pavilion & Park
Emerystation Overland R&D and Parking	1580 62nd St.	0	300	3/1/21	7/19/22	9/20/23			OT	Building Ap.
Additional Unit	5534 Beaudry St.	1	0	11/28/20	04/30/21	04/29/21	07/30/21	08/03/23	RM	Finalized/CO
Two Accessory Dwelling Units	5534 Beaudry St.	2	0	11/28/20	04/30/21	04/30/21	10/19/23		RM	Expired 04/16/23
Nellie Hannon Gateway Affordable Housing	3600 San Pablo	90	4	4/6/2020	10/20/20	11/15/21	05/09/23		MUR	SB 35
Two New Units at Bridgecourt Apartments	1221 40th Street	2	0	11/12/19	2/11/20	2/14/20	6/30/20	6/21/2023	MUR	Finalized/CO
Sherwin-Williams Open space	4311 Hubbard St.	0	0	1/5/17	12/14/17	5/16/18	4/7/20	10/28/23	PO	Address Change
Sherwin-Williams (The Emery Building C)	4515 Hubbard St.	122	1	1/5/17	2/22/18	9/24/18	5/21/20	6/9/23	MUR	Address Change
Sherwin-Williams (The Emery) Building D	4610 Hubbard St.	184	0	1/5/17	2/22/18	9/24/18	4/22/20	6/26/23	MUR	Address Change
Bayview Apartments (Nady site) Residential	6701 Shellmound	186	0	11/7/14	3/24/16	7/9/20	5/28/21	12/6/23	MUR	Finalized/CO
Projects with No City Actions in 2023:										
Accessory Dwelling Unit	1055 43rd St.	1	0	10/26/22	11/14/22	11/14/22			RM	Zoning Comp.
Accessory Dwelling Unit	1251 1/2 63rd St.	1	0	8/12/22	9/8/22	10/11/22			RM	Zoning Comp.
5801 & 5861 Christie Avenue Project	5801 Christie	98	464	1/3/22					MUR	Application
Duplex Conversion	1291 55th St.	1	0	9/7/21	1/27/22	6/30/22			RM	Approved
Four-Unit Replacement	1271 64th St.	0	0	6/23/21	12/21/21	3/3/22			RM	Approved
Life Sciences Tower	5850 Shellmound	30	388	5/10/21					MUR	Withdrawn in '23
Marketplace Parcel A Shellmound site	5900 Shellmound	167	14	4/9/21	10/27/22	12/21/22			MUR	Parking
Demo/Rebuild Two Units	1270 64th Street	0	0	12/16/20	12/21/21	06/08/22	10/13/22		RM	Construction
Two Accessory Dwelling Units	1017 47th Street	2	0	11/20/20	03/05/21	03/12/21	06/22/21		RM	Expired 02/15/23
Accessory Dwelling Unit	4210 Adeline	1	0	6/18/20	8/11/20	10/23/20	3/31/21		RM	
Two Accessory Dwelling Units	1203 54th Street	2	0	6/5/20	8/11/20	12/14/21	09/14/22		RM	Expired 03/13/23
Accessory Dwelling Unit	1026 47th Street	1	0	1/21/20	2/20/20				RM	Zoning Comp.
Emeryville Center of Innovation- B2	5300 Chiron Way	0	261.3	10/23/19	2/25/21	12/6/21	9/15/22		OT	Superstructure
Emeryville Center of Innovation- B8A	5300 Chiron Way	0	221	10/23/19	2/25/21	11/23/21	4/11/22		OT	Grading
Emeryville Center of Innovation- B8B	5300 Chiron Way	0	129.5	10/23/19	2/25/21	11/23/21	4/11/22		OT	Grading
Emeryville Center of Innovation- B14	5300 Chiron Way	0	parking	10/23/19	2/25/21	11/24/21	9/26/22		OT	Superstructure
Oceanview Townhomes - 3 replacing 1	1270 Ocean	2	0	5/2/16	7/24/18	4/9/19	7/23/21		RM	Expired 08/09/23
Multi-Unit Residential	1225 65th St.	24	0	2/2/15	12/9/21				RMH	Extension in '22
Baker Metal Live/Work	1265 65th	17	1	8/10/07	8/27/09	12/1/09	8/3/22		RMH	Foundation

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

City of Emeryville 2023 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
LAND USE			
LU-A-1	Update the Zoning Ordinance	The Planning Regulations (which includes the Zoning Ordinance) were updated in 2013 to implement the 2009 General Plan. The Planning Regulations have been amended several times since then, including in 2023 when the Planning Regulations were updated to incorporate objective standards, funded by an SB 2 Planning Grant from the State Department of Housing and Community Development.	Progress
LU-A-2	Project review and approval process	In 2023 the City continued to review both minor applications, reviewed and approved by staff, and major projects reviewed and approved by the Planning Commission, and sometimes the City Council. Additionally, the City is processing its third project under SB 35, which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. The Christie Avenue Affordable Housing Project is a 100% affordable project with 362 rental units in three separate buildings that also adds 6,000 square feet to Christie Park with an active multi-use court. Normally, this review process would preclude any Planning Commission or City Council review of the project, however, the applicant agreed to hold two study sessions with the Planning Commission which took place in July and December of 2023. The applicant is also seeking input from City committees (Parks and Recreation Committee in March, the Housing Committee in April, and the Bike and Pedestrian Advisory Committee and the Public Art Committee in May) and has held two community-wide project meeting.	Progress
LU-A-3	Update and Implement Area Plans	As part of the Objective Standards revisions to the Planning Regulations that were adopted in 2023, references to area plans were revised and regulations were updated to provide clarity and help simplify implementation of area plans.	Progress
LU-A-4	Prepare and update Design Guidelines	The Design Guidelines were adopted in December 2010, and amended in August 2012 and May 2015. The City continues to implement the Design Guidelines in its project and plan reviews. In 2023 the Design Guidelines were updated along with the Planning Regulations to address objective standards. All objective standards are now located in the Planning Regulations, and all subjective items are incorporated into the Design Guidelines.	Complete
LU-A-5	Update Capital Improvements Program	The Capital Improvement Program for FY 2023-24 to FY2027-28 was adopted on June 6, 2023 includes community facilities, essential infrastructure, housing, information technology, sustainable transportation, and urban greening projects.	Complete
LU-A-6	Use economic development tools to attract and retain businesses	In 2023 Economic Development and Housing (EDH) staff provided site selection and permitting assistance to over 22 businesses considering locating in Emeryville, and provided business retention services to 48 existing Emeryville businesses. Staff also conducted welcome visits with 13 businesses new to Emeryville. EDH staff also advanced the development of a marketing program for the City through outreach to businesses and conducted a Request for Proposals process for implementation support; the marketing program implementation contract is planned to be presented to the City Council in February 2024.	Progress

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
LU-A-7	Identify sites for business growth and expansion	In 2023 staff continued to work with businesses interested in locating in Emeryville, providing information on available properties and other assistance as requested.	Progress
LU-A-8	Establish partnerships to attract and support businesses	In 2023 staff supported the development of an Emeryville business organization through agenda discussions at the Economic Development Advisory Committee and providing feedback on formative documents. In late 2023, the Emeryville Commerce Connection was established as a 510c6 nonprofit entity and a membership drive will commence in 2024. Staff also continued to coordinate with BioCom in supporting the biotechnology industry in Emeryville through supporting events and sharing policy information, and began discussion of a support program for Black Indigenous and People of Color (BIPOC) small businesses.	Progress
TRANSPORTATION			
T-A-1	Prepare Quality of Service standards for all transportation modes	The City adopted trip generation as the basis for the Transportation Facilities Impact Fee in 2014, using Vehicle Miles Traveled (VMT) as the metric to measure traffic impact for environmental reviews of development projects.	Complete
T-A-2	Ensure continued emergency vehicle access	The City ensures emergency vehicle access in all project plans.	Progress
T-A-3	Maintain Traffic Impact Fee	In Fiscal year 2022/2023 Fund 250 Traffic Impact Fees collected totaled: \$358,758.33 and an additional \$38,852 in accrued interest. Only \$101,082 was spent, leaving a remaining balance in the fund of \$1,796,981.	Progress
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is part of the Alameda County Transportation Commission (Alameda CTC). City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee (ACTAC). In 2023 the City is used ACTC funding for traffic signal modifications, street rehabilitation, promoting Bike to Work (Everywhere) Day, the Quiet Zone Project, the Emery Go Round (free local shuttle connecting to BART) General benefit, and IDEA grant projects.	Progress
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	In 2023 Emeryville staff continued to attend Caltrans project meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway with a park/overlook to the Bay.	Progress
T-A-6	Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones	Groundbreaking on the quiet zone project for crossing improvements for 65th and 67th Streets, including bike/ped improvements, gates and signals and the closure of 66th Street all took place in 2022. Construction continued in 2023 and is anticipated to be complete in 2024.	Progress
T-A-7	Consider transportation needs of seniors and disabled persons	The City continued operating the 8 To Go paratransit service in 2023.	Progress

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
T-A-8	Maintain a plan that defines a pedestrian network; provides guidelines for sidewalks and street crossings, improvement schedule, and developer responsibilities; establishes pedestrian safety program; and designates a pedestrian coordinator	The Pedestrian and Bicycle Plan, adopted in 2012, was replaced with the Active Transportation Plan (ATP) which was adopted in 2023. The ATP includes a pedestrian network, project priorities, programs that address safety, and is included in the CIP. The Emeryville Design Guidelines were amended in 2023 and were updated to use consistent language with the Planning Regulations when referring to sidewalks.	Progress
T-A-9	Maintain a plan that defines a bikeway network, provides bikeway facilities, designates a bicycle coordinator, and evaluates bike sharing	The Pedestrian and Bicycle Plan defines a bikeway network, bicycle facilities and bike sharing information. In 2023 City Council adopted the Active Transportation Plan, replacing the existing Pedestrian and Bicycle Plan that defines a bikeway network, provides bikeway facilities, and includes bike sharing and micro mobility facilities and opportunities.	Progress
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	In 2023 traffic calming measures for 53rd Street, in the vicinity of the Early Childhood Development Center (ECDC) and the Emeryville Center for Community Life (K-12 School and community facilities) were designed. These designs are anticipated to be implemented in 2024.	Progress
T-A-11	Install and maintain bicycle detection loops at signalized intersections	In 2023 design was completed for traffic signals at 53rd and Horton and at a new parking garage just south of 53rd Street on Horton Street. These designs include bicycle detection using video technology, with installation anticipated in 2024.	Progress
T-A-12	Urge buses to carry bicycles	The Emery Go-Round now carries bicycles. AC Transit buses carry bicycles, and AC Transit has more bicycle capacity on some of its new buses.	Complete
T-A-13	Work for free and/or subsidized transit	The Council approved a Project Funding Agreement with the Alameda County Transportation Commission for the Emery Go-Round (free bus service serving Emeryville) General Benefit for fiscal years 2021-22 and 2022-23 with application made for future years. The free shuttle from The Emery in south Emeryville that provides a direct shuttle to the West Oakland BART station continued to operate in 2023; sources of funding for continued operations were also sought in 2023.	Progress
T-A-14	Work with transit providers to expand hours of operation	AC Transit expanded its local service hours and frequencies in 2017. In 2020 and 2021 AC Transit services were reduced in response to the COVID-19 pandemic which severely impacted ridership, particularly on Transbay bus lines. In 2022, restoration of Transbay services was partially restored and in 2023 AC Transit Service reached 72% of pre-pandemic ridership. With the goal of maximizing service, in 2023 City staff participated in AC Transit Realign, an inclusive planning process that evaluates existing service networks and responds to changing travel patterns.	Progress

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
T-A-15	Use AC Transit's handbook in reviewing development projects	Staff consults the AC Transit handbook in reviewing development projects.	Progress
T-A-16	Monitor and change transit system as needed to provide efficient environment that meet needs of all users	In 2023 Emeryville continued to use an Arterials IDEA grant to update transit signal priority systems. In 2023 grants were received helping to facilitate and initiate the design of the Council-approved 40th Street and San Pablo Bus Hub Multimodal Improvements Project.	Progress
T-A-17	Require all new development to contribute to the Emeryville Transportation Management Association	The Property and Business Improvement District that funds the ETMA was renewed in 2015. It now includes Emeryville residents as well as businesses, and thus covers all development in Emeryville.	Complete
T-A-18	Adjust public parking pricing	In 2023 the City's two approved paid parking zones in North Hollis and the Triangle remained in operation, prices were not adjusted down as the program faces continued lower parking demand in part due COVID restrictions and work from home accommodations. Revision may be reviewed in future.	Progress
T-A-19	Study citywide Transportation Demand Management Program	The 2012 Sustainable Transportation Plan includes Transportation Demand Management (TDM) Strategies. The City has facilitated the establishment of bike share stations on City streets, and works on an ongoing basis to improve transit, bicycle and pedestrian infrastructure.	Progress
T-A-20	Work with stakeholders to explore feasibility of a bicycle and pedestrian route at Emeryville Crescent	The Active Transportation Plan was adopted in 2023 and is "Consistent with the General Plan and in the interest of providing shoreline access to the Bay Bridge, this Plan calls for a feasibility study to determine if a bicycle and pedestrian path can be developed adjacent to the Emeryville Crescent without negatively impacting sensitive habitat." The ATP was developed with the input of stakeholders through multiple community workshops, public meetings, and an extensive online survey.	Progress
T-A-21	Maintain truck routes	Truck routes were maintained in 2023.	Progress
<i>PARKS, OPEN SPACE, PUBLIC FACILITIES, AND SERVICES</i>			
PP-A-1	Prepare a strategic parks master plan	The Parks and Recreation Strategic Plan was adopted in 2011. In 2023 the Davenport Park rehabilitation project grand opening was held on March 3 and the grand opening for Huchiu Park occurred on October 28.	Complete
PP-A-2	Develop a park-programming plan	The Community Services Department handles ongoing park programming including movies in parks, of which three were held in 2023. Picnic area rentals by the community are ongoing.	Progress

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
PP-A-3	Explore additional joint park facilities	In 2023 the Emeryville Center of Community Life (ECCL) continues to feature the City's After School Program, Fitness Center, Adult Sports, and Aquatics programs. The outdoor track and field facilities are available for public use on evenings and weekends. The outdoor track and field facilities are available for public use on evenings and weekends. Huichen Park celebrated its grand opening in October of 2023. This park was created as part of the Sherwin-Williams (now "The Emery") development and will be operated by the City of Emeryville moving forward.	Progress
PP-A-4	Coordinate greenway creek improvements and water features with community	Although the Temescal Creek corridor is included in the Parks and Recreation Strategic Plan, it was not prioritized in the most recent Capital Improvement Program. Drainage upgrades at the Temescal Creek Park dog park were completed Spring 2019.	No Progress
PP-A-5	Update and implement Five-Year Capital Improvement Program	The Capital Improvement Program for FY 2023-24 to FY2027-28 was adopted on June 6, 2023 and includes the creation of a new "Parks Projects" in the Urban Greening Category, which includes a list of priorities from the Parks and Recreation committee. This list includes improvements at Marina Park, Stanford Park, Shorebird Park, and the Greenway. There are also projects in the CIP with funding for park studies, urban tree planting program, and street tree study.	Complete
PP-A-6	Update zoning and subdivision regulations	The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then. Amendments to the Planning Regulations in 2023 included revisions for the implementation of Objective Standards: the objective standards updated clarified how to implement General Plan goals related to parks through zoning.	Progress
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	The City helped to develop the ECCL, and contributes to the operation of it. City staff members participate in the ECCL programming and operating committees, and operate programs including classes, facility rentals, aquatics, and special events. In 2022 the City continued to provide Aquatics, Child Development, field rentals, a K-8th grade program, and online Senior social and exercise programs.	Progress
PP-A-8	Work on uses for sites no longer needed by other public agencies	The School District has not yet developed a long-range plan for the former Anna Yates school site. It is currently being used on a temporary basis by the German International School. The field is open to the public on weekends.	No Progress
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	Community Events in 2023 included a Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2023, 56 children (maximum capacity) were enrolled in the Emeryville Child Development Center. Youth programs included the After School Expanded Learning Program, Before School Care, Kinder Buddies, Summer Camps, and Youth Basketball and Soccer. Adult programs include sports and fitness classes. The Senior Center has various services including, fitness, wellness, computer training, Meals on Wheels and congregate lunch. There is also an aquatics center that hosts a variety of swim programs for all ages. Programs are promoted through the News and Activity Guide, the City website, Facebook, X, E-news, and Notify Me. In 2023, the free afterschool program that began in 2022 and is funded by an EUSD grant for all Anna Yates students continued. In 2022 this program increased enrollment by over 100% and in 2023 enrollment continues to exceed expectations.	Progress

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
PP-A-10	Prepare a plan for an Arts and Cultural Center	On May 16, 2023 the City Council established “advancing the Art Center Project” as one of its goals for Fiscal Year 2024. The City Council held a study session on July 18, 2023 and provided direction on the project objectives, key elements, and implementation approach. The Council directed staff to convene a “task force” of subject matter experts to advise staff and Council on implementation. Through the 2nd half of 2023, staff met with community members to identify members of an Art Center Advisory Group (ACAG) and presented recommendations to the Public Art Committee and Economic Development Advisory Committee. On December 18, 2023 the City Manager appointed members to the ACAG. On a parallel track, staff sought proposals from consultants for an array of programs and projects funded by the California Arts Commission’s grant to the Rotten City Cultural District, one of which is to study the feasibility of the Art Center. A consultant was selected and a contract negotiated, which is planned to be presented to the City Council in February 2024. This contract includes evaluating the existing building for feasibility of reuse as an art center, refresh of the visioning work through a community outreach process, and evaluation of funding and organizational models for operation.	Progress
PP-A-11	Study new location for Police Administration facilities	There has been no progress in locating a new Police Administration facility. This is not an active project.	No Progress
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	There have not been any "typical" in-person CERT trainings in Emeryville since before the pandemic, with the last being in early 2019. In 2021 while the pandemic was still active, CERT trainings were moved to an online format, creating the “hybrid” CERT academy. This allowed residents to complete the classroom portion of CERT training online, with a plan to bring them back to complete the hands-on skill building portion of CERT once social distancing rules relaxed. While no CERT trainings were held in 2022 in Emeryville, planning occurred as COVID restrictions were lifting to allow in-person trainings to begin again in 2023. Trainings are anticipated in 2024.	No Progress
PP-A-13	Coordinate with utilities service providers	In addition to the City requiring private developments to coordinate with utilities, the City coordinates with PG&E on in-street repairs, with East Bay Municipal Utility District (EBMUD) on City sanitary sewer rehabilitation, and other telecom fiber companies for work in the public right of way.	Progress
PP-A-14	Require development projects to upgrade sanitary sewer systems	A private sewer lateral replacement ordinance was adopted in 2011. In 2023, the City continued to issue Private Sewer Lateral Permits to insure compliance: development projects are required to obtain private sewer lateral certification and upgrade sewer capacity as needed.	Complete
URBAN DESIGN			

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
UD-A-1	Prepare Design Guidelines	The Emeryville Design Guidelines, referred to in all Major and Minor Design Review projects, were adopted in December of 2010, and were amended in August of 2012 and again in May of 2015. In 2023 the Design Guidelines were amended along with Planning Regulations as part of the Objective Standards project funded by an SB 2 Planning Grant from the State Department of Housing and Community Development. All objective standards are now located in the Planning Regulations, while all subjective items are located in the Design Guidelines.	Complete
UD-A-2	Implement neighborhood and area plans	As part of the Objective Standards revisions to the Planning Regulations that were adopted in 2023, references to area plans were revised and regulations were updated to provide clarity and help simplify implementation of area plans.	Progress
UD-A-3	Update Zoning Ordinance	The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then. Amendments to the Planning Regulations in 2023 included revisions for the implementation of Objective Standards.	Progress
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan. In 2023 the City developed a comprehensive street tree opportunity study that includes recommended street tree species, planting conditions and locations.	Progress
UD-A-5	Update Capital Improvements Program	New streetscape projects in the Capital Improvement Program for FY 2023-24 to FY2027-28 that was adopted on June 6, 2023 include urban design related items such as a large new paving project; and Sustainable Streetscapes, which will implement recommendations from the ATP by installing pedestrian and bike facilities, curb ramps, green infrastructure, and sidewalk upgrades. The Sustainable Transportation category also includes 40th Street Multimodal Project Phase 1 and 2, as well as the Loop, which will improve traffic safety on Powell, Christie, and Shellmound. There are also projects for fixing traffic signals and streetlights, as well as pole painting and repair.	Complete
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	In August of 2023 the Planning Commission approved the Bay Center - New Life Science Building at 6425-6455 Christie Avenue. The project includes a new 210,000 square foot Research and Development building, a new 595-space parking garage, approximately 2,200 square feet of Community Assembly Space, and the removal of parking lanes along the north side of 64th Street and along the south side of 65th Street to accommodate construction of new wider sidewalks. Additionally, the applicant agreed to pay the City for the cost of improving LaCoste Street by creating a new sidewalk and planting strip. The City will construct this improvement in conjunction with construction of the Lacoste Linear Park, discussed in the City's Capital Improvement Program. In addition to the three study sessions held by the Planning Commission in 2022-2023, these pedestrian improvements were reviewed by the Pedestrian and Bicycle Advisory Committee in July 2023.	Progress
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	In 2022 the Active Transportation Plan contract was amended to include a citywide wayfinding program that will include signage, public art, and gateway locations. In 2023 the wayfinding program was adopted by City Council and included in the CIP.	Progress

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
UD-A-8	Support renovations of older residential and industrial building stock	In 2020 an application was received and approved for renovations to the existing Pelco Building at 1550 Park Avenue. This project reused a highly visible building at the corner of Park Avenue and Halleck Street in the Park Avenue District that is listed as a Significant Structure in the Planning Regulations. In addition to renovating and seismically upgrading the significant building, the project included adding sidewalks, street trees, and lighting where there were none, and include a public art installation along the railing fronting the new sidewalk. In 2022 a temporary certificate of occupancy (TCO) was issued to allow occupancy of the building while final touches on the project were finished. The project was completed in February 2023.	Progress
UD-A-9	Expand public art along green streets, at gateways, and in new parks	In 2023 the Sherwin William's developer, Quarterra, in compliance with the City's Art in Public Places Ordinance, installed \$1 million of public art including a piece in the newly opened Huichiun Park and two sculptures on the expanded Emeryville Greenway and a new mural and building railing south of the South Bayfront bridge. The Citywide utility box art program was restored in 25 locations including in City parks and gateways and on green streets. In 2024 six new boxes will be added to the program, expanding the installations to additional Gateways. In 2023 the City considered installing art pieces in Marina park and Point Emery but did not commission the works as it was complicated by permitting requirement on the shoreline. Bus Shelter at Key gateway site remain in the City Sharon Wilchar Public Art program with a new commission occurring in 2023 and new artists installed 3 time per year. Further a Request for Qualifications for Public Art in the 40th Streetscape Project was developed in 2023 with planned release in early 2024. The project will invest \$500,00 in Gateway locations along the transit corridor including at the Green Street on Emery Street.	Progress
UD-A-10	Develop and implement new sign regulations	Sign regulations were part of the planning regulations adopted in 2013. They are implemented through the sign approval process. Staff began working on sign code amendments directed by the Planning Commission during a study session in 2017. No progress was made in 2023.	No Progress
CONSERVATION, SAFETY, AND NOISE			
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees	Structural pruning and tree maintenance is an ongoing effort for the Public Works Maintenance Division and is especially focused after leaf drop in the fall. On case by case basis, tree replacements are typically installed per the site specific recommendations of the Arborist and City standards related to tree installation in the public right of way. In addition, plans were underway in 2023 for a City-wide tree planting effort to increase tree canopy, especially in equity areas, in 2024-2026. Approved private developments are often conditioned to improve the urban forest within the public right of way along development project frontages and to maintain tree health into the future. The WELO requires minimum rootable soil volumes for all new trees planted and the City arborist is consulted for the selection of tree species that will thrive in the site specific conditions they are planted in.	Progress

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
CSN-A-2	Implement the National Pollutant Discharge Elimination System permit	The City is in compliance with our NPDES Municipal Regional Permit to date. Municipal Regional Permit (MRP) 3.0 went into effect on July 1, 2022. The 2022-2023 annual report for the permit was completed September 2023.	Progress
CSN-A-3	Implement EBMUD water efficiency requirements	The City implements EBMUD water efficiency requirements in City projects and project approvals and inspections.	Progress
CSN-A-4	Disseminate information on harmful effects of toxic chemical substances and safe alternatives	In 2023 the City continued its online messaging about toxins and alternatives, including sending tweets and newflash items.	Progress
CSN-A-5	Protect biological resources while studying trail at the Emeryville Crescent.	In 2019 staff contacted the East Bay Regional Park District regarding preservation of Emeryville Crescent Marsh. No action taken - trail not studied yet.	No Progress
CSN-A-6	Identify historic and cultural resources; refine significant structures ordinance	The City Council adopted the Significant Structures Ordinance in 2015, amending the Planning Regulations to add a map and list of significant structures.	Complete
CSN-A-7	Fund façade preservation projects	Façade preservation funding in Fiscal Year 2022/23 was used for a Façade Grant that was awarded to Daryl Rush Builder. Work was completed in Summer 2023 to make improvements to the workshop exterior.	Progress
CSN-A-8	Address seismic hazards and flooding risks	The City replenished the Child Development Center's emergency supply of food and water, bought new storage bins for all supplies, and updated supplies in 2022; supplies in 2023 were assessed, and are in good condition.	Progress
CSN-A-9	Implement and update emergency management operations plan	In 2023 the Emergency Operations Center (EOC) received replacements and upgrades to multi-function printing devices.	Progress
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	Planning for the 2025 update to the LHMP began in 2023, including an online survey that was conducted to help inform the mitigation planning process.	Progress
CSN-A-11	Work with Stopwaste.org on disposal of hazardous materials.	In 2023 the City continued to work with Waste Management of Alameda County on disposal of batteries and fluorescent lights; Paint Care on paint disposal; and Alameda County Household Hazardous Waste Facility on hazardous waste disposal. The City refers people to the Household Hazardous Waste events sponsored by the Alameda County Waste Management Authority, a list of non-city collection centers for disposal of sharps, and the Stopwaste www.recyclewhere.org website for questions about difficult materials.	Progress
CSN-A-12	Work with the Flood Control and Water Conservation District.	The City coordinates with the Alameda County Flood Control District as needed along Temescal Creek. The South Bayfront Pedestrian Bridge is a capital improvement project that relies on coordination with the District.	Progress

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
CSN-A-13	Use site plan review to ensure public health and safety, and the protection of natural and cultural resources	In 2020 an application was received and approved for renovations to the existing Pelco Building at 1550 Park Avenue. In addition to a change in use, the project would reuse a building listed as a Significant Structure in the Planning Regulations, add sidewalks, street trees, and lighting where there were none, and include a public art installation along the railing fronting the new sidewalk. In 2022 a temporary certificate of occupancy (TCO) was issued to allow occupancy of the building while final touches on the project were finished, the project was completed in February 2023.	Progress
CSN-A-14	Update Zoning Ordinance	Previously, the City addressed safety and noise in amendments regarding short-term rentals, accessory dwelling units, and cannabis businesses. In 2023 the demolition regulations were revised to help clarify when demolition for the purpose of public safety may occur.	Progress
CSN-A-15	Update Capital Improvement Program	The Capital Improvement Program for FY 2023-24 to FY2027-28 was adopted on June 6, 2023. The CIP includes an essential infrastructure section which contains projects such as stormwater management, rehab of City facility sewer laterals, and the quiet zone at-grade crossings at 65th, 66th, and 67th Street.	Complete
CSN-A-16	Implement the Climate Action Plan	The Climate Action Plan 2.0 was approved by City Council on November 15, 2016, and it is in effect, with goals for 2030 and targets for 2050 GHG emissions. In 2023 progress was made on building decarbonization requirements incentives.	Progress
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts	As of June 2016, all Conditions of Approval address mechanical and construction noise impacts in Section III.B.1.	Complete
CSN-A-18	Require noise study for projects with high noise exposure	Noise studies are required and routinely submitted during the building permit stage for rooftop equipment. If noise levels are anticipated to exceed the levels outlined in the Planning Regulations than mitigation measures are required to make the project compliant.	Complete
CSN-A-19	Develop railroad quiet zones	At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones". Staff has completed agreements with Union Pacific to concur on scope of work at the Quiet Zone crossings. The City was approved for grant funding in 2018 from the State's Trade Corridor Enhancement Program, the City asked to receive construction funding in 2021, and construction began in 2022. Construction continued in 2023 and is anticipated to be complete in 2024.	Progress
<i>SUSTAINABILITY</i>			
ST-A-1	Implement the Climate Action Plan	In 2023 the City continued to work on many elements of the Climate Action Plan, especially active transportation, with new bike/ped facilities planned or installed, and in electrifying transportation and new buildings. Implementation of SB 1383, the short-lived climate pollutant reduction law, took place in 2023 and is consistent with Climate Action Plan goals and policies.	Progress
ST-A-2	Adopt the United Nations Environmental Accords, implement 14 actions	The General Plan currently supports 14 of the 21 actions listed in the United Nations Environmental Accords. In 2017 the Mayor signed a re-commitment to the goals and obligations of the Global Covenant of Mayors (Paris Climate Agreement).	Complete

Action Number	Action Summary	Implementation Summary and Actions in 2023	Implementation Status of Actions in 2023
ST-A-3	Incorporate Build It Green or LEED and Bay Friendly standards in construction projects	Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code, and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.	Complete
ST-A-4	Follow green building and Bay Friendly Landscaping requirements in City projects	Council adopted Green Building and Bay-Friendly Landscaping requirements applicable to City projects. Bay Friendly Landscaping standards are required of public and private projects.	Complete
ST-A-5	Require public-private projects to follow green building and Bay Friendly Landscaping requirements	All major development projects that receive City building permits are required to include a green building checklist in their application.	Complete
ST-A-6	Develop environmentally preferable municipal purchasing program	In 2016 staff brokered green purchasing arrangements with several vendors which were renewed and strengthened in 2023, with an additional focus on foodware.	Progress
ST-A-7	Identify developer sites for farmers' markets	Bay Street Center has held a seasonal farmers' market in some of the years since the General Plan was adopted; however, in part due to repercussions of COVID, no farmers' markets were held in Emeryville in 2023.	No Progress

Please Start Here

General Information	
Jurisdiction Name	Emeryville
Reporting Calendar Year	2023
Contact Information	
First Name	Navarre
Last Name	Oaks
Title	Senior Planner
Email	noaks@emeryville.org
Phone	5105964335
Mailing Address	
Street Address	1333 Park Avenue
City	Emeryville
Zipcode	94608

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

[Click here to download APR Instructions](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table A Housing Development Applications Submitted

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

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

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

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

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

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

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

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

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Emeryville		
Reporting Year	2023	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A. Housing Development Regulatory Program	<p>Implement various Housing Development Regulatory Programs to ensure the construction of housing being built is affordable at various income levels, especially for very low to moderate-income level households.</p> <p>Evaluate the feasibility of modifying the Affordable Housing Program Ordinance to increase the number of new affordable ownership residential units, incorporate an inclusionary housing requirement, increase the number of affordable rental residential units for extremely low and developmentally disabled and to increase the creation of rental residential units for extremely low and very low-income people living with physical and/or developmental disabilities.</p> <p>Analyze and update the percentage of affordable housing units required under the City's Development Bonus Program, in response to changes made to the Affordable Housing Program.</p>	Dec-24	<p>Underway: The City continues to inform all new residential development applicants of the City's Development Bonus Program, State Density Bonus Program and Affordable Housing Program, as part of the initial application process. Only one(1) application (ZC23-008) submitted in 2023 would be required to comply with one of these programs, as part of receiving their entitlement. Application ZC23-008 is proposed to be a 100% affordable rental housing project and is anticipated to be processed under the streamlined ministerial approval process (Senate Bill (SB) 35), thereby negating the need to participate in the City's Development Bonus Program, State Density Bonus Program and exceeding the affordability requirements of the Affordable Housing Program. Entitlements are anticipated on application Z C23-008 in early 2024.</p> <p>The City drafted a Request for Proposals for consultant services related to analyzing the feasibility of increasing the number and type of affordable housing units required under the Affordable Housing Program and Development Bonus Program. The RFP shall be released in early 2024 and upon consultant selection, the City will evaluate both programs and bring forward recommendations to the City Council for adoption in late 2024.</p>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Table F

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

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

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

ANNUAL ELEMENT PROGRESS REPORT

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

**Table K
Tenant Preference Policy**

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

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

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

ANNUAL ELEMENT PROGRESS REPORT

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

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

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

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

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

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

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

Housing Successor Annual Report FY 2022-2023



APRIL 1, 2024

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



This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) was prepared as of February 1, 2024, pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2022/23 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff. This Report conforms with and is organized into Sections I through XIII inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

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

This Report is to be provided to the Housing Successor's governing body by April 1, 2024. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website <http://emeryville.org/913/Dissolution-of-Redevelopment>.

I. AMOUNT THE CITY RECEIVED FROM LOANS

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

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

II. AMOUNT DEPOSITED INTO LMIHAF

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

A total of \$930,065.60 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

III. ENDING BALANCE OF LMIHAF

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

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$ 23,079,292.01, of which \$0 is held for items listed on the ROPS.

IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

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

ELIGIBLE EXPENDITUE CATEGORY	AS OF END OF FISCAL YEAR
Monitoring & Administration Expenditures	\$0.00
Homeless Prevention and Rapid Rehousing Services	\$0.00
Housing Development Expenditures	\$4,420,760.00
• <i>Extremely Low</i>	\$2,235,215.73
• <i>Very Low</i>	\$397,371.69
• <i>Low</i>	\$1,788,172.58

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

This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

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

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

ASSETS	AS OF END OF FISCAL YEAR
Statutory Value of Real Property Owned by Housing Successor	\$17,943,394.66
Value of Loans and Grants Receivable	\$20,316,081.10
Total Value of Housing Successor Assets	\$38,259,475.76

VI. DESCRIPTION OF TRANSFERS

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

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

VII. PROJECT DESCRIPTIONS

This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

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

PROJECT NAME	PROJECT STATUS
EMME (64 th and Christie)	Completed

VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

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

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

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

XIV. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.

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

Inclusionary/Production Housing. According to the 2010 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor.

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

1976 Area

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

Shellmound Area

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

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

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

X. EXTREMELY-LOW INCOME TEST

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

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

This information is not required to be reported until 2024 for the FY 19/20 – FY23/24 period, however, the following table illustrates that the Housing Successor has expended 51% of the LMIHAF on housing developments affordable to households earning 30% or less of the AMI and 0% of the LMIHAF on housing developments affordable to households earning 60-80% AMI from FY19/20 to FY22/23.

FISCAL YEAR	PROJECT	TOTAL EXPENDED	30% AMI	50% AMI	51-60% AMI	61-80% AMI
2019/2020	3706 San Pablo	13,018.22	3,935.74	6,660.48	2,421.99	0.00
2020/2021	3706 San Pablo	593,244.60	179,973.08	159,976.07	253,296.45	0.00
	3600 San Pablo	7,264.00	2,196.09	3,716.47	1,351.44	0.00
2021/2022	3706 San Pablo	3,712.00	1,113.60	1,893.12	705.28	0.00
	3600 San Pablo	906,755.40	458,471.83	81,506.10	366,777.47	0.00
2022/2023	3600 San Pablo	4,420,760	2,235,215.73	397,371.69	1,788,172.58	0.00
2019-2023	Total	5,944,754.22	2,880,906.08	651,123.93	2,412,724.21	0.00
	% AMI		51%	9%	40%	0%

XI. SENIOR HOUSING TEST

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

The Housing Successor did not produce any Senior Housing units during the 10-year period of July 1, 2013-June 30, 2023.

Project Name	YR Completed	Total Restricted Units	Senior Restricted Units	Non-Senior Restricted Units
Ambassador Apartments	2013	69	0	69
Emme	2014	29	0	29
Parc on Powell	2014	21	0	21
Artistry Emeryville	2017	1	0	1
3900 Adeline	2018	12	0	12
Estrella Vista	2020	86	0	86
Avalon Public Market (Parcel D)	2020	25	0	25
Avalon Public Market (Parcel C2)	2020	7	0	7
The Intersection	2021	11	0	11
The Emery (Building B1)	2022	11	0	11
The Emery (Building B2)	2022	22	0	22
The Emery (Building C)	2023	21	0	21
The Emery (Building D)	2023	31	0	31
Total Units		334	0	334
% Senior Units			0%	

XII. EXCESS SURPLUS TEST

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

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

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

The Housing Successor had \$1,554,405 in excess surplus. This excess surplus will be eliminated in next year's Annual Report, as the City encumbered and expended \$4,420,760 on the construction of Nellie Hannon Gateway, a 90-unit, 100% affordable housing project located at 3600 San Pablo Avenue, Emeryville in FY22/23, which is not reflective in the excess surplus calculation.

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

FY22/23 FUND BALANCE	
Opening Balance	\$23,079,292
Land	(\$17,943,395)
Encumbrances	(\$0)
Unencumbered LMIHAF	\$5,131,862

4 YRS OF DEPOSITS	
FY19/20	\$854,122
FY 20/21	\$864,558
FY 21/22	\$932,747
FY22/23	\$930,066
Total Deposits	\$3,581,493

EXCESS SURPLUS TEST	
Base Limitation	\$1,000,000
Aggregate Deposits	\$3,581,493
Is the Base or the Deposits the Greater Allocation?	Deposits
Unencumbered LMIHAF	\$5,131,862
Excess Surplus (Unencumbered LMIHAF > Deposits)	Yes

XIII. INVENTORY OF HOMEOWNERSHIP UNITS ASSISTED

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

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

HOMEOWNERSHIP INVENTORY		
Number of assisted units remaining in portfolio		150
# of Units Lost to portfolio in Fiscal Year	Foreclosure	0 units
	Paid-off	9 units
Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the LMHF		\$0 funds returned
		\$591,528.84
Whether the Housing Successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.		Hello Housing