



CITY OF EMERYVILLE

MEMORANDUM

DATE: March 1, 2016

TO: Carolyn Lehr, City Manager

FROM: Charles S. Bryant, Community Development Director

SUBJECT: **Resolution Of The City Council Of The City Of Emeryville Approving The 2015 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**

RECOMMENDATION

Staff recommends that the City Council adopt the resolution accompanying this report that approves the 2015 General Plan Annual Progress Report, which reports progress in calendar year 2015 on implementation of the General Plan including the Housing Element, and authorizes submittal of the report to the Governor's Office of Planning and Research and to the California Department of Housing and Community Development.

BACKGROUND

California Government Code Section 65300 requires each city and county to adopt a general plan for the physical development of the jurisdiction. The Emeryville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Emeryville General Plan includes two optional elements: Urban Design and Sustainability. The City of Emeryville adopted its General Plan, not including the Housing Element, in October of 2009. The current 2015-2023 Housing Element was adopted on November 18, 2014 and certified by the California Department of Housing and Community development on January 28, 2015.

Section 65400 of the California Government Code requires the Planning Commission to prepare an Annual Report addressing the status of the General Plan and progress made toward implementing its goals and policies, including the City's progress in meeting its share of regional housing needs. The progress report must be submitted by April 1 of each year to the City Council, the Governor's Office of Planning and Research (OPR), and the State Housing and Community Development Department (HCD).

California Health and Safety Code Section 34176.1(f) now also requires housing successors to former redevelopment agencies to prepare an annual Housing Successor Report regarding the Low and Moderate Income Housing Asset fund.

The Planning Commission reviewed the report on January 28, 2016 and directed staff to add percentages of housing units at each affordable level that were permitted in 2015 on page 11 of the General Plan Annual Progress Report, and to clarify new and renewed business licenses in Appendix A, the General Plan Implementation Report. The Planning Commission recommended the report's approval with those comments. The attached report reflects these revisions.

The section of the report pertaining to the Housing Element was reviewed by the Housing Committee on February 3, 2016. The Housing Committee approved the report on the Implementation of the Housing Element for Calendar Year 2015 and recommended that the City Council forward the report to HCD.

DISCUSSION:

The 2015 General Plan Annual Progress Report is attached for City Council review. This is the sixth progress report that is measured against the 2009 Emeryville General Plan. It is the first progress report that is measured against the 2015-2023 Housing Element. The State of California has specific reporting rules for housing elements and requires a report format that consists of six Excel spreadsheets. Progress on the Housing Element is reported in Chapter 3 and Exhibit B. Progress on the other elements, contained in the Emeryville General Plan document, is reported in Chapter 2 and Exhibit A. The Housing Successor Report is contained in Chapter 4 and Exhibit C.

The annual report tracks two implementation programs, one for the elements that are contained in the Emeryville General Plan document and one for the Housing Element. Both implementation programs show progress toward implementing the City's goals.

The General Plan includes 79 actions. Of these, five were completed before 2015, and the City made progress on 72 in 2015. Of the remaining two actions, the General Plan schedules creek greenway features for 6-10 years after adoption, and the Arts Center is awaiting funding decisions now that the State has approved the property management plan required with the dissolution of redevelopment.

The 2015-2023 Housing Element's action program includes 54 programs, many of which are on-going City activities. Progress was made on all of these programs except maintenance education. The implementation period for the Regional Housing Need Allocation is from July 1, 2014, to June 30, 2022. Since July 2014, 190 dwelling units have received building permits – 12.7% of the RHNA (1,498 units) at 12.5% of the implementation period elapsed. Of these, five are very low income units and seven are moderate income units. More affordable units will be produced in the 86-unit all-affordable family housing at 3706 San Pablo, 50 affordable units in the Marketplace

development project, and other residential development projects expected in the next few years. One of the Housing Element programs is to update of the housing sites inventory; that update is attached.

The Housing Successor Annual Report shows that the City as Housing Successor took in \$11,278,668 and spent \$16,895 in Fiscal Year 2014/15. The Housing Successor is working on developing four properties. Of these, 3706 San Pablo Avenue, 6150 Christie Avenue, and 5890-5900 Christie Avenue are in the predevelopment stage, and 3602 Adeline Street is in the environmental site assessment stage.

FISCAL IMPACT

None.

LEGAL CONSIDERATIONS

The City Attorney has reviewed and approved this staff report.

CONCLUSION

Staff recommends that the City Council adopt the resolution approving the Annual Progress Report on Implementation of the General Plan for Calendar Year 2015 and authorizing submittal of the report to the State of California Governor's Office of Planning and Research and the California Department of Housing and Community Development.

Prepared by: Diana Keena, Associate Planner
Catherine Firpo, Housing Coordinator

APPROVED AND FORWARDED TO THE EMERYVILE CITY COUNCIL:



Carolyn Lehr
City Manager

Attachments:
Residential Site Inventory Update
Resolution
2015 General Plan Annual Progress Report