

RESOLUTION NO. 19-24

Resolution Of The City Council Of The City Of Emeryville Approving The 2018 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 2018 has been prepared including a Housing Element Annual Progress Report and a Housing Successor Agency Report; and

WHEREAS, on February 6, 2019, the Emeryville Housing Committee reviewed the 2018 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 28, 2019, the Emeryville Planning Commission reviewed the 2018 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, 2019, 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 2018 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.

ADOPTED by the City Council of the City of Emeryville at a regular meeting held Tuesday, March 19, 2019, by the following vote:

AYES:	<u>5</u>	Mayor Medina, Vice Mayor Patz, and Council Members Bauters, Donahue, and Martinez
NOES:	<u>0</u>	_____
ABSTAIN:	<u>0</u>	_____
ABSENT:	<u>0</u>	_____



MAYOR

ATTEST:


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

City of Emeryville

2018 General Plan Annual Progress Report

Accepted by City Council on March 19, 2019

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Introduction

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.

Purpose of the Annual Progress Report

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and reporting on the progress made towards implementing its goals and policies. The progress report must be submitted to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs. This year's report follows the Annual Progress Report section of the 2017 General Plan Guidelines. Major planning activities are described, along with other City actions, in the section on implementation of General Plan Elements.

Status of the Adopted Elements of the General Plan

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

This report describes implementation of the 2015-2023 Housing Element. The Regional Housing Needs Allocation implementation period runs from July 1, 2014 to June 30, 2022. This report includes building permits issued from January 1 through December 31, 2017.

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

Correspondence between Required General Plan Elements and Emeryville General Plan

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

Compliance with State Office of Planning and Research Guidelines

Emeryville's General Plan was updated in 2009 according to the State Office of Planning and Research's Guidelines and remained consistent with the Guidelines through 2018.

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 Exhibit 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 Annual Progress Report Summary

General Plan Amendment

The City amended its General Plan to increase the development potential of 2.5 acres on the east side of San Pablo Avenue from 40th Street to 170 feet south of 45th Street, by modifying maximum floor area ratios, building heights, and residential densities.

Development Decisions

In 2018, three projects were completed and occupied - a lab-retail-transit center, a park expansion, and six apartments in an existing building. Building permits were issued for a second unit (not an accessory dwelling unit), a five-unit townhouse project, and a 66-unit apartment building that is part of development of the Marketplace shopping center's parking lots. Following years of cleanup and planning efforts, building permit applications were filed for 500 apartments in four buildings on the site of a former Sherwin-Williams paint factory. Planning approvals were granted for the public open space on that site, a residential-live/work building on the site of truck springs shop, and a triplex replacing a single-family house.

Projects with no Planning or Building decisions in 2018 include the other 390 dwelling units and 44,000 square feet of the Marketplace walkable retrofit, 105 modular apartments and 18,000 square feet of retail to complete a project whose wood framing was burned down twice, 17 condos in a project that had to resubmit plans to include un-permitted construction, an 87-unit all-affordable family housing project, three projects each adding a unit to a one- or-two-unit property, a project replacing four legal and two illegal units with townhomes, and a 186-unit apartment project that has faced soil contamination and developer departure but has a new developer.

Implementation of General Plan Actions

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, tracks progress made on those actions during the 2018 calendar year. Of the 79 actions, 15 were completed before 2018, progress was made on 62 in 2018, creek greenway features are in the General Plan for 6-10 years after adoption, and progress was made on green purchasing in 2016. The following sections contain some of the highlights from each element.

Land Use

- The Planning Regulations were amended to increase the development potential of 2.5 acres on San Pablo Avenue.
- The 250,000-square-foot EmeryStation West Transit Center lab-office and retail building was completed, as were 6 apartments in the Artistry complex.,
- Building permits were issued for 66 units in the Marketplace Parcel C2 complex and 6 units in smaller projects.
- A mixed-use village on the Sherwin-Williams site was approved, with 500 dwelling units and 6,000 square feet of office and retail space.
- Adeline Springs project with 20 residential units and 4-6 live/work units, and Ocean View residential project replacing a single-unit house with a triplex, were approved.
- City staff developed a survey of local manufacturing along with the Bay Area Urban Manufacturing Initiative.
- Quarterly Biz Nexus meetings were launched.

Transportation

- The Traffic Impact Fee was used to help complete the Greenway segment between Powell Street and Stanford Avenue.
- The City worked with Alameda County Transportation Commission on the San Pablo Avenue Corridor Study, Countywide Active Transportation Plan, and discussion of funding options for railroad quiet zones, 40th Street bus-bike-pedestrian improvements, and a bus-only left turn lane from Powell westbound onto I-80.
- A request for bids was issued for construction of the South Bayfront Pedestrian-Bicycle Bridge between Horton Street and Bay Street Center over the railroad tracks.
- A public process regarding the 40th and San Pablo Bus Hub culminated in the City Council directing staff to study a design with bus-only lanes and a two-way bikeway on the north side of 40th Street.
- A parking management plan process culminated in a Council decision to focus on the North Hollis area where businesses most need short-term parking.

- The City worked with Caltrans on a redesigned Ashby interchange including a pedestrian-bicycle overcrossing, and on an AC Transit proposal to create a bus-only left-turn lane from Powell Street onto I-80 to San Francisco.

Parks, Public Facilities and Services

- Peladeau Park, (the Greenway segment between Hollis and Powell Streets) and Christie Avenue Park expansion were completed.
- Joint use of the Center of Community Life included recreational programs, the spring carnival, and the harvest festival.
- An Arts Center developer and operator was selected, and concept plans are being prepared.
- Personal Emergency Preparedness classes trained 207 people, and Personal Emergency Preparedness Fairs reached 200 employees.
- City staff issued encroachment permits for work in the streets by PG&E, East Bay Municipal Utility District, and telecom fiber companies

Urban Design

- Shellmound Street was realigned to place retail spaces on both sides of the street and add bus boarding islands south of 65th Street, as part of the Public Market mixed use development project.
- A public art project was approved for installation at the Marina.
- The proponent of a mixed-use project on Shellmound Way agreed to add a pedestrian walkway connecting Christie Avenue and Shellmound Street.
- The remaining Sherwin-Williams paint factory building will be re-used as an office building.
- Art is included in Peladeau Park and is planned for the open space in Sherwin-Williams.

Conservation, Safety and Noise

- The Façade Improvement Grant Program was revived, and the City awarded grants to five small businesses.
- The City approved 12 Building Occupancy Resumption Program permits, pre-certifying businesses to assess building safety after a disaster.
- The State Office of Emergency Services approved the Local Hazard Mitigation Plan, which was then submitted to the Federal Emergency Management Agency.
- Implementation of SB1 Trade Corridor Enhancement Program funding for Railroad Quiet Zones began.

Sustainability

- The City is installing electric vehicle chargers in public parking garages.
- The City is developing solar energy regeneration and storage programs for disaster resilience.
- Peladeau Park, which was completed in 2018, meets Bay-Friendly Landscaping requirements.
- The City supports the waste reduction efforts of residents, businesses, schools, and property managers.
- The City reviews waste diversion and discard collection plans for demolition and construction.

Housing Element Annual Progress Report Summary

Appendix B, the Housing Element Annual Progress Report, tabulates housing production and progress in implementing Housing Element programs. Following are highlights of the 2018 Housing Element Annual Progress Report:

2017 Housing Legislative Package

The State Department of Housing and Community Development has added tables and columns in tables in response to the 2017 State Legislative Housing Package. AB 879 added development data requirements; now the tables include development applications, entitlements, and occupancy as well as building permits. SB 35, the Permit Streamlining Act; AB 166, no net loss of sites; and a new requirement to report on use of the State Density Bonus law all result in blanks in Emeryville's tables, because these statutes have not been invoked or required in Emeryville. The new tables are shown in Appendix B and summarized below.

New Applications

There were no new applications for development project approvals in 2018 (Table A).

Entitlements, Building Permits, and Occupancy

In 2018, three projects – Sherwin-Williams Mixed Use, Adeline Springs and Ocean View - received planning approvals, for a total of 535 units, 90 of them affordable. Four projects – Marketplace Parcel C2, Ocean Ave Townhomes, unit on 45th Street, and Artistry new units – were issued Building Permits, for a total of 78 units, 8 of them affordable. One of those projects, Artistry new units, was completed; it has six units including one affordable unit. (Table A2) (Estrella Vista low-income family housing project received Building Permit in 2017 and is under construction. It is not in the tables because no decision was made regarding it in 2018.) No developers invoked the Streamlining Act, all of the projects in Emeryville are infill, and no residential units were demolished in 2018.

Regional Housing Needs Allocation Progress

As 56% of the Regional Housing Needs Allocation (RHNA) period has elapsed - 4½ years of 8 years - Emeryville has issued building permits for 39% of the total units, 32% of the very low income units, 9% of the low income units, 10% of the moderate income units, and 60% of the above moderate income units in the RHNA (Table B). More information is shown below.

Regional Housing Needs Allocation (RHNA) Progress						
Income Level	RHNA Allocation	Building Permits Issued			Need Remaining	Percent To Goal
		2015-2027	2018	Total 15-18		
Very Low	276	86	1	87	189	32%
Low	211	16	3	19	192	9%
Moderate	259	21	4	25	234	10%
Above	752	380	70	450	302	60%
Total	1498	503	78	581	917	39%

The City collected \$81,845 in Housing Impact Fees in Calendar Year 2018. The fee is \$28,000 per new dwelling unit.

The City sets aside 20% of boomerang funds to support affordable housing. Boomerang funding is the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum, from the former Low and Moderate Income Housing Fund (LMIHF) and an ongoing increase in property tax.

In 2018 the City rezoned the area including the former site of the temporary Recreation Center at 4300 San Pablo Avenue, in order to allow a cost-effective density of affordable senior housing on the site. Staff is developing a new Request for Proposals for a low income senior housing project on the site.

Progress on Implementing Housing Element Programs

Housing Element programs implement the Housing Element goals, which are listed below.

1. Preserve and improve existing housing stock
2. Encourage development of housing affordable to extremely low, very low and low income households
3. Promote development of affordable housing for persons with special needs
4. Provide a wide variety of housing types
5. Promote equal opportunity in housing
6. Improve balance of unit size and tenure for families and owner occupancy
7. Promote environmental responsibility and sustainability

Table D in Appendix B tracks progress made in 2018 on implementing the 54 programs in the 2015-2023 Housing Element. Progress was made in 2018 on 51 of the programs. No new affordable units came online for marketing in 2018 (Policies H-4-2-4 and H-4-2-5). Working with condominium homeowners' associations to encourage owner occupancy to ensure that

projects maintain eligibility for Federal Housing Agency (FHA) insured loans (Policy H-6-2-2) is on hold pending anticipated changes in FHA rules regarding percent of owner-occupied units in condominium complexes.

Adequate Sites and State Commercial Development Bonus

Emeryville did not have a shortfall of adequate sites, so did not need to rezone land or acquire and renovate units to meet a shortfall (Tables C and F). Emeryville was not required to use the State Commercial Development bonus (Table E). Therefore, these tables are blank.

Housing Successor Annual Report Summary

Appendix C, Housing Successor Annual Report, reports on the Low and Moderate Income Housing Asset Fund, assets owned by the Housing Successor, Successor projects and obligations, and compliance with State law. Highlights of the report are summarized below.

In Fiscal Year 2017-18, the City deposited \$767,373 into the Low and Moderate Income Housing Asset Fund (LMIHAF), resulting in an ending balance of \$4,164,494. Expenditures from the LMIHAF included \$6,283 for asset management monitoring and administration, and \$1,880,894 for housing development, including \$569,241 for low income units, \$958,391 for very low income units, and \$353,262 for extremely low income units.

The Successor Agency owns \$17,942,606 in real property and \$767,372 in grants receivable, for a total of \$18,709,978 in assets. The Successor has four development projects. Of these, Estrella Vista at 3706 San Pablo Avenue and 1025 West MacArthur Boulevard is under construction, and the other three are in the predevelopment phase. Those sites are at 3602 Adeline Street, 6150 Christie Avenue, and 5890-5900 Christie Avenue.

Appendix A. Emeryville 2018 General Plan Annual Progress Report

General Plan Amendment

On October 30, 2018, the Emeryville City Council amended the General Plan to increase the maximum development potential that could occur within an area of approximately 2.5 acres fronting the east side of San Pablo Avenue from 40th Street to approximately 170 feet south of 45th Street by modifying Figure 2-3 Maximum Floor Area Ratios, Figure 2-4, Maximum Building Heights, and Figure 2-6: Maximum Residential Densities, as depicted in the attached maps.

The Council found that the General Plan Amendment would provide incentives for provision of more housing units than were previously allowed at this location, including affordable and senior housing.

The amendment implements the following policies and programs of the Housing Element:

Policy H-2-2, support of new housing opportunities for extremely low, very low, low, and moderate income households

Program H-3-1-2, support the development of residential care facilities for the elderly and independent senior housing developments, particularly senior housing facilities that offer housing affordable to lower income senior households

Policy H-4-1, ensure that the zoning ordinance facilitates development of a variety of housing types.

This amendment helps in achieving the City's Regional Housing Needs Allocation (RHNA).

The following changes were made to the parcels in the area:

Assessor's Parcel Numbers (APNs)	Residential Density		Floor Area Ratio		Height	
	Base/with Bonus		Base/with Bonus		Base/with Bonus (feet)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
49-1026-2 (partial); 49-1026-22 (partial); 49-1062-23; 49-1062-24 (partial); 49-1062-26-2 (partial)	50/60	85/100	1.2/1.6	2.0/3.0	30/55	55/75
49-1079-13 (partial); 49-1079-14-1; 49-1079-17-1; 49-1079-19-4 (partial)	50/60	85/100	1.2/1.6	2.0/3.0	30/55	55/75
49-1555-11 thru 19 49-1555-65; 49-1555-66; 49-1555-67 (partial)	50/60	85/100	1.2/1.6	2.0/3.0	30/55	55/75

FIGURE 2-3

Maximum Floor Area Ratios

Base/with Bonus

	0.5/1.0
	1.0/No Bonus
	1.0/1.6
	1.5/3.0
	2.0/4.0
	3.0/6.0

Notes: Residential uses are included in FAR value. Parking areas are not.

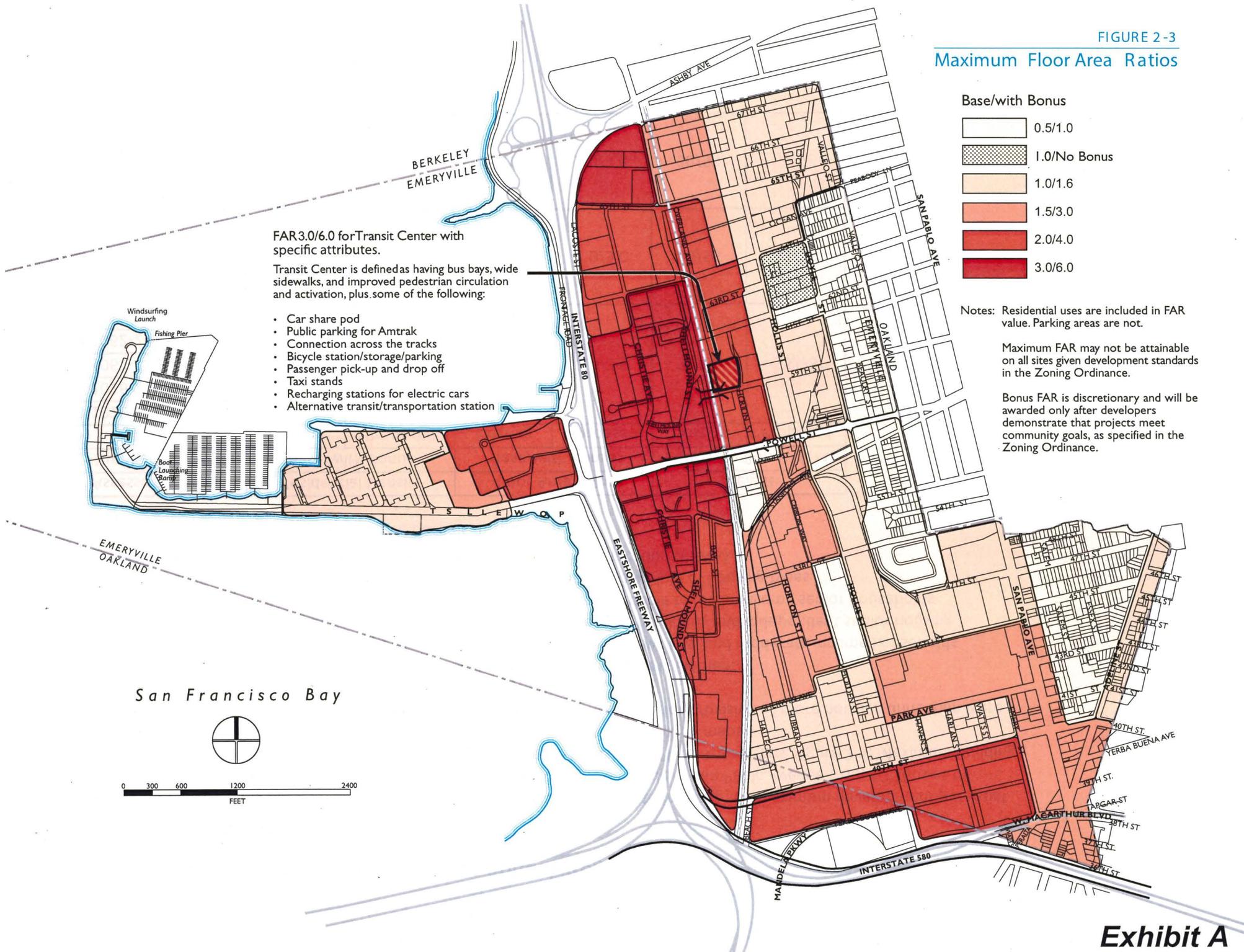
Maximum FAR may not be attainable on all sites given development standards in the Zoning Ordinance.

Bonus FAR is discretionary and will be awarded only after developers demonstrate that projects meet community goals, as specified in the Zoning Ordinance.

FAR 3.0/6.0 for Transit Center with specific attributes.

Transit Center is defined as having bus bays, wide sidewalks, and improved pedestrian circulation and activation, plus some of the following:

- Car share pod
- Public parking for Amtrak
- Connection across the tracks
- Bicycle station/storage/parking
- Passenger pick-up and drop off
- Taxi stands
- Recharging stations for electric cars
- Alternative transit/transportation station



San Francisco Bay



0 300 600 1200 2400 FEET

FIGURE 2-4

Maximum Building Heights

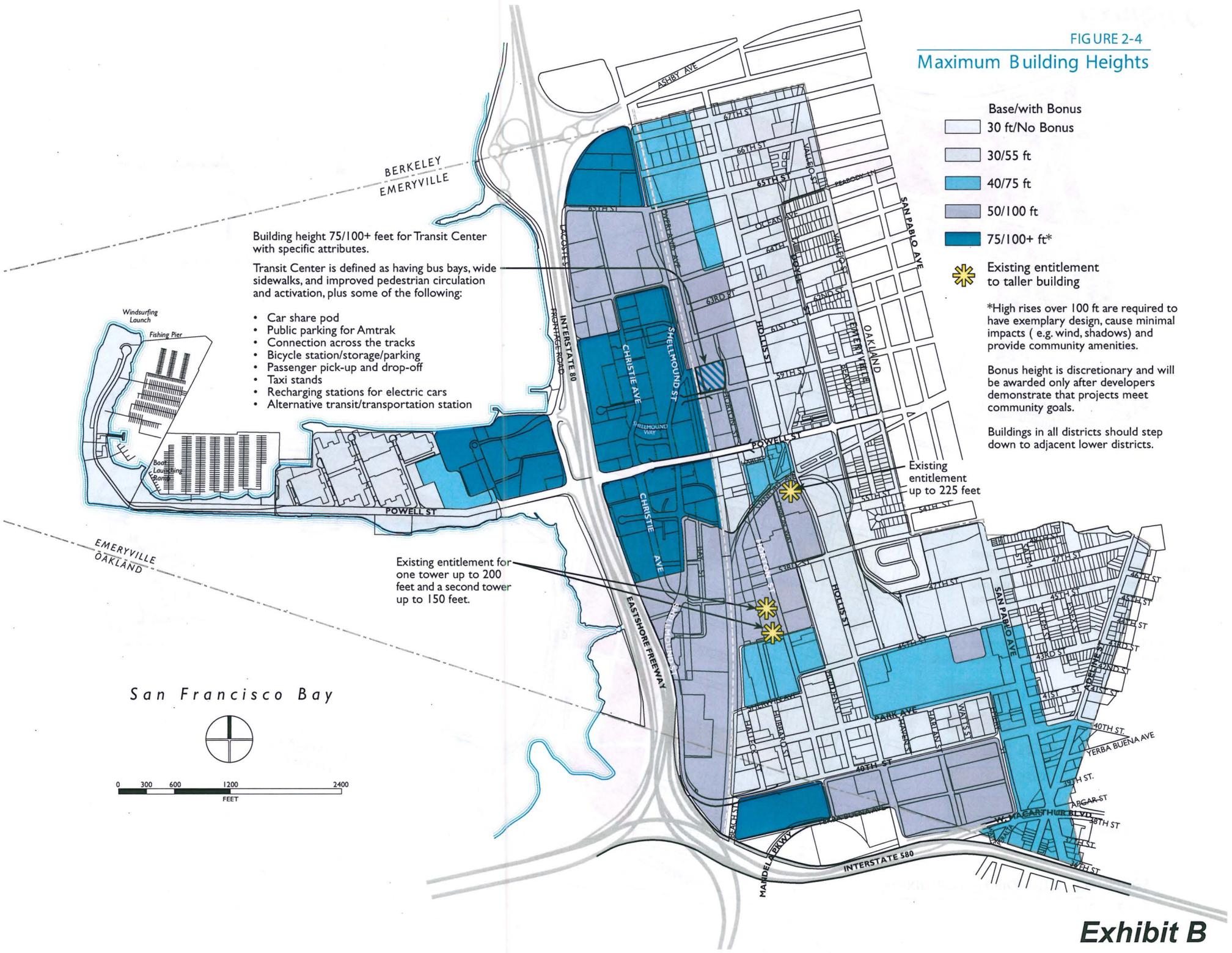
- Base/with Bonus
- 30 ft/No Bonus
- 30/55 ft
- 40/75 ft
- 50/100 ft
- 75/100+ ft*

 Existing entitlement to taller building

*High rises over 100 ft are required to have exemplary design, cause minimal impacts (e.g. wind, shadows) and provide community amenities.

Bonus height is discretionary and will be awarded only after developers demonstrate that projects meet community goals.

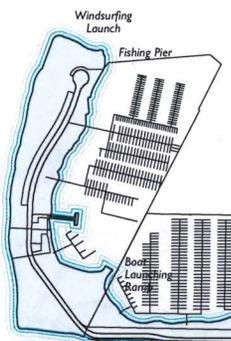
Buildings in all districts should step down to adjacent lower districts.



Building height 75/100+ feet for Transit Center with specific attributes.

Transit Center is defined as having bus bays, wide sidewalks, and improved pedestrian circulation and activation, plus some of the following:

- Car share pod
- Public parking for Amtrak
- Connection across the tracks
- Bicycle station/storage/parking
- Passenger pick-up and drop-off
- Taxi stands
- Recharging stations for electric cars
- Alternative transit/transportation station



Existing entitlement for one tower up to 200 feet and a second tower up to 150 feet.

San Francisco Bay

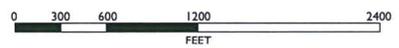
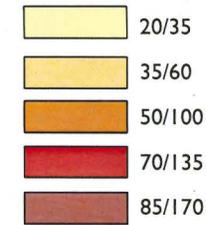


FIGURE 2-6

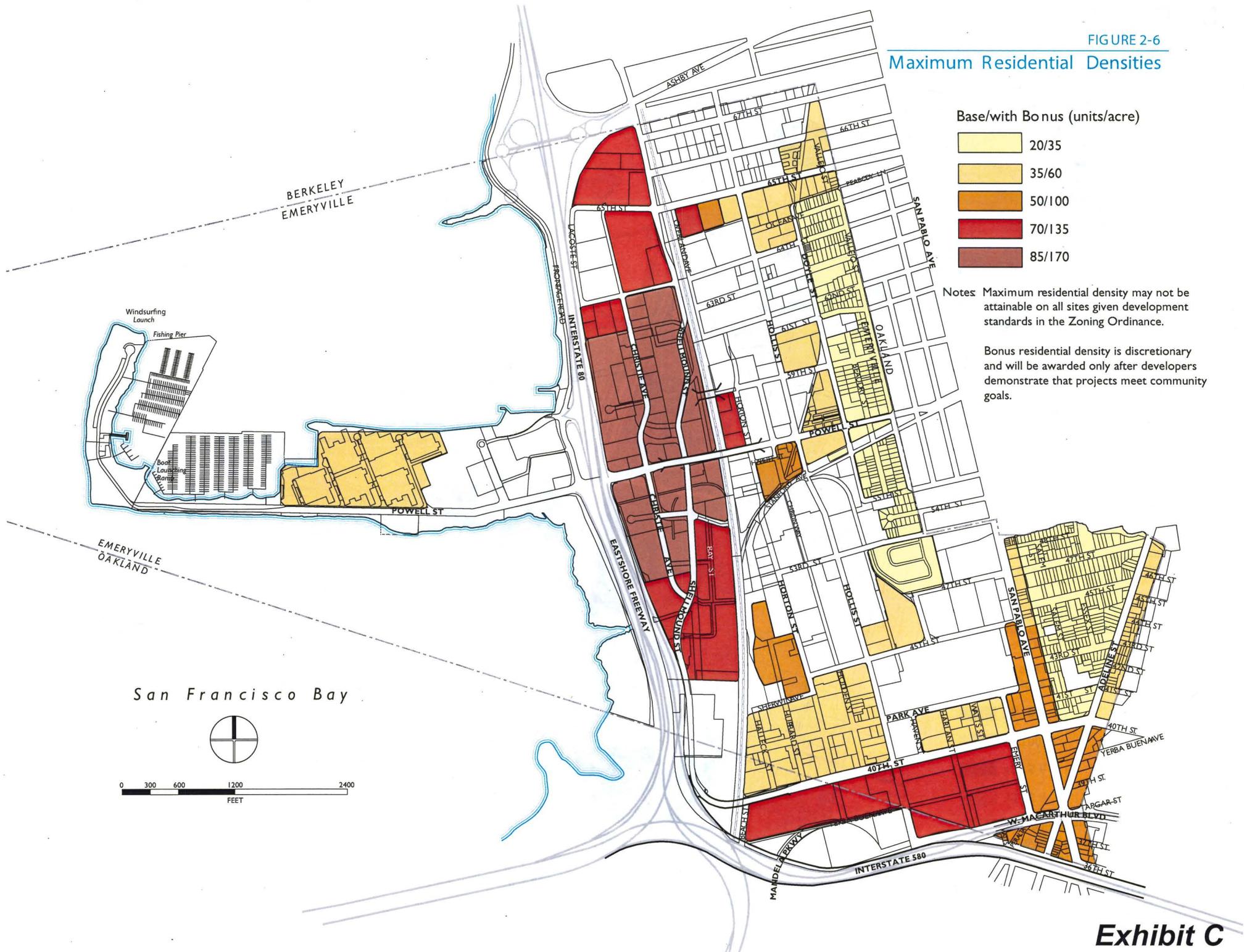
Maximum Residential Densities

Base/with Bonus (units/acre)

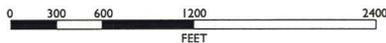


Notes: Maximum residential density may not be attainable on all sites given development standards in the Zoning Ordinance.

Bonus residential density is discretionary and will be awarded only after developers demonstrate that projects meet community goals.



San Francisco Bay



Development Decisions and Pending Projects

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
Projects with City Actions in 2018:									
EmeryStation West Transit Center	5959 Horton	0	250	6/29/2009	2/16/2010	11/19/2015	11/4/2016	11/29/2018	OT*
Marketplace Christie Park Expansion	Christie	0	0	6/2/2014	2/26/2015	5/2/2017	1/11/2018	11/29/2019	PO
Artistry - 6 units replacing common space	6401 Shellmound	6	0	10/17/20016	2/23/2017	4/25/2017	2/6/2018	9/14/2018	HR
Second Unit (Not Accessory Dwelling Unit)	1036 45th	1	0	not needed	not needed	8/2/2018	12/11/2018		MR
Ocean Ave Townhomes (part of Baker Metal)	1276 Ocean	5	0	8/10/2007	8/27/2009	12/16/2015	4/23/2018		MHR
Marketplace Parcel C2 Residential	6251 Shellmound	66	0	9/25/2013	5/28/2015	8/30/2017	4/6/2018		MUR
Sherwin-Williams B1	1450 Sherwin	64	2	1/5/2017	2/22/2018	8/6/2018			MUR
Sherwin-Williams B2	1450 Sherwin	130	3	1/5/2017	2/22/2018	8/6/2018			MUR
Sherwin-Williams C	1450 Sherwin	122	1	1/5/2017	2/22/2018	9/24/2018			MUR
Sherwin-Williams D	1450 Sherwin	184	0	1/5/2017	2/22/2018	9/24/2018			MUR
Sherwin-Williams Open space	1450 Sherwin	0	0	1/5/2017	12/14/2017				PO
Adeline Springs Residential and Live/Work	3637 Adeline	33	1	6/5/2017	3/22/2018				MUR
Oceanview Townhomes - 3 replacing 1	1270 Ocean	2	0	5/2/2016	7/24/2018				MR
Projects with No City Actions in 2018:									
Marketplace Parcel A Shellmound site	5900 Shellmound	167	14	8/14/2014	7/23/2015				MUR
Marketplace C1 Grocery Store	6251 Shellmound	0	30	9/25/2013	5/28/2015	4/18/2016	7/25/2016		MUR
Marketplace Parcel D Theater site	6301 Shellmound	223	0	8/14/2014	6/25/2015	11/13/2015	2/3/2017		MUR
Intersection Residential Wood Frame	3800 San Pablo		0	1/24/2013	8/22/2013	12/24/2013	1/22/2016	Burned	MUR
Intersection Residential Modular	3800 San Pablo	105		1/24/2013	8/22/2013	10/15/2018			MUR
Intersection Commercial	3800 San Pablo	0	18	1/24/2013	8/22/2013	6/30/2014	1/22/2016		MUR
Baker Metal Live/Work	1265 65th	17	1	8/10/2007	8/27/2009	12/1/2009	6/30/2011		MHR
Estrella Vista Affordable Family Housing	3706 San Pablo	87	6	9/26/2014	1/22/2015	9/26/2016	6/21/2017		MUR
Ocean Lofts - replacing 1 unit with 2	1258 Ocean	1	0	1/9/2007	4/17/2007	1/18/2011	6/7/2017		MR
New Beaudry unit -1adding to 2 for total of 3	5876 Beaudry	1	0	4/25/2016	8/25/2016	10/13/2016	8/16/2017		MR
New 45th St. unit -1adding to 2 for total of 3	1056 45th	1	0	6/4/2015	2/25/2016	4/21/2016	8/19/2016		MR
Doyle Street Mews - 6 replacing 6	5876-5880 Doyle	0	0	4/4/2016	11/7/2017				MR
Nady site Residential	6701 Shellmound	186	0	11/7/2014	3/24/2016				MUR

* General Plan Land Uses: OT Office/Technology, PO Park/Open Space, MUR Mixed Use with Residential, HR High Density Residential, MHR Medium-High Density Residential, MR Medium-Density Residential

City of Emeryville 2018 General Plan Annual Implementation Report - Implementation of General Plan Actions

Action Number	Action Summary	Implementation Status and Actions in 2018
<i>LAND USE</i>		
LU-A-1	Update the Zoning Ordinance	The Zoning Ordinance, also known as the Planning Regulations, was amended in 2018 to increase the development potential of 2.5 acres fronting the east side of San Pablo Avenue from 40th Street to 170 feet south of 45th Street by modifying maximum floor area ratios, building heights, and residential densities.
LU-A-2	Project review and approval process	In 2018, 500 dwelling units and 6,000 non-residential square feet were approved on the Sherwin-Williams site, 33 residential units (29 residential plus 4-6 live/work) were approved at Adeline Springs, and 2 dwelling units (triplex replacing single house) was approved in the Ocean View project. Building permits were issued for 66 dwelling units at Marketplace Parcel C2, 5 units in Ocean Avenue Townhomes, and one second unit (not an ADU) on 45th Street. Two projects were completed - 6 dwelling units added inside the Artistry project, and 250,000 square feet of lab/office and ground floor retail in the EmeryStation West/Transit Center project.
LU-A-3+6:20C56:186:27C56:18	Update and Implement Area Plans	The Park Avenue District Plan was referenced in processing the Sherwin-Williams mixed-use village final development plan application. The South Bayfront/Shellmound Plan was used to evaluate the Marketplace redevelopment projects. The San Pablo Avenue Urban Design Plan informed discussions of potential mixed-use development of the Adeline Springs site. The North Hollis Area Urban Design Program was used to evaluate the Ocean Avenue townhomes, and EmeryStation West/Transit Center.
LU-A-4	Prepare and Update Design Guidelines	The Design Guidelines were adopted in December 2010, and amended in August 2012 and May 2015. The City continues to implement the design guidelines in all of its project and plan reviews.
LU-A-5	Update Capital Improvements Program	The Capital Improvements Program is included in the 2017-2019 budget. It includes community facilities construction and maintenance, housing, marina improvements, pedestrian and bicycle improvements, public art, sewer rehabilitation streetscape improvements, and street improvements.
LU-A-6	Use economic development tools to attract and retain businesses	In 2018, 204 new businesses opened and 188 businesses closed, for a net gain of 16 businesses; 3,258 businesses renewed their licenses, for a total of 3,274 registered businesses. EDH and Building Division staff continue to review eligible businesses for the Façade Grant Program. Staff continues to conduct business retention visits to existing businesses in Emeryville. The City worked with the Bay Area Urban Manufacturing Initiative to develop a survey of the local manufacturing sector, the results of which can help inform potential future programs to aid Emeryville manufacturing businesses.
LU-A-7	Identify sites for business growth and expansion	Staff corresponds with brokers regarding available sites. The City maintains a list of available commercial spaces at www.locateinemeryville.com , and provides information to businesses interested in coming to Emeryville or expanding in Emeryville. Staff subscribes to commercial real estate data services that provide alerts to staff when spaces become available, and produces custom reports of available sites for businesses interested in locating or expanding in Emeryville.

Action Number	Action Summary	Implementation Status and Actions in 2018
LU-A-8	Establish partnerships to attract and support businesses	The City held its inaugural BizNexus meeting in May 2018 with over 50 businesses in attendance. The quarterly BizNexus events highlight local industry sectors and provide opportunities for education and networking. The City continues to support, monitor, and broadcast arts activities in the City in conjunction with the Rotten City-Emeryville Cultural Arts District. The City received its second \$5,000 stipend from the California Arts Council (CAC) to support the Cultural District. Two Emeryville companies have been awarded finalist status in the East Bay Economic Development Alliance's 2019 East Bay Innovation Awards.
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.
T-A-2	Ensure continued emergency vehicle access	The City always ensures emergency vehicle access in all project plans.
T-A-3	Maintain Traffic Impact Fee	In Fiscal Year 2017-2018, the City collected \$54,200 in fees and earned \$26,914 in interest on the Traffic Impact Fee. The City spent \$487,129 on Emeryville Greenway project (Stanford Avenue to Powell Street); \$3550 on South Bayfront Pedestrian-Bicycle Bridge project.
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is now 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. In 2018 City staff met with Alameda CTC staff to discuss funding for 40th and San Pablo Transit Hub improvements for buses, pedestrians and cyclists; a bus-only left turn from Powell westbound onto I-80; and railroad quiet zones. The City also participated in Alameda CTC's Countywide Active Transportation Plan and Ashby Interchange working group.
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	City staff is on the Technical Advisory Committee for Alameda CTC's San Pablo Avenue Intermodal Corridor Improvements Plan; San Pablo Avenue is a State highway and Caltrans is represented on the committee. Emeryville staff and residents attended Caltrans meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway with a park/overlook to the Bay.
T-A-6	Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones	In May, the California Transportation Commission (CTC) approved the "2018 Trade Corridor Enhancement Program Final Adopted Program of Projects." One of the projects was the City's \$6.48 million "Quiet Zone Safety Engineering Measures." The City is working with staff from CTC, Caltrans, and Alameda CTC to ensure proper delivery of this project.

Action Number	Action Summary	Implementation Status and Actions in 2018
T-A-7	Consider transportation needs of seniors and disabled persons	The City began implementing the recommendations of a city-wide survey of streets and public facilities for compliance with the Americans with Disabilities Act. The Senior Center continued operating the 8 To Go paratransit service.
T-A-8	Maintain a plan that defines a pedestrian network; provides guidelines for sidewalks and street crossings, improvement schedule, and developer responsibilities; establishes pedestrian safety program; and designates a pedestrian coordinator	The Pedestrian and Bicycle Plan, adopted in 2012, includes a pedestrian network, sidewalk and street crossing design resources, and project priorities. The Emeryville Design Guidelines include guidelines for sidewalks. In 2018, a request for bids was issued for construction of the South Bayfront Bridge over the railroad tracks between Bay street Center and Horton Street. The City undertook a number of projects to enhance pedestrian safety, including improved striping at the Powell Street/Christie Avenue Intersection and the Shellmound Street/Christie Avenue Intersection. Improved striping was also instituted at greenway crossings at 65th, 66th, and 67th Streets. The City also approved the construction of the San Pablo Mid-Block Crosswalk, which would include ADA pedestrian ramps. The project is currently in the Design Stage, with construction estimated to begin in 2019.
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. The Pedestrian and Bicycle Advisory Committee oversaw the development of a Class IV bicycle lane on Horton Street, a Class II bicycle lane on 65th Street and a buffered Class II bicycle lane on Shellmound Street. Additionally, green bicycle boxes were painted at the Shellmound Street/Christie Avenue intersection, the 65th Street/Overland intersection, and the Adeline Street and 40th Street intersection. The City also repaved a Class I bicycle lane on Christie Avenue.
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	In 2017, the City accepted as completed the crossing improvements on San Pablo Avenue at 43rd, 45th, and 47th Streets to improve pedestrian access to the Emeryville Center of Community Life (ECCL).
T-A-11	Install and maintain bicycle detection loops at signalized intersections	All signals have bicycle detection except Adeline/43rd, and many have video detection.
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.

Action Number	Action Summary	Implementation Status and Actions in 2018
T-A-13	Work for free and/or subsidized transit	The City managed a grant from Alameda County Transportation Commission for Emery Go-Round General Benefit funding, and a grant from the Bay Area Air Quality Management District for operation of the Emery Go-Round's Watergate Express Shuttle.
T-A-14	Work with transit providers to expand hours of operation	AC Transit expanded its local service hours and frequencies in 2017.
T-A-15	Use AC Transit's handbook in reviewing development projects	Staff consults the AC Transit handbook in reviewing development projects.
T-A-16	Monitor and change transit system as needed to provide efficient environment that meet needs of all users	The 40th and San Pablo Bus Hub concept design process continued with public input and Council direction to study a design with bus-only lanes on 40th Street. The City and AC Transit are working with Caltrans to create a bus-only left turn lane from Powell Street to I-80 to San Francisco to improve Transbay bus service, with bus stops at Powell Street.
T-A-17	Require all new development to contribute to the Emeryville Transportation Management Association	The Property-based Business Improvement District that funds the ETMA was renewed in 2015. It now includes Emeryville residents as well as businesses, and thus covers all development in Emeryville.
T-A-18	Adjust public parking pricing	The City Council reviewed a draft Parking Management Plan and directed staff to proceed with implementation in the North Hollis area.
T-A-19	Study citywide Transportation Demand Management Program	The 2012 Sustainable Transportation Plan includes Transportation Demand Management (TDM) Strategies.
T-A-20	Work with stakeholders to explore feasibility of a bicycle and pedestrian route at Emeryville Crescent	Staff attended the California Adaptation Forum, which included discussion of sea level adaptation methods that include public benefit; this could apply to a pedestrian and bicycle connection along the Emeryville Crescent shoreline.
T-A-21	Maintain truck routes	Truck routes were maintained in 2018.

Action Number	Action Summary	Implementation Status and Actions in 2018
PARKS, PUBLIC FACILITIES AND SERVICES		
PP-A-1	Prepare a strategic parks master plan	The Parks and Recreation Strategic Plan was adopted in 2011, and outlines capital projects as well as funding sources. In October, 2018, Peladeau Park (the Greenway segment between Hollis and Powell street), and the Christie Avenue Park were opened to public. The Planning Commission approved the Final Development Plan for the Parks and Open Space aspect of Sherwin-Williams Mixed-Use Village.
PP-A-2	Develop a park-programming plan	Community events in the parks included a jazz concert at Doyle-Hollis Park.
PP-A-3	Explore additional joint park facilities	Emeryville Center of Community Life (ECCL) features outdoor track and field facilities which are available for public use on evenings and weekends, and public programs at the pool on weekday mornings, midday and evenings and Saturdays. The German school at the former Anna Yates facility on 43rd Street opens the field to the public on Saturdays.
PP-A-4	Coordinate greenway creek improvements and water features with community (6-10 years)	Although the Temescal Creek corridor is included in the Parks and Recreation Strategic Plan, it was not prioritized in the most recent CIP. Ten years from plan adoption will be 2019.
PP-A-5	Update and implement Five-Year Capital Improvement Program	The Capital Improvement Program was updated as part of the 2017-2018 budget. It includes an Arts Center, Temescal Park lighting and improvements, Horton Landing Park expansion, Child Development Center rehabilitation, Marina dredging, Frontage Road Bay Trail upgrades, art projects, and sanitary sewer rehabilitation.
PP-A-6	Update zoning and subdivision regulations	The Zoning Ordinance was amended in 2016 to reflect the arrangement of parks and open space in the Sherwin Williams mixed use project and the adjacent City parcel. None of the Zoning Ordinance changes made in 2018 were related to parks and public facilities.
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	The 2018 Spring carnival and community expo and the Harvest festival were held at the ECCL gym and field. City staff members participate in the ECCL programming and operating committees, and operate programs including classes, facility rentals, aquatics, and dive-in movies at the pool.
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 Berkeley/East Bay Campus of the German International School of Silicon Valley. The public is allowed to use the field on weekends.
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	The City organized the Holiday tree lighting ceremony and parade. As of December, 76 children were enrolled in Emeryville Child Development Center. Youth programs included Crossing Guards, After School Care, Before School Care, Kinder Buddies, and Thankful CAMP. Adult programs include sports and fitness classes. On average, there are 450 unduplicated check-ins at the Senior Center each month for various services including excursions, fitness, wellness, computer training, Meals on Wheels and congregate lunch. Programs are promoted through the News and Activity Guide, the City website, Facebook, Twitter, E-news, and Notify Me.

Action Number	Action Summary	Implementation Status and Actions in 2018
PP-A-10	Prepare a plan for an Arts and Cultural Center	An Arts Center developer-operator has been selected, and draft concepts are being prepared for a Planning Commission study session in February of 2019.
PP-A-11	Study new location for Police Administration facilities	Staff is currently discussing a location for a temporary police facility, to supplement the existing facility on the peninsula.
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	Alameda County Fire Department Preparedness Unit held nine Personal Emergency Preparedness classes in Emeryville in 2018, resulting in roughly 207 people trained. Personal Emergency Preparedness Fairs were conducted in September at County Fire Station and at Grifols (resulting in 200 employees trained). March 2019 onwards, sessions have been scheduled for Personal Emergency Preparedness training at the CERT academy- Emeryville Center of Community Life (ECCL). They also have scheduled four Open Houses for the training sessions.
PP-A-13	Coordinate with utilities service providers	As a part of the Encroachment Agreement and/or Program, the City coordinated with PG&E on in-street repairs, with East Bay Municipal utility district on City sanitary sewer rehabilitation, and other telecom fiber companies.
PP-A-14	Require development projects to upgrade sanitary sewer systems	A private sewer lateral replacement ordinance was adopted in 2011. In 2018, 26 Private Sewer Lateral Permits were issued.
URBAN DESIGN		
UD-A-1	Prepare Design Guidelines	The Emeryville Design Guidelines were adopted in December of 2010, and were amended in August of 2012 and again in May of 2015. The Design Guidelines are referred to in all Major and Minor Design Reviews as well as all new development plans.
UD-A-2	Implement neighborhood and area plans	The Shellmound Design Guidelines were implemented through the realignment of Shellmound Street to have mixed use on both sides south of 65th Street as part of the Public Market mixed use development. The North Hollis Urban Design Program was referenced for the Greenway Powell-Stanford project.
UD-A-3	Update Zoning Ordinance	No urban design amendments were made to the Planning Regulations in 2018. Previously, Earlier updates were made for Accessory Dwelling Units, and the Sherwin-Williams mixed-use development project including public open space.
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan. In 2018, the realignment of Shellmound Street was completed, and a sidewalk café was approved.
UD-A-5	Update Capital Improvements Program	The CIP adopted 2016 contains 14 streetscape projects, including the South Bayfront Bridge and Horton Landing Park, sidewalk improvements, bike share stations west of Motivate's service area, Frontage Road landscape median island, North Hollis undergrounding, and the Powell Corridor traffic safety study. The next CIP will be adopted in 2019.
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	On citizens' requests, the developer of the Shellmound Way Mixed-Use project will add a pedestrian walkway on the project area for better pedestrian circulation between Christie Avenue and Shellmound Street.

Action Number	Action Summary	Implementation Status and Actions in 2018
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	As a part of the Public Art Master Plan, the Public Art Committee (PAC) conducted a nationwide call for artists for public art at Marina. In October, 2018, the City Council approved the public art contract with Ned Kahn Studios to work at the Marina.
UD-A-8	Support renovations of older residential and industrial building stock	The Sherwin-Williams project involves adaptive re-use of the significant building on the site.
UD-A-9	Expand public art along green streets, at gateways, and in new parks	Art is included in the Greenway segment between Powell and Stanford (Peladeau Park), and is planned for the Sherwin-Williams public open space.
UD-A-10	Develop and implement new sign regulations	Staff began working on code amendments directed by the Planning Commission during a study session in 2017.
CONSERVATION, SAFETY AND NOISE		
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees	The Street Tree Program is part of the Capital Improvement Program and is funded through 2021.
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) 2.0 went into effect on January 1, 2016. The 2017-2018 annual report for the permit was completed.
CSN-A-3	Implement EBMUD water efficiency requirements	Staff implemented new EBMUD requirements for separate water meters for each unit in multi-unit residential projects.
CSN-A-4	Disseminate information on harmful effects of toxic chemical substances and safe alternatives	Staff distributed several different Alameda County Clean Water program public education materials at two events in 2018.
CSN-A-5	Protect biological resources while studying trail at the Emeryville Crescent.	Staff plans to include the protection of biological resources in the 2019 study of the trail at the Emeryville Crescent.

Action Number	Action Summary	Implementation Status and Actions in 2018
CSN-A-6	Identify historic and cultural resources; refine significant structures ordinance	The City Council adopted the Significant Structures Ordinance in 2015, amending the Planning Regulations to add a map and list of significant structures.
CSN-A-7	Fund façade preservation projects	The Façade Improvement Grant Program was revived, and the City awarded Façade Improvement Grants to five small businesses: Raven's Fair, Park Business Center (which includes 23 businesses); Dy Associates, Andante Commercial, and Fantasy Junction. Fantasy Junction and Andante Commercial have both begun their façade improvements. Staff is currently reviewing seven applications for the second round of the grant program.
CSN-A-8	Address seismic hazards and flooding risks	The City developed the Building Occupancy Resumption Program (BORP), a framework that pre-certifies business owners to undertake private building safety assessments in post-disaster conditions. In the aftermath of a major earthquake, private emergency inspections will allow for rapid, individualized emergency responses that are consistent with the City's post-disaster safety assessment procedures. The City approved twelve BORP permits in 2018. As part of this program, the property owner shall renew biannually and provide any relevant updates to the engineering staff on retainer. In addition to promoting this opportunity on the City web, recently the Building Division advertised the BORP during a City sponsored Safety week function.
CSN-A-9	Implement and update emergency management operations plan	In 2018 the City updated and furnished the Emergency Operations Center. Previously, the City conducted an Emergency Management Progress Report, which evaluated the City's progress and documents including the 2014 Emergency Operations Plan, and increased Emergency Management Program resources in the budget.
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	The Local Hazard Mitigation Plan Update 2017-2022 was approved by the State Office of Emergency Services and submitted to the Federal Emergency Management Agencies, which provided comments.
CSN-A-11	Work with Stopwaste.org on disposal of hazardous materials.	The City works with Waste Management of Alameda County on disposal of batteries, 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, to a list of non-city collection centers for disposal of sharps, and to the Stopwaste www.recyclewhere.org website for questions about difficult materials.
CSN-A-12	Work with the Flood Control and Water Conservation District.	The City coordinates with the Alameda County Flood Control District as needed along Temescal Creek. The South Bayfront Pedestrian Bridge is a capital improvement project that relies on coordination with the District.
CSN-A-13	Use site plan review to ensure public health and safety, and the protection of natural and cultural resources	Staff reviewed storm water proposals for the Sherwin Williams redevelopment, and reviewed trash enclosure plans for several development projects.

Action Number	Action Summary	Implementation Status and Actions in 2018
CSN-A-14	Update Zoning Ordinance	No safety or noise amendments were made to the Planning Regulations in 2018. Previously, the City addressed safety and noise in amendments regarding short-term rentals, accessory dwelling units, and cannabis businesses.
CSN-A-15	Update Capital Improvement Program.	The Capital Improvement Program was updated as part of the 2017-2018 budget. It includes cleanup of the Corporation Yard, a large trash separator in a storm drain line, a new Civic Center fuel tank, a street tree program, and energy-saving projects including electric vehicle chargers for City Hall parking lot, a Civic Center air conditioning upgrade, traffic signal LED relamping, paid parking, and vehicle replacements.
CSN-A-16	Implement the Climate Action Plan	The Climate Action Plan 2.0 was approved by City Council on November 15, 2016, and is in effect, with goals for 2030 and targets for 2050 GHG emissions. The city is a Community Choice Aggregation buying alternative energy from individual customers within defined jurisdictions. In 2018, the Alameda County started its new local electricity supplier- East Bay Community Energy (EBCE) , through which all the communities are receiving cleaner energy and GHG-free electricity.
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts	As of June 2016, all Conditions of Approval address mechanical and construction noise impacts in Section III.B.1.
CSN-A-18	Require noise study for projects with high noise exposure	The City addresses noise exposure in reviewing applications for approval of development projects.
CSN-A-19	Develop railroad quiet zones	Staff secured the collaboration with Alameda County Transportation Commission (ACTC), and implementation of 'SB1 Trade Corridor Enhancement Program funding for Railroad Quiet Zones' began in 2018.
SUSTAINABILITY		
ST-A-1	Implement the Climate Action Plan.	Staff continues to establish an integrated Waste Reduction Program at ECCL, and provides technical and educational support for single and multi-family residents, multi-tenant commercial and residential property managers, businesses and private schools. Staff reviews and approves Discards Collection Plans for remodels and new development, and plans for waste diversion for demolition and construction projects. Staff is developing a program for solar energy regeneration and storage to bolster the City's disaster resilience. The City is also in the process of installing EV chargers in public parking garages.
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).

Action Number	Action Summary	Implementation Status and Actions in 2018
ST-A-3	Incorporate Build It Green or LEED and Bay Friendly standards in construction projects	Bay Friendly Basics are part of the City's Water Efficient Landscaping code, and apply to all development projects.
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 and superseding previous requirements. Peladeau Park, which opened in May 2018, contributed a landscaped extension of the Emeryville Greenway that complied with the Bay-Friendly Landscaping requirements. The landscaping outside of City Hall will be transformed according to the Bay-Friendly guidelines, and the future Horton Landing Park will also be compliant.
ST-A-5	Require public-private projects to follow green building and Bay Friendly Landscaping requirements	All major development projects that receive City building permits are required to include a green building checklist in their application.
ST-A-6	Develop environmentally preferable municipal purchasing program	In 2016 staff brokered green purchasing arrangements with several vendors.
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, no farmers' markets were held in Emeryville in 2018.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Title 25

Jurisdiction	Emeryville	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

Table A2

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

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	Affordability by Household Incomes - Completed Entitlement				Entitlement Date Approved	# of Units issued Entitlements	Affordability by Household Incomes - Building Permits				Building Permits Date Issued	# of Units issued Building Permits
						2	3	4	5			6	7	8	9		
						21	33	36	445		535	1	3	4	70		78
49104102615	1450 Sherwin Ave	Sherwin-Williams Mixed Use	FDP17-001	MH	R	20	31	34	415	2/22/2018	500						0
49048101500	3637 Adeline St	Adeline Springs	UPDR17-009	MH	R	1	2	2	28	3/22/2018	33						0
49146901000	1270 Ocean Ave	Ocean View	UPDR16-004	MH	R				2	7/24/2018	2						0
491556001, 002, 003	6251 Shellmound St	Marketplace C2	FDP13-001	MH	R						0		3	4	59	4/6/2018	66
49150400200	1276 Ocean Ave	Ocean Ave Townhomes	UP07-09	SFA	O						0				5	4/23/2018	5
49117401000	1036 45th St	1036 45th									0				1	12/11/2018	1
49149101300	6401 Shellmound St	Artistry New Units	UPDR17-002	MH	R						0	1			5	2/6/2018	6
											0						0

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	Affordability by Household Incomes - Certificates of Occupancy				Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Streamlining	Infill	Deed Restriction Type (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000*)	Notes						
						2	3	10	11									12	14	15	17	19	21
						1	0	0	5		6	0											
49104102615	1450 Sherwin Ave	Sherwin-Williams Mixed Use	FDP17-001	MH	R						0	N	Y	Other	55	Local bonus Points							
49048101500	3637 Adeline St	Adeline Springs	UPDR17-009	MH	R						0	N	Y	Other	55	Local bonus Points							
49146901000	1270 Ocean Ave	Ocean View	UPDR16-004	MH	R						0	N	Y										
491556001, 002, 003	6251 Shellmound St	Marketplace C2	FDP13-001	MH	R						0	N	Y	Other	55	Development Agreement							
49150400200	1276 Ocean Ave	Ocean Ave Townhomes	UP07-09	SFA	O						0	N	Y										
49117401000	1036 45th St	1036 45th									0	N	Y										
49149101300	6401 Shellmound St	Artistry New Units	UPDR17-002	MH	R	1			5	9/14/2018	6	N	Y	INC	55								
											0												

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Emeryville
Reporting Year	2018 (Jan. 1 - Dec. 31)

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	276	5		81	1						87	189
	Non-Deed Restricted												
Low	Deed Restricted	211			16	3						19	192
	Non-Deed Restricted												
Moderate	Deed Restricted	259	7		14	4						25	234
	Non-Deed Restricted												
Above Moderate		752	178	1	201	70						450	302
Total RHNA		1498											
Total Units			190	1	312	78						581	917

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Emeryville
Reporting Year	2018 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1-1-1	Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Ongoing	The Housing Rehabilitation Program has been contracted to Alameda County Healthy Homes Department since 2016.
H-1-1-2	Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.	Ongoing	Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place. Alameda Healthy Homes has provided a workshop at the Emeryville Senior Center and attended Emeryville public events.
H-1-1-3	Continue to offer home maintenance education.	Ongoing	California Residential Mitigation Program (CRMP) was established in 2011 to help local communities strengthen their homes against damage from earthquakes. CRMP is a joint powers authority created by the California Earthquake Authority and the Governor's Office of Emergency Services. Earthquake Brace + Bolt: Funds to Strengthen Your Foundation is the first incentive program offered by CRMP. The City continues to offer education opportunities for Earthquake Brace + Bolt program (EBB) to the public. EBB offers quarterly up to \$3000 to homeowners who complete a code-compliant brace and bolt retrofit to their homes. Applications and permits may be obtained from the Building Division.
H-1-2-1	Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	Ongoing	Staff continues to offer the Graffiti Removal Program and process code violations.

H-1-2-2	Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing	No residential structures were approved by the City Council for demolition in 2018.
H-1-3-1	Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.	Ongoing	The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate.
H-1-3-2	Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.	Ongoing	The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis.
H-2-1-1	Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing.	Ongoing	Two projects that were entitled in 2018 are conditioned to provide affordable units in return for bonus points under Emeryville's local bonus point ordinance: Sherwin-Williams Mixed Use (85 affordable units) and Adeline Springs (5 affordable units).
H-2-1-2	Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.	Ongoing	Affordable housing is required in new ownership housing. An impact fee is required in new rental housing, and affordable units may be provided in lieu of the fee.

H-2-2-1	Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.	Ongoing	The City collected \$81,845.10 in Affordable Housing Impact Fees in Calendar Year 2018.
H-2-2-2	Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Ongoing	The City continues to work with the affordable housing developer for Estrella Vista, an 86 unit family housing project under construction at 3706 San Pablo, which will be affordable to extremely low, very low and low income households.
H-2-2-3	Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level.	Ongoing	While the Marketplace development project was not subject to the Affordable Housing Program, the City was able to negotiate 11% of the units to be affordable with 22 Low Income units and 28 units of Moderate. The Affordability Agreement on Parcel C was signed in April 2018.
H-2-2-4	Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.	Ongoing	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2018 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
H-2-2-5	Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.	Ongoing	The City continues to work with the affordable housing developer for Estrella Vista, an 86 unit family housing project at 3706 San Pablo (under construction) to identify and leverage funding. This project was one of the first in the state to be awarded Cap and Trade funds.
H-2-2-6	Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Ongoing	The City has supported the successful County of Alameda Affordable Housing Bond which passed as new legislation. A \$50,000,000 Affordable housing bond was passed by Emeryville Voters in June of 2018.
H-2-2-7	Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.	Ongoing	The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase in property tax) to support affordable housing in the City.

H-3-1-1	Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.	Ongoing	Staff worked with the developers of Estrella Vista at 3706 San Pablo to include additional special needs populations. There are developmentally disabled and physically disabled as well as Housing for Persons With AIDS (HOPWA) units.
H-3-1-2	Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.	Ongoing	Staff conducted a feasibility analysis of developing senior housing on the Recreation Center site at 4300 San Pablo after the Recreation Center moved to Emeryville Center of Community Life. Staff issued a Request for Proposals in 2017 for an affordable housing developer to build senior housing on the site. However the RFP was postponed in order to upzone the site to increase project feasibility. The City rezoned the area in 2018 and will reissue the RFP in 2019.
H-3-1-3	Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.	Ongoing	Because the Building Code now requires Universal Design features, the City no longer offers bonus points for them.
H-3-1-4	Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.	Ongoing	The City is preparing to issue a request for proposals for Senior housing on the Recreation Center Site at 4300 San Pablo. This will include units for disabled Seniors. The Estrella Vista development at 3706 San Pablo includes 6 units reserved for households with a developmentally disabled member.
H-3-2-1	Continue to support the countywide effort to prevent and end homelessness through strategies described in the "EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan." Monitor the plan's progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium Technical Advisory Committee.	Ongoing	The City is a member of EveryOne Home. The City continues to work with EveryOne Home on an ongoing basis. The City continues to participate in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee.

H-3-2-2	Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.	Ongoing	The City provides homeless services through General Funds for outreach, harm reduction (including food) and providing case management services and rapid rehousing to people experiencing homelessness in Emeryville. The City allocated Community Development Block Grant (CDBG) funds for the Homeless Management Information System (HMIS).
H-3-2-3	Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.	Ongoing	The City continues to provide emergency housing information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.
H-3-2-4	Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.	Ongoing	Housing staff regularly works with Emery Unified School District (EUSD) staff to identify resources for EUSD families who are experiencing housing crises or homelessness.
H-4-1-1	Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).	Ongoing	Of planned residential developments in the sites inventory table (Table 4-2) of the Housing Element, all are approved, 473 units are completed, 664 units are under construction, and 733 approved units have not yet started construction.
H-4-1-2	Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	Ongoing	A mixed-use residential-commercial project on the Sherwin-Williams site was entitled in 2018.
H-4-2-1	Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	Ongoing	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No teachers have applied for the program.

H-4-2-2	Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.	Ongoing	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No City staff have applied for the program.
H-4-2-3	Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	Ongoing	Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units. Emails are sent to City Staff and EUSD staff whenever a below-market-rate (BMR) ownership unit becomes available.
H-4-2-4	Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.	Ongoing	The City has worked with the management company of 3900 Adeline to advertise live/work unit to artists in Emeryville. There will be 4 live work units at Sherwin Williams that will be marketed to artists.
H-4-2-5	Encourage the development of affordable live/work space for artists and craftspeople.	Ongoing	Parc on Powell has one live/work unit that is affordable to moderate income households, and the 3900 Adeline development has one live/work unit that is affordable to a very low income household. When the units are marketed, staff requires the developer to outreach to the artist community.
H-4-2-6	Promote quality and diversity in the architectural style of new housing developments.	Ongoing	The Planning Commission worked with the Sherwin-Williams and Marketplace residential project designers to improve materials, rooflines, window details, façade shapes and rhythms, porches, and other details for architectural quality and diversity.
H-5-1-1	Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	Ongoing	The County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. Information on their services is available at City Hall on the website. The City contracts directly with ECHO to provide services related to our evictions harassment ordinance.
H-5-1-2	Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.	Ongoing	Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Information on services is available at City Hall on the website as well as in the E-news.

H-5-1-3	Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market-rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance).	Ongoing	The City of Emeryville requires fair housing language and logos on all Marketing Plans for affordable units as well as requiring the management companies to provide special outreach to populations least likely to apply and to translate marketing materials for language isolated populations.
H-5-1-4	Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.	Ongoing	The City provides an Access Improvement Program and has worked with 3 homeowners to rehabilitate their units. One unit was completed in 2016. The City has contracted with Alameda County Healthy homes to provide minor home repairs and Alameda County has used A1 bond funds to start a county wide home rehabilitation program.
H-6-1-1	Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.	Adoption 2015, implementation ongoing	The Family Friendly Design Guidelines were used in review of the Sherwin-Williams Mixed Use project, which was entitled in 2018.
H-6-1-2	Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.	Ongoing	Estrella Vista, the family affordable housing project at 3706 San Pablo Avenue that is under construction, is on a City-controlled site.
H-6-2-1	Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.	Ongoing	Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville buyers, and works with mortgage brokers involved in the resale of below-market-rate (BMR) units to review the program for their buyers.

H-6-2-2	Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Agency (FHA) insured loans.	Ongoing	Outreach to the homeowners' associations is awaiting an anticipated change in the Federal Housing Agency (FHA) rules regarding percent of owner-occupied units in condominium complexes.
H-6-2-3	Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Ongoing	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2017 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
H-6-3-1	Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.	Ongoing	Staff continues to assist people at risk of losing their homes to foreclosure. The foreclosure activities have slowed down and the Unity Council assistance program has been cancelled. As has Keep Your Home California, staff refers people to HOPE Foreclosure program and legal assistance.
H-7-1-1	Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	Ongoing	The City sought but did not receive a 2016 US EPA grant for \$200,000 for assessment of affordable housing Transit Oriented Development opportunity sites owned by the City (or potentially to be acquired to by the City) and located in the Emeryville Priority Development Area. Remediation of 3706 San Pablo Avenue was completed for development of affordable housing on a City owned parcel. Construction started in March 2017 and continued through 2018.
H-7-1-2	Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	Ongoing	The City markets a Revolving Loan Fund for remediation by private developers through website and pre-construction meetings. The RLF will be marketed to developers partnering with the City to develop sites owned by the City, including housing sites on Christie Avenue and San Pablo Avenue.
H-7-2-1	Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	Ongoing	The Marketplace Parcel C2 project designers provided a LEED Checklist, as well as a CalGreen Building Code Section Checklist, with their Building Permit applications.
H-7-2-2	Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	Ongoing	The City did not issue any RFP's in 2018, but did include GreenPoint or LEED in the 3706 San Pablo RFP previously, and will include it in the RFP for the former Recreation Center Site at 4300 San Pablo that will be issued in 2019.
H-7-2-3	Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Ongoing	The City website's Green Building webpage was updated in 2015. It is at http://www.emeryville.org/334/Green-Building and includes a definition and resources. The City's Sustainability website includes more information on building materials and energy decision-making.
H-7-2-4	Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	Ongoing	Vegetative stormwater treatment is required in projects disturbing or creating 5,000 or 10,000 or more square feet of permeable surface. Several large residential sites were completed with 100% treatment this year. The City is also reviewing all opportunities to incorporate vegetative treatment on new public projects regardless of size.

H-7-2-5	Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Ongoing	Review of proposed development projects includes checking for features such as eaves and recesses that help to prevent stormwater intrusion.
H-7-3-1	Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	Ongoing	The City received a Cap and Trade grant in 2015 to help fund Estrella Vista, the family affordable housing project at 3706 San Pablo Avenue in Emeryville's Priority Development Area, partly because San Pablo Avenue is a key regional corridor with many Priority Development Areas along it.
H-7-3-2	Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.	Ongoing	One of the projects recommended in the Emeryville-Berkeley-Oakland Transit Study, the 40th-San Pablo Bus Hub Concept Design and Feasibility Study, has progressed to the point of Council defining a concept to design and study, including bus-only lanes on 40th Street.
H-7-3-3	Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.	Adoption 2015, implementation ongoing	The design guidelines for open space and community interaction, which were adopted in 2015, were followed in the design of the Sherwin-Williams Mixed Use project.
H-7-4-1	Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and carsharing pods.	Ongoing	The City's Sustainability website includes up-to-date directories of resources and actions for businesses and residents. The Bicycle and Pedestrian webpage describes new Translink lockers at Amtrak and the bike racks program, and the City has been working with housing staff and the public on siting for the new Bike Share program. The City participated in and publicized a solar and alternative-fuel-vehicle discount program, and is launching a commercial energy audit and upgrade program.
H-7-4-2	Encourage energy conservation measures and use of green building materials in residential remodel projects.	Ongoing	The Building Code requires energy conservation measures. The newly launched Energy Efficient Emeryville (E3) Program will offer no-cost energy audits and assistance to small and medium-sized businesses.

**Appendix C. HOUSING SUCCESSOR
ANNUAL REPORT REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2017/18
PURSUANT TO
CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.1(f)
FOR THE
CITY OF EMERYVILLE**

This Housing Successor Annual Report (Report) regarding the Low and Moderate Income Housing Asset Fund (LMIHAF) has been prepared pursuant to California Health and Safety Code Section 34176.1(f) and is dated as of March 19, 2019. This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2017/18 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund Independent Auditors' Report on Compliance with Applicable Requirement and on Internal Control Over Compliance for Fiscal Year 2017/18 (Fiscal Year) as prepared by LSL Certified Public Accountants (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

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

- V. Description of Transfers:** This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.
- VI. Project Descriptions:** This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.
- VII. Status of Compliance with Section 33334.16:** This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.
- VIII. Description of Outstanding Obligations under Section 33413:** This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012 along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.
- IX. Income Test:** This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for five year period, with the time period beginning January 1, 2014 and whether the statutory thresholds have been met. However, reporting of the Income Test is not required until 2019.
- X. Senior Housing Test:** This section provides the percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the Housing Successor, its former redevelopment Agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the Housing Successor, its former Redevelopment Agency and its host jurisdiction within the same time period. For this Report the ten-year period reviewed is January 1, 2007 to December 31, 2016.
- XI. Excess Surplus Test:** This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

This Report is to be provided to the Housing Successor's governing body by April 1, 2018. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website <http://emeryville.org/913/Dissolution-of-Redevelopment>.

I. AMOUNT DEPOSITED INTO LMIHAF

A total of \$767,373 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

II. ENDING BALANCE OF LMIHAF

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$4,164,494, of which \$0 is held for items listed on the ROPS.

III. DESCRIPTION OF EXPENDITURES FROM LMIHAF

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

Asset Management Expenditures	\$1283
Monitoring & Administration Expenditures	\$5,000
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
➤ Expenditures on Low Income Units	\$569,241
➤ Expenditures on Very-Low Income Units	\$958,391
➤ Expenditures on Extremely-Low Income Units	\$353,262
➤ Total Housing Development Expenditures	\$1,880,894

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

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

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

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Authority	\$17,942,606
Value of Loans and Grants Receivable	\$767,372
Total Value of Housing Successor Assets	\$18,709,978

V. DESCRIPTION OF TRANSFERS

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

VI. PROJECT DESCRIPTIONS

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

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

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

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

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

Address of Property	Date of Acquisition	Deadline to Initiate Dev. Activity	Status of Housing Successor Activity
3706 San Pablo/ 1025 West MacArthur	August 31,2012	September 1, 2022	Under Construction
6150 Christie	August 31,2012	September 1, 2022*	Predevelopment
3602 Adeline/	August 31,2012	September 1, 2022*	Predevelopment
5890-5900 Christie	August 31, 2012	September 1, 2022*	Predevelopment

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

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

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

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

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

1976 Area

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

Shellmound Area

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

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

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

IX. EXTREMELY-LOW INCOME TEST

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

X. SENIOR HOUSING TEST

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

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

XI. EXCESS SURPLUS TEST

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

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

	FY 14/15	FY 15/16	FY 16/17	FY 17/18
Beginning Balance	\$1,031,548	\$2,186,665	\$3,736,882	5,284,298
Add: Deposits	\$1,172,012*	\$ 1,632,279*	\$1,630,544	\$767,373
(Less) Expenditures	\$ 16,895	\$ 82,062	\$ 83,128	1,887,177
Ending Balance	\$2,186,665	\$3,736,882	\$5,284,298	\$4,164,494

**Previous years adjusted per auditor.*

The LMIHAF does not have an Excess Surplus.