

City of Emeryville General Plan Annual Report 2016

Prepared by
the Community
Development
Department

Cover Image: "Celestial Motors", public art by David B. Anthony.

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Exhibit B Housing Element Annual Implementation Report	Attached
Exhibit C Housing Successor Annual Report.	Attached



FIGURE 1-1 | Rendering of the Marketplace Project, one of the city's 30 current major development projects.

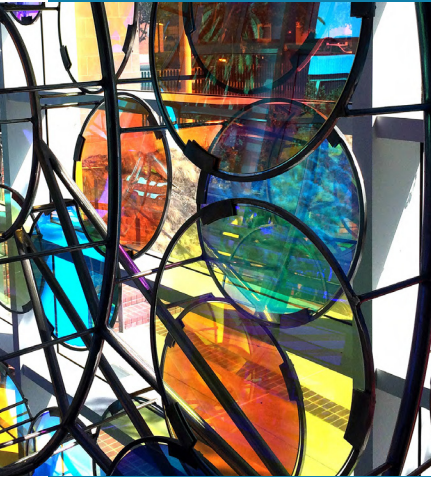


FIGURE 1-2 | Detail from "Solar Rose" by Robert Berry (2001), on display at Emeryville Civic Center. The Public Art Master Plan continues the city's legacy of commissioning, purchasing and installing excellent public art.

CHAPTER 1 – INTRODUCTION AND SUMMARY

A. PURPOSE OF THE ANNUAL PROGRESS REPORT

Section 65400 of the California Government Code requires the City to file an annual report addressing the status of the General Plan and 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.

B. PURPOSE OF THE GENERAL PLAN

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a 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 a common objective.

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

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

This report describes implementation of the 2015-2023 Housing Element. The Regional Housing Needs Allocation implementation period runs from July 1, 2014 to June 30, 2022. This report includes building permits issued from January 1 through December 31, 2016.

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

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

Compliance with State Office of Planning and Research Guidelines

Emeryville's General Plan was updated in 2009 according to the State Office of Planning and Research's Guidelines and remained consistent with the Guidelines through 2016.

D. 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.

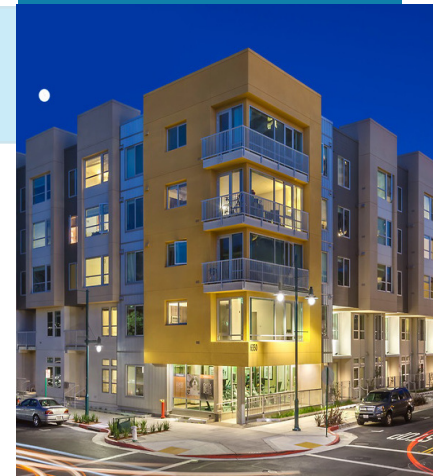


FIGURE 1-3 | The EMME apartment complex on Christie Avenue houses 27 affordable units.

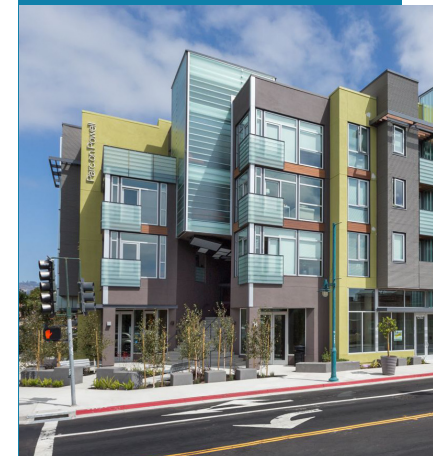


FIGURE 1-4 | The Parc on Powell Project has 21 affordable units.



FIGURE 2-1 | Rendering for the Anton Emeryville ("Nady Site") Development, which was approved this year.



FIGURE 2-2 | The 172-room Hyatt Place Hotel is the City's fifth hotel.



FIGURE 2-3 | The Emeryville Center of Community Life opened this year.

CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

A. REVIEW OF IMPLEMENTATION PROGRAM

Progress Report Highlights

Chapter 8 of the Emeryville General Plan contains an implementation program to achieve the goals of every action item within each element (with the exception of the Housing Element, which contains its own implementation program and is addressed in Chapter 3 of this report). The General Plan also describes the processes for implementing each action item, and identifies the agencies involved. Exhibit A tracks progress made on those actions during the 2016 calendar year. The following sections contain some of the highlights from each element.

Land Use

The Zoning Ordinance was updated twice in 2016. In September, Council adopted an amendment to Chapter 4 updating the Water Efficient Landscape Ordinance (WELO) requirements for all public and private developments. In November, Council approved re-zoning the Sherwin Williams Mixed-use Project as a Planned Unit Development (PUD), which will include 500 housing units, office space, public parks, retail, and community spaces such as an art gallery and a public meeting room.

The city is currently processing 30 major projects (see Figure 2-4 to the right). Highlights for 2016 include:

- The Emeryville Center of Community Life City-school project (ECCL), Hyatt Place Hotel, 3900 Adeline Street Apartments, LePort School, Stanford Medical Center, and the Stanford Avenue Park Extension were completed and are currently occupied.
- Emery Station West Transit Center and Heritage Square garage, Ocean Avenue Townhomes, Doyle Street Lofts, Marketplace Parcel C grocery store ("New Seasons"), and the Intersection mixed use project are under construction.
- Sherwin Williams Mixed Use, Marketplace Parcel B, 3706 San Pablo affordable family housing time extension, and Anton Evolve ("Nady Site") were all approved by the Planning Commission.
- Rug Depot Redesign, Pelco Building Live/Work, Oceanview Townhomes, and Doyle Street Mews are currently going through the application process.

PROJECT INDEX	
1. Anton Evolve ("Nady Site")	9. Marketplace Park
2. Baker Metal Live-Work	10. Christie Ave Properties
3. Multi-Unit Residential Project	11a. Marketplace - Shellmound Site
4. Ocean Avenue Townhomes	11b. Marketplace - Parcel B
5. Oceanview Townhomes	11c. Marketplace - Parcel C
6. Ocean Lofts	11d. Marketplace - "Theater Site"
7. 1271 64th ST 4-Plex Expansion	11e. Marketplace - Subdivision
8. Emme Apartments	12. LePort School

13a. Emerystation West@Transit Ctr	22. Center of Community Life
13b. Heritage Square Garage	23. Sherwin Williams Mixed Use
14. Stanford Medical Offices	24. 1056 45th St. - New Unit
15. 6 Unit Townhomes	25. PG&E Bldg. G Demolition
16. 5876 Beaudry Street - New Unit	26. Pelco Building Reuse
17. Bay Street "Site B"	27. Rug Depot Redesign
18. Hyatt Place Hotel	28. 3900 Adeline Street
19. Parc on Powell	29. The Intersection Mixed Use ("MAZ")
20. Stanford Avenue Park Extension	30. 3706 San Pablo Avenue
21. Doyle Street Lofts	

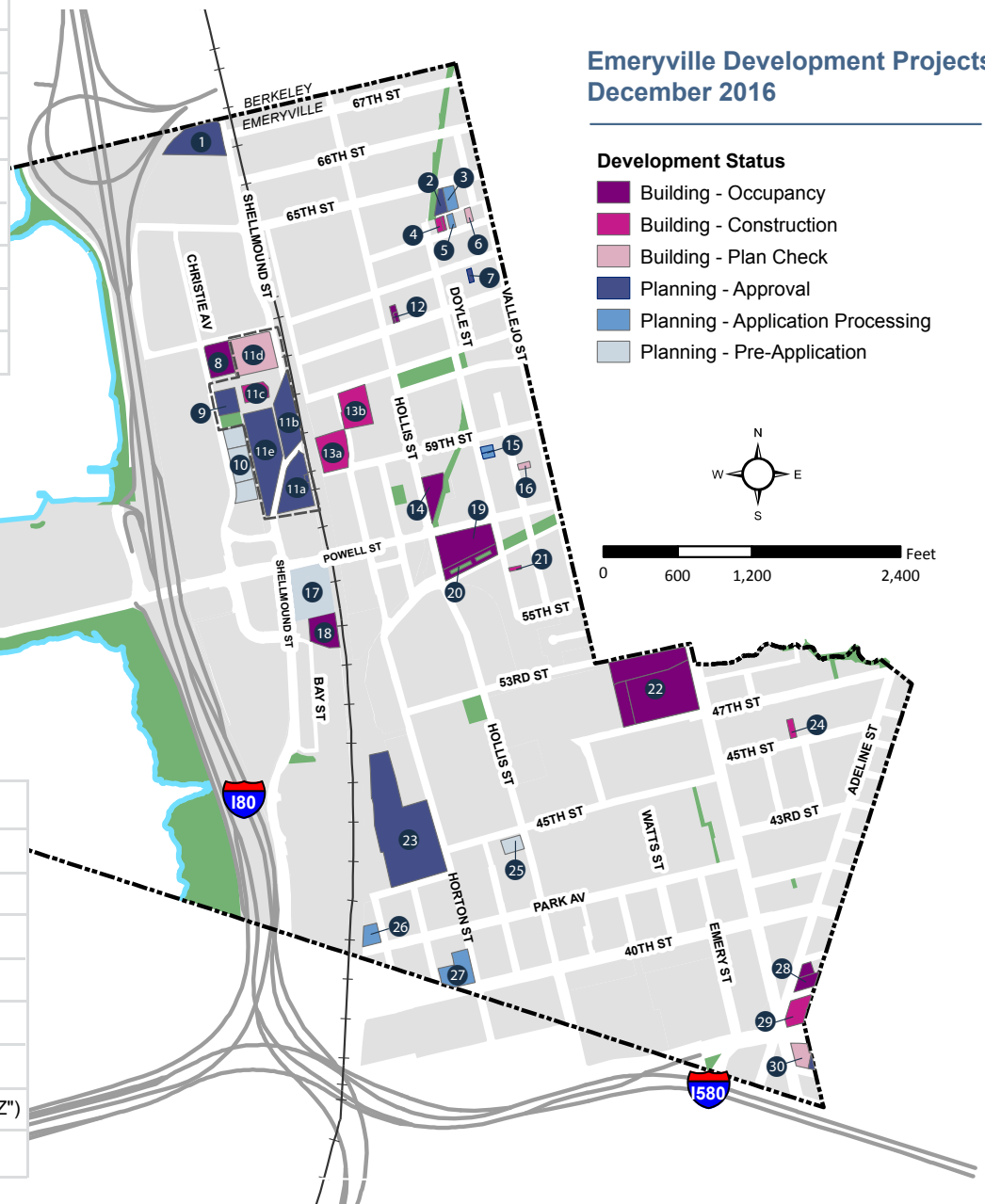


FIGURE 2-4 | Map of Major Development Projects.

Document Path: \\GIS01\GIS\Shared\Projects\Major_Projects\MajorProjects2016.mxd



FIGURE 2-5 | The Christie Avenue portion of the Bay Trail opened this year.

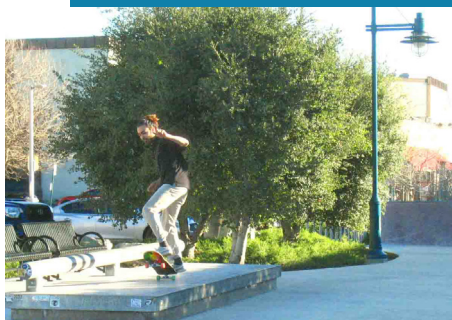


FIGURE 2-6 | Joseph Emery Skate Park.



FIGURE 2-7 | Many community events are organized through the Emeryville Senior Center.

Transportation

- Improvements under the Safe Routes to School program resulted in enhanced crossings on San Pablo Avenue at 43rd, 45th, and 47th Streets to improve pedestrian access to the ECCL.

- The Christie Avenue Bay Trail was completed in early 2016, and officially opened to the public on Bike to Work Day on May 12th.

- AC Transit expanded its service in June of 2016, and Emeryville residents are affected by two of these service changes. The 57 line now runs past San Pablo/40th along Shellmound Street to the Public Market. The 88 line extended its late-night hours and runs along Market Street in Oakland, serving residents of Emeryville's Triangle neighborhood. These changes helped to implement the 2015 Emeryville Berkeley Oakland Transit Study (EBOTS), which recommended more frequent and longer service.

- Three of the city's first Bay Area Bike Share corrals were permitted by staff in 2016, and are currently under construction.

- The League of American Bicyclists announced that Emeryville's Bicycle Friendly Community designation has been renewed and upgraded from bronze to silver.

- The Sherwin Williams mixed-use project will provide a free shuttle from the project vicinity to the West Oakland BART station for the first five years, in accordance with the project's conditions of approval.

Parks, Public Facilities and Services

- Emeryville Center of Community Life, a joint City-School project, was completed in 2016 and officially opened in August.

- The Skate Park in Joseph Emery Park was completed.

- Park projects in the planning and design stages include Stanford Avenue Park Rehabilitation, 62nd Street Mini-Park Rehabilitation, Temescal Creek Park Adeline entrance, Horton Landing Park, Halleck Street Dog Park, and Greenway Stanford-Powell.

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

Public Works Department, Capital Improvement Program Project Tracking, January 11, 2017									
	Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
Community Facilities									
CF-01	Eastshore State Park/Powell Street Bioswale								
CF-02	South Bayfront Bridge and Horton Landing Park	Updated plans are being reviewed by the City. Working of CPUC Permit and agreement with UPRR, and easements on adjacent properties	A 20 Oct 15					Summer 2017	
CF-03	Transit Center -	Plan review complete for all public improvements. Building and encroachment permits have been issued.	N/A	N/A	N/A	N/A	N/A	Aug-16	N/A
CF-05	Corporation Yard Improvements	Working with the soil remediation contractor on plans for the building demolition and for master planning the Site with a new corporation yard.							
CF-06	Halleck Beach Dog Park	New LED lights installed in 9/16. Will be discussing project further with the City Council.							
CF-07	Underground Tank Closures	Consultant performing additional field investigation at fire Station 35 Site			N/A	N/A	N/A	N/A	N/A
CF-08	Art Center	CDD to bring study session to the City Council in the near future.							
CF-10	Hollis Street Fire Station/EOC Upgrade (Station 35)	Must bring proposed ACFD scope changes to City Council for discussion	A 17 Nov 15						
CF-11	Point Emery Shoreline Protection								
CF-13	Horton Landing Park Expansion	Offer letter sent to UPRR based on City Council closed session direction.							
CF-14	ADA Transition Plan								
CF-15	Electric Vehicle Chargers for City Hall Parking Lot	Environmental Programs Staff seeking grant funding for this project.							

FIGURE 2-8 | Capital Improvement Progress

	Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
Facilities Maintenance									
FM-01	General Major Maintenance Program								
FM-02	Child Development Center Rehabilitation								
FM-03	Civic Center Carpet Replacement								
FM-05	Civic Center Garden Level Conf Rm/Permit Counter Upgrade	Plans are ready for issuing building permit.							
FM-06	Civic Center HVAC								
FM-08	Davenport Mini Park Rehabilitation								
FM-09	Emergency Generator and Fuel Tank Upgrades								
FM-10	Shorebird Park Boardwalk Rehabilitation								
FM-11	Stanford Avenue Park Rehabilitation								
FM-12	Amtrak Pedestrian Bridge Modifications	Have a defined scope of services from a design consultant. Work to be coordinated with the Market Place Parcel A Development							
Marina									
M-02	Marina Park Improvements								
M-03	Marina Park and Powell Street Lighting								

	Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
<i>Pedestrian/Bicycle</i>									
PB-01	Sidewalk Improvement Program	Seeking proposals from a contractor to repair trip hazards in the path along the Greenway north of 65th Street to 67th Street.							
					na	na	na	T March 2017	
PB-02	Emeryville Greenway - Stanford to Powell (Peladeau Park)	Designer is incorporating City Comments to improvement plans							
			Aug-16		A 15 Nov 2016	T 14 March 17	T 18 April 17	T June 2017	
PB-03	Horton Street Experimental Traffic Calming	Traffic Calming Measures installed. Staff will be monitoring traffic counts and speed using speed feedback signs.							
						N/A	N/A	T Nov 2016	N/A
	Safe Routes to Schools, 43rd, 45th, 47th St - SR2S Grant	Working on project closeout and completion of punch list items							
					T Winter 15		A 1 Dec 15	A 4 April 16	T 21 Feb 17
PB-05	Bicycle and Pedestrian Plan Implementation								
<i>Transportation</i>									
PB-08	Transit Stop Improvements								
PB-09	Video Detection Traffic Signal Enhancement	Video detection installed at various locations by EBMUD and PG&E as a requirement of an encroachment permit							
					T March 17	T March 17	T April 17	T June 17	T Sept 17
PB-10	40th-San Pablo Bus Hub Feasibility Study								
PB-11	Bike Share Stations								
PB-12	Greenway Crossings Safety Enhancement	Received grant funding for this project. Will be bringing Funding Agreement to the City Council in near future							
<i>Sanitary Sewer</i>									
SS01	Sanitary Sewer Rehabilitation Program	Contractor working on punch list items and project closeout							
					A 5 April 16	A 5 May 16	T 7 June 16	A Aug 16	T March 17

	Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
Streetscape System									
ST-01	40th Street Bridge-Paint Railing	This project to be implemented along with painting the Lumec Sreet Lights							
ST-03	City Wide Trash Receptacle Replacement	Working to purchase new metal trash receptacles per the direction of the City Council							
					A 6 Sept 2016	N/A	N/A		N/A
ST-04	Lumec Streetlight Pole Painting and LED Retrofit	Preparing plans and specifications for the installation of the LED fixtures							
			A 6 Sep 16		A 6 Sep 16		T 7Feb17	Winter /Sp2017	
ST-05	Storm Drain Cleaning and System Repair Program								
ST-06	Storm Drain Inventory and CCTV Inspection	Consultant working on developing GIS data of stormdrain system							
ST-07	Street Tree Program	Received proposal for pruning trees on Park Avenue west of Hollis and removing dead trees at Marina							
								T Sept 2016	
ST-08	Survey Monument and Benchmark Preservation Program								
ST-11	Traffic Signal LED Relamping								
ST-12	Additional Storm Drain Inlet Trash Capture Devices								
ST-13	Large Trash Separator in Storm Drain Line								
Transportation									
T-01	Annual Street Rehabilitation/Preventive Maintenance FY 16/17								
					A 5 July 2016	A 13 Sep. 16	A 18 Oct 16	T Dec 2016	T April 17
T-01	Annual Street Rehabilitation/Preventive Maintenance FY 17/18	Preparing plans and specifications with in-house engineering staff.							
					T June 20 17		T June 2017		

	Project Name	Comments	Design Consultant Procurement	PS&E	City Council Authorizes Public Bids	Bid Opening	City Council to Award Construction Contract	Construction	City Council to Accept Project as Complete
<i>Transportation (Continued)</i>									
T-02	Powell Street Bridge Seal Coat and Joint Seal Replacement	Seeking proposal from design consultant	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>				<div><div></div><div></div><div></div><div></div><div></div></div> Summer 2017	
T-03	Temescal Creek Bridge Seal Coat	To be included with Powell Street Bridge Seal Coat project	<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>				<div><div></div><div></div><div></div><div></div><div></div></div> Summer 2017	
T-05	Traffic Signal - 40th/Harlan	working with PG&E on obtaining a new electric service and working to obtain an easement from the East Bay Bridge Center.	<div><div></div><div></div><div></div><div></div><div></div></div> Aug-16	<div><div></div><div></div><div></div><div></div><div></div></div> Sep-16	T Feb 17	T April 7	T May 17	<div><div></div><div></div><div></div><div></div><div></div></div> T Aug 17	<div><div></div><div></div><div></div><div></div><div></div></div> T Oct 17
T-06	Traffic Signal - Powell/Doyle	working with PG&E on obtaining a new electric service.	<div><div></div><div></div><div></div><div></div><div></div></div> Aug-16	<div><div></div><div></div><div></div><div></div><div></div></div> Sep-16	T Feb 17	T April 17	T May 17	<div><div></div><div></div><div></div><div></div><div></div></div> T Aug 17	<div><div></div><div></div><div></div><div></div><div></div></div> T Oct 17
T-07	North Hollis Paid Parking and Trans. Demand Management		<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>				<div><div></div><div></div><div></div><div></div><div></div></div>	
T-08	Powell Street Bridge Widening		<div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div><div></div></div>				<div><div></div><div></div><div></div><div></div><div></div></div>	

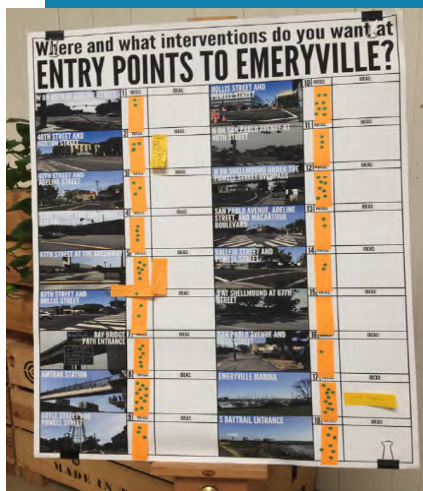


FIGURE 2-9 | Community feedback was an important component of the Public Art Master Plan

Urban Design

- The City Council reviewed and approved the Public Art Master Plan in November of this year.
- The City Council approved the Shellmound District Public Art Plan in September.
- The City's Area Plans proved instrumental to the plan review process this year. Staff relied heavily on the design guidelines of the Park Avenue District Plan while reviewing the Sherwin Williams Mixed Use Development, and referenced the North Hollis Area Urban Design Program while reviewing six commercial and residential projects.

Conservation and Safety

- The Municipal Stormwater Regional Permit (MRP) 2.0 went into effect on January 1, 2016, and provides storm water regulations across Alameda, Santa Clara, and Contra Costa Counties. There are new requirements in several areas, notably PCB controls, trash control programs, and storm water treatment/green streets.
- Staff disseminated educational materials for the Alameda County Clean Water program throughout the year, most notably at the annual Earth Day shoreline cleanup event.



FIGURE 2-10 | Volunteer at the annual Shoreline Cleanup event.

Sustainability

- The Climate Action Plan 2.0 was approved by the City Council on November 15, 2016, and was selected by the Governor's Office of Planning and Research as a "best practice."
- Emeryville was one of eight municipalities to be awarded the Gold Level Beacon Award by the Institute for Local Government and the League of California Cities. The award honors the City's comprehensive approach to addressing climate change.
- City staff formed the "Green Team" subcommittee, which held its first meeting this year. The subcommittee developed an Environmental Purchasing Program for office supplies and common purchases, and has brokered green purchasing arrangements with several vendors.

General Plan Amendments

The City amended the General Plan in 2016 to reflect the re-zoning of the Sherwin Williams project as a Planned Unit Development (PUD). The amendment included modifications to the Land Use Diagram to reflect the proposed relocation of Park/Open Space and Mixed Use with Residential on the site, and to the Maximum Residential Densities map to be consistent with the Land Use Diagram.

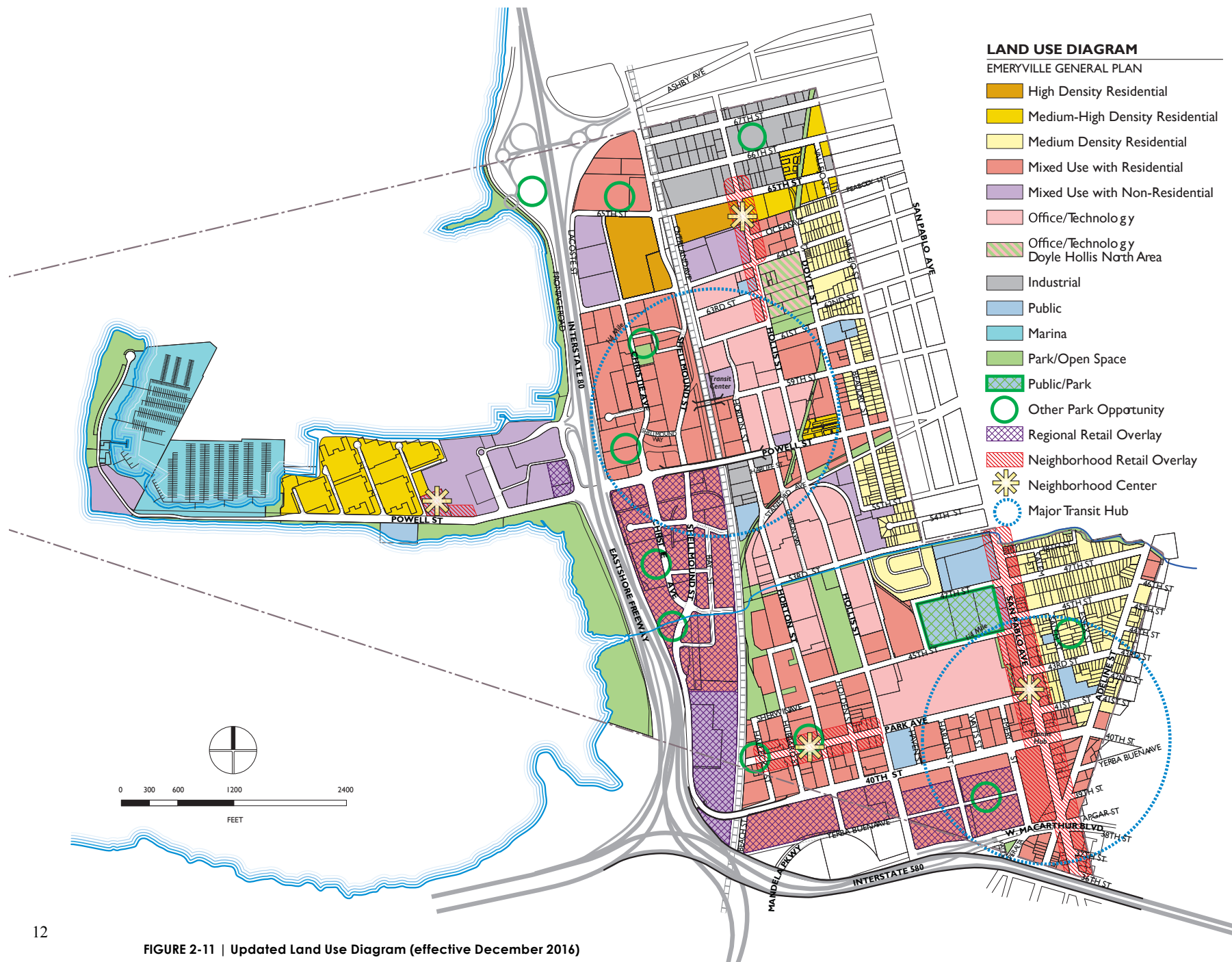
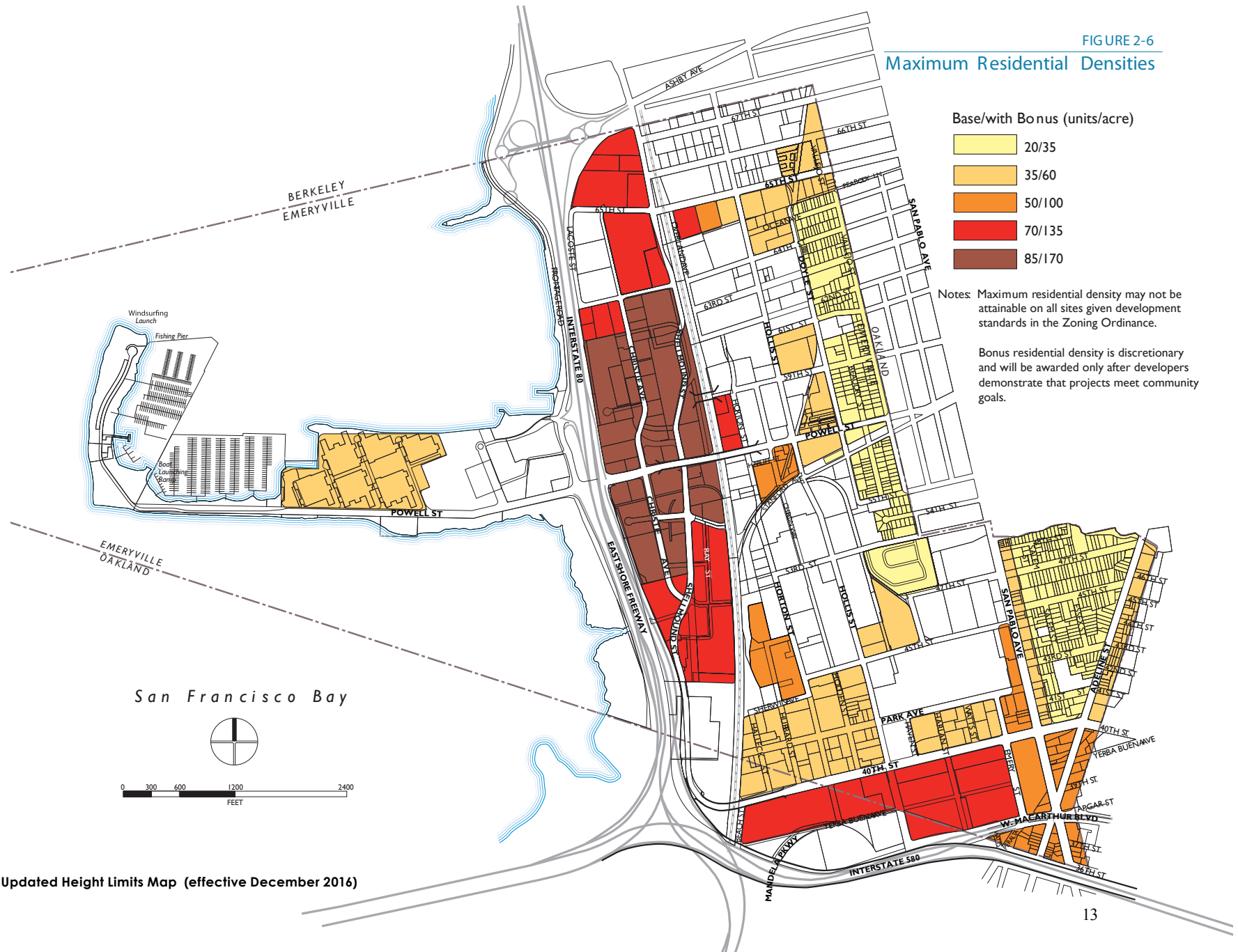


FIGURE 2-6
Maximum Residential Densities



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

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

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

The 2015-2023 Housing Element was certified by the State of California Department of Housing and Community Development (HCD) on January 28, 2015. This report describes implementation of programs in 2016, and housing production from the beginning of the Regional Housing Needs Allocation implementation period, which began on July 1, 2014. This is the first progress report that is measured against the 2015-2023 Housing Element. HCD requires a report format that consists of six Excel spreadsheets, which are attached as Exhibit B.

Housing Element Implementation Highlights

Following are highlights of the Calendar Year 2016 Housing Element Annual Progress Report:

- The City issued a building permit for one housing unit. Emeryville's RHNA for the implementation period is 1,498 total units. At 28% into the implementation period, building permits have been issued for 191 housing units (12.8% of RHNA) including five very low income units (1.8% of RHNA), zero low income units (0.0% of RHNA), seven moderate income units (2.7% of RHNA), and 179 above moderate income units (46.9% of RHNA).

- The Planning Commission approved two residential projects with affordable units. The 186-unit Anton Evolve ("Nady Site") Project includes eight very low income units. The 500-unit Sherwin Williams Mixed Use project will include nine very low income units and seventy-six low income units for a total of eighty-five affordable units.

- Two major residential projects were approved in 2016: Anton Evolve ("Nady Site") and Sherwin-Williams Mixed Use.

- The City collected \$1,215,928 in Housing Impact Fees in Calendar Year 2016.

- 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 moderate income units. The Affordability Agreement on Parcel D was signed in December 2016.

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

- The Council passed a resolution supporting the State of California's use of approximately \$1.5 billion in one-time surplus funds for affordable housing projects including rental housing for lower income working families, homeownership opportunities and rental housing for working families, housing for farmworkers and their families, seismic retrofit of soft-story homes, and housing assistance and production for homeless individuals and families.

- Staff worked with the developer at 3900 Adeline to market 12 affordable units.



FIGURE 3-1 | The 3706 San Pablo Avenue project was awarded Low Income Tax Credits this year.

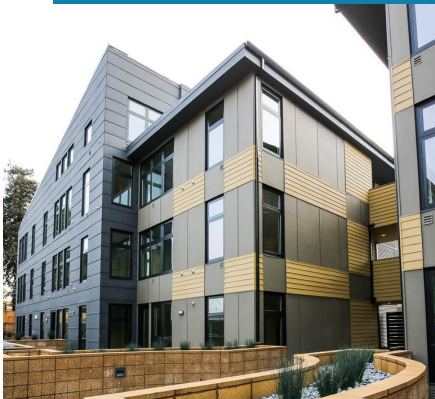


FIGURE 3-2 | 3900 Adeline Street marketed 12 affordable units in 2016.

- Staff is developing a Request for Proposals for a low income senior housing project on the former site of the temporary Recreation Center at 4300 San Pablo Avenue.

- The 3706 San Pablo Avenue project was awarded 9% Low Income Housing Tax Credits in June, and will be applying for 4% tax credits in January, with a possible construction start date in April. Building permit application was submitted on September 26 and is under review.

Progress on Implementing Housing Programs

Table C in Exhibit C tracks progress made in 2018 on implementing the 54 programs in the 2015-2023 Housing Element. Progress was made in 2016 on all of the programs.

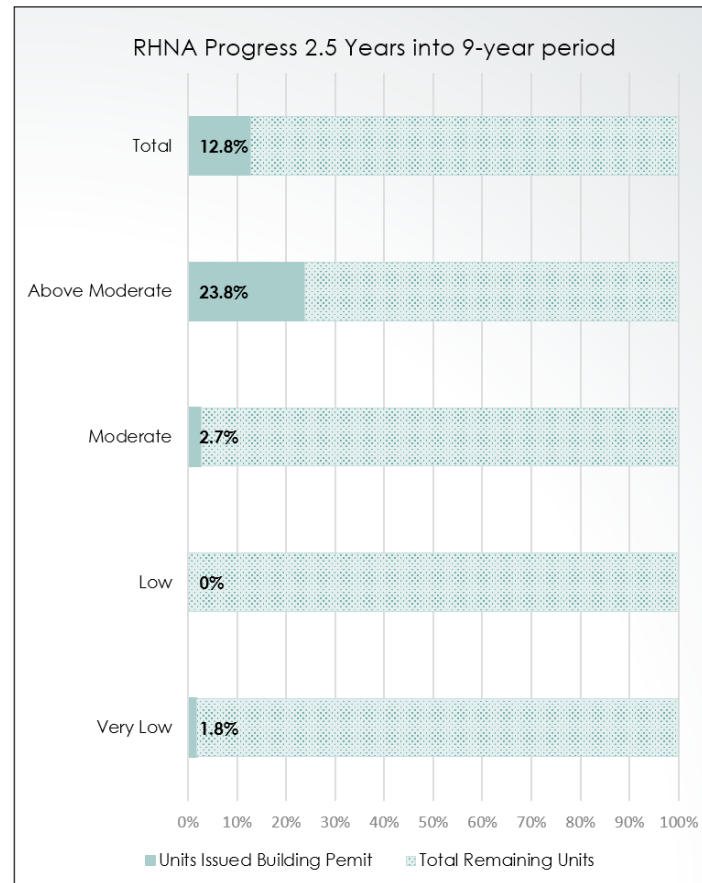


FIGURE 3-3 | Regional Housing Needs Allocation Progress, by income level.

CHAPTER 4- HOUSING SUCCESSOR ANNUAL REPORT

A total of \$2,108,276 was deposited into the Low and Moderate Income Housing Asset Fund (LMIHAF) in FY 2015/16, bringing the year-end balance to \$19,644,539. Expenditures totaled \$82,062 including \$67,349 on asset management, \$5,000 on monitoring and administration, \$0 on low-income units, \$0 on very-low income units, and \$9,713 on extremely-low income units. The Housing Successor owns real property valued at \$16,136,422 and loans and grants receivable valued at \$16,600,514.

The Housing Successor is working on developing four properties. Of these, 3706 San Pablo is in the plan check stage, 6150 Christie and 5890-5900 Christie are in the predevelopment stage, and 3602 Adeline is in the environmental site assessment stage.



FIGURE 4-1 | Aerial view of 5890-5900 and 6150 Christie Avenue.

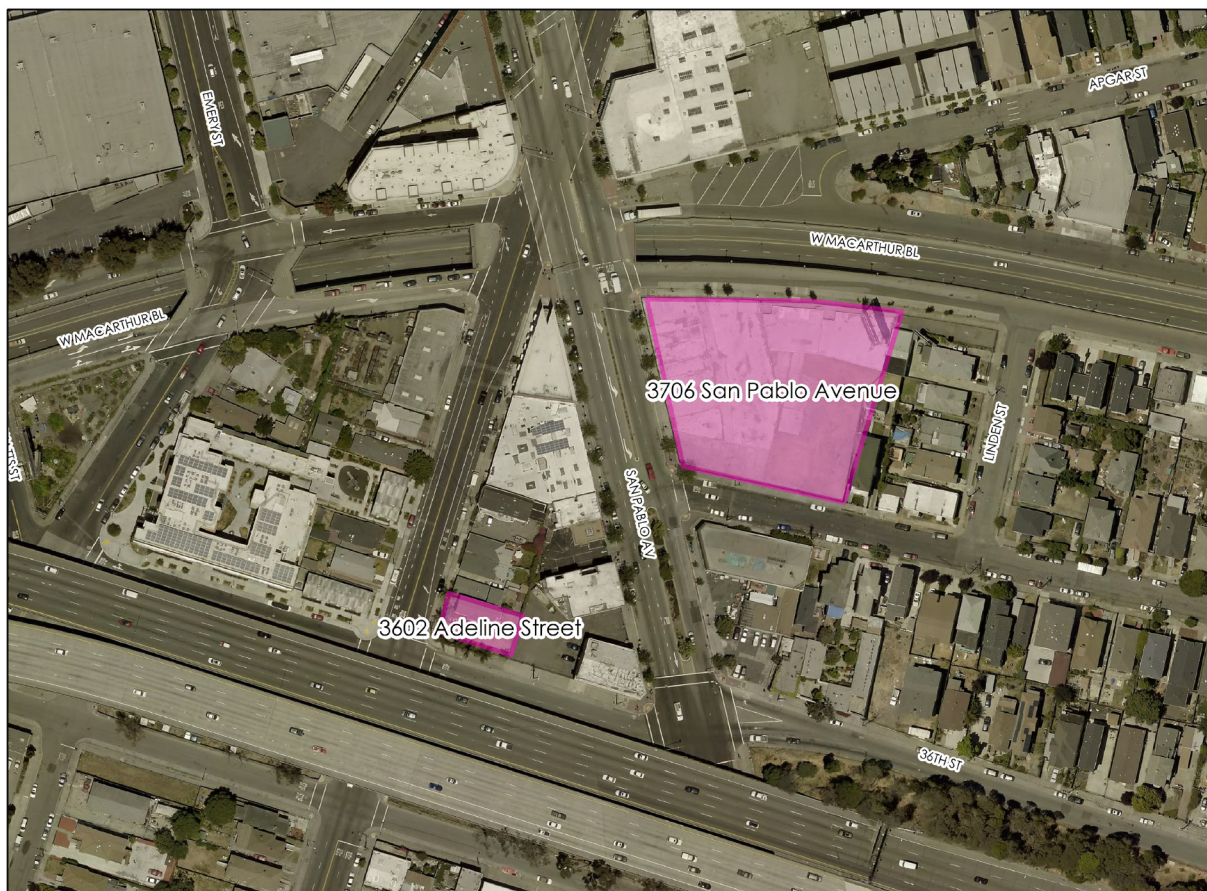


FIGURE 4-2 | Aerial view of 37056 San Pablo Avenue and 3602 Adeline Street.



6601-3 Shellmound

City of Emeryville
Community Development Department
1333 Park Avenue
Emeryville, CA 94608

City of Emeryville 2016 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions in 2016
LAND USE		
LU-A-1	Update the Zoning Ordinance	New Planning Regulations were adopted in 2013, and were updated twice in 2016. In September, Council adopted an amendment to Chapter 4 updating the Water Efficient Landscape Ordinance (WELO). In November, Council re-zoned the Sherwin Williams Mixed-use Project as a Planned Unit Development (PUD).
LU-A-2	Project review and approval process	<p>The City is currently overseeing 30 major projects. Highlights for 2016 include:</p> <ul style="list-style-type: none"> • The Emeryville Center of Community Life (ECCL) City-school project, Hyatt Place, 3900 Adeline Street Apartments, LePort school, Stanford Medical Offices, and Stanford Avenue Park Extension were completed. • Emery Station West Transit Center and Heritage Square garage, Marketplace Parcel C Grocery Store, Ocean Avenue Townhomes, and the Intersection ("MAZ site") mixed use project are under construction. • Two residential projects, Marketplace theater site and 3706 San Pablo, are in plan check. • Three major residential projects received planning approvals, including Sherwin Williams Mixed Use, Marketplace Parcel B, and Anton Evolve ("Nady Site"). • Rug Depot Redesign, Pelco Building Live/Work, Oceanview Townhomes, and Doyle Street Mews are currently going through the application process.
LU-A-3	Update and Implement Area Plans	Project planners and designers relied on the Park Avenue District Plan in their review of Sherwin Williams Mixed Use Project.
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. In 2016, notable projects included the Anton Emeryville ("Nady Site") and Marketplace Parcel B.

Action Number	Action Summary	Implementation Status and Actions in 2016
LU-A-5	Update Capital Improvements Program	The Capital Improvement Program (CIP) was adopted in June of 2016, and includes 85 project overviews from fiscal year 2016/17 to 2020/21. The CIP includes community facilities, housing, pedestrian and bicycle infrastructure, public art, marina, information technology, streetscape, and transportation projects.
LU-A-6	Use economic development tools to attract and retain businesses	In Emeryville, 172 new businesses opened in 2016, and only 154 closed, netting a total of 12 new businesses; 3,216 businesses renewed their licenses.
LU-A-7	Identify sites for business growth and expansion	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.
LU-A-8	Establish partnerships to attract and support businesses	The City continued to work with the City of Berkeley in establishing the Berkeley Emeryville Bio Cluster (BEBIO), a consortium of over 100 biotech firms that facilitates the free flow of information in the close-knit Berkeley-Emeryville Bio community. In 2016, staff supported BEBIO in their events and curated their online newsletter.
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 Calendar Year 2016, the City collected \$875,789 in Traffic Impact Fee revenue and spent \$332,634, primarily on the Christie Avenue Bay Trail path and traffic calming measures on Horton Street .

Action Number	Action Summary	Implementation Status and Actions in 2016
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is now part of the Alameda County Transportation Commission (CTC). City Council is represented on the Commission, and City staff served on the Alameda County Technical Advisory Committee and technical advisory committees for the Countywide Transportation Plan, Countywide Goods Movement Plan, Countywide Transit Plan, and Countywide Multimodal Arterial Plan; and on the Countywide Bicycle-Pedestrian Working Group, all of which were adopted in 2016.
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	A representative from CalTrans is present at all Bicycle and Pedestrian Advisory Committee (BPAC) meetings.
T-A-6	Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones	The current Capital Improvement Program (CIP) allocates \$250,000 for final design development and feasibility analysis for grade-separated railroad crossings. Capital cost estimate at \$4.7M, which is unfunded in the current CIP.
T-A-7	Consider transportation needs of seniors and disabled persons	In October 2016, the City submitted seven projects to be included in the Alameda CTC 2018 Comprehensive Investment Program. One of these projects seeks additional funding to improve the existing 8-To-Go shuttle service, which provides senior transit service within the 94608 zip code (this includes all of the City of Emeryville and parts of North and West Oakland). The City has requested \$150,000 for these improvements, and should receive notification on the status of this request by mid-2017.
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. Most of the City's revenue from Transportation Facilities Impact Fee is planned to be spent on pedestrian and bicycle projects, a total of \$45 million (51% of total projects).

Action Number	Action Summary	Implementation Status and Actions in 2016
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. This plan is under the purview of the Bicycle/Pedestrian Advisory Committee (BPAC), which is comprised of Emeryville residents while a representative from the Public Works Department serves as secretary. In 2016, the BPAC Sponsored Bike to Work Day on May 12 and reviewed the Greenway Crossing Study, the Horton Street Traffic Calming Study, and the Bay Trail crossing at Powell Street. Council approved Bike Share in 2015, and staff has permitted 3 out of 10 sites. The grand opening of the Christie Avenue Bay Trail Bike Path was held on May 12 as part of the Bike to Work Day celebrations. The League of American Bicyclists announced that Emeryville's Bicycle Friendly Community designation has been renewed and upgraded from bronze to silver.
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	Improvements under the Safe Routes to School program are currently a Capital Improvement project for the City. In 2016, the City enhanced crossings 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	The Christie Avenue Bay Trail Path, which opened in May, includes bicycle detection. Four intersections on Shellmound and Shellmound Way were updated with video detection this year.
T-A-12	Urge buses to carry bicycles	The Emery Go-Round now carries bicycles. AC Transit buses carry bicycles, and AC Transit is exploring ways to carry more bicycles.
T-A-13	Work for free and/or subsidized transit	The Property and Business Improvement District (PBID) was renewed in August 2015 to fund the Emery Go-Round through 2030. The Sherwin Williams mixed-use project will provide a shuttle from the project vicinity to West Oakland BART for five years free of charge.
T-A-14	Work with transit providers to expand hours of operation	AC Transit expanded its service in June of 2016, and Emeryville residents are affected by two of these service changes. The 57 line now runs past San Pablo/40th along Shellmound Street to the Public Market. The 88 line extended its late-night hours and runs along Market Street in Oakland, serving residents of Emeryville's Triangle neighborhood. These changes help to implement the 2015 Emeryville Berkeley Oakland Transit Study (EBOTS), which recommended more frequent and longer service.
T-A-15	Use AC Transit's handbook in reviewing development projects	Staff consulted the AC Transit handbook when submitting projects to the Alameda CTC 2018 Comprehensive Investment Plan, as well as in the Shellmound Street re-design, which was part of the greater Marketplace Project.

Action Number	Action Summary	Implementation Status and Actions in 2016
T-A-16	Monitor and change transit system as needed to provide efficient environment that meet needs of all users	In October 2016, the City submitted seven projects in response to the Alameda CTC 2018 Comprehensive Investment Program. One of these projects addressed the need for a more legible, accessible, navigable transit system by improving the bus hub at 40th Street and San Pablo Avenue. The City has requested a total of \$2.6 million for this project, and should receive notification on the status of this request by mid-2017.
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	Staff submitted a Transportation Demand Management (TDM) plan as part of the Alameda CTC 2018 Comprehensive Investment Plan for parking meters, enforcement equipment, signage, and striping for the North Hollis parking district. Staff requested \$1.1 million for these improvements, and will know by mid 2017 whether or not the proposal will be funded.
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 began outlining a project description for a living levee with a raised walkway. This project could be submitted to regional agencies for inclusion in the upcoming Sea Level Rise Adaption Plan.
T-A-21	Maintain truck routes	Alameda CTC approved the Countywide Goods Movement and Multimodal Arterial plans in 2016, both of which address the need for truck routes.
PARKS AND PUBLIC SPACE		
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 Calendar Year 2016, the city received \$769,754 in Parks and Recreation Impact Fees and spent \$7,366, primarily on Horton Landing Park.

Action Number	Action Summary	Implementation Status and Actions in 2016
PP-A-2	Develop a park-programming plan	Community events in the parks included movie nights at the new ECCL Pool and at Doyle-Hollis Park, Concerts and Face Painting at Doyle-Hollis Park, and Senior picnics at Doyle Hollis Park and the Emeryville Marina. Each event netted between one hundred and two hundred attendees.
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 Weekdays 6:45am -7:45am & 7:00pm -10:00pm and on weekends from 8:00am-8:00pm, provided there is no conflict with Community Services programming . The Center also houses the City's Community Services Department, a K-12 school, a dental & health clinic, afterschool programs and a community center.
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.
PP-A-5	Update and implement Five-Year Capital Improvement Program	The Capital Improvement Program was adopted in June of 2016 and contains overviews of 85 projects. Of these projects, sixteen concern Public Facilities, most notably the Eastshore State Park/Bioswale, Horton Landing Park, Halleck Beach Dog Park, and a Temescal Creek Park connection to Adeline Street.
PP-A-6	Update zoning and subdivision regulations	The Zoning Ordinance was updated twice in 2016. In September, Council adopted an amendment to Chapter 4 updating the Water Efficient Landscape Ordinance (WELO). In November, Council re-zoned the Sherwin Williams Mixed-use Project as a Planned Unit Development (PUD), which will include a public park.
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	The City Secured \$477,000 from the State's Housing and Community Development Department under the Housing Related Park Program for investment in the swimming pool rehabilitation at Emeryville Center of Community Life.
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.

Action Number	Action Summary	Implementation Status and Actions in 2016
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	The City organized spring Shoreline Cleanup, fall Coastal Cleanup, and Holiday tree lighting ceremony and parade. As of October, 72 children were enrolled in Emeryville Child Development Center. Youth programs included Crossing Guards, After School Care, Before School Care, Kinder Buddies, and Friday Night Teens. The Senior Center has 1,856 members (425 are Emeryville residents) and offers services including excursions, fitness, wellness, computer training, Meals on Wheels and congregate lunch. Programs are promoted through the News and Activity Guide, the City website, Facebook, Twitter, E-news, and Notify Me.
PP-A-10	Prepare a plan for an Arts and Cultural Center	The Emeryville Art Center is currently a Capital Improvement Project, scheduled for completion in 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 conducted three Personal Emergency Preparedness (PEP) trainings in Emeryville in 2016, training 365 participants.
PP-A-13	Coordinate with utilities service providers	The City coordinated with PG&E on in-street repairs, and with East Bay Municipal utility district on City sanitary sewer rehabilitation.
PP-A-14	Require development projects to upgrade sanitary sewer systems	A private sewer lateral replacement ordinance was adopted in 2011, and in 2016 ten projects underwent a lateral sewer replacement as part of the conditions in their building permit. These included the Emery Station project, the Hyatt Place Hotel, and the Heritage Square garage/retail building.

Action Number	Action Summary	Implementation Status and Actions in 2016
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. In 2016, plan reviews for the Anton Emeryville ("Nady Site") and Marketplace Parcel B projects relied heavily on the Design Guidelines.
UD-A-2	Implement neighborhood and area plans	Staff referenced the guidelines in the Park Avenue District Plan while reviewing the Sherwin Williams Mixed Use Development. Staff also referenced the guidelines in the North Hollis Area Urban Design Program for projects at 1225 65th Street, 1270 Ocean, 1271 64th Street, Doyle Street Mews, and a third unit development on Beaudry.
UD-A-3	Update Zoning Ordinance	The Sherwin Williams Mixed-Use Project was re-zoned as a Planned Unit Development (PUD).
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan. There are currently 14 streetscape-specific projects in the Capital Improvements Program.
UD-A-5	Update Capital Improvements Program	The CIP was adopted in June of 2016, and contains 14 streetscape projects, most notably the Greenway Expansion from Stanford to Powell and Greenway Crossing Safety Enhancement.
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	Site plan reviews for the Marketplace and Sherwin Williams developments addressed pedestrian circulation.
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	City Council approved the Public Art Master Plan on November 15th; the plan addressed two of these goals, public art and gateway treatments.

Action Number	Action Summary	Implementation Status and Actions in 2016
UD-A-8	Support renovations of older residential and industrial building stock	The City is currently reviewing plans for an adaptive reuse and refurbishing of the architecturally significant Pelco building in the Park Avenue District. The Planning Commission held a study session in June 2016.
UD-A-9	Expand public art along green streets, at gateways, and in new parks	City Council approved the Public Art Master Plan on November 15th; the plan addressed all of these goals. The Council also adopted the Shellmound District Public Art Plan, which includes recommendations for future phases of City investment in public art installations at the Shellmound/Powell Street Bridge site as well as art installations and programming on private properties along Shellmound Street from 63rd Street to Bay Street.
UD-A-10	Develop and implement new sign regulations	Sign regulations were part of the planning regulations adopted in 2013. They are implemented through the sign approval process.
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. There are new requirements in several areas, notably PCB controls, trash control programs, and storm water treatment/green streets.
CSN-A-3	Implement EBMUD water efficiency requirements	EBMUD gives the City water budget information for all of the City's irrigation accounts regularly. The Water Efficient Landscape Ordinance (WELO), adopted in 2016, incorporates EBMUD water efficiency requirements.

Action Number	Action Summary	Implementation Status and Actions in 2016
CSN-A-4	Disseminate information on harmful effects of toxic chemical substances and safe alternatives	Staff attended and distributed several different Alameda County Clean Water program public education materials at five events throughout 2016.
CSN-A-5	Protect biological resources while studying trail at the Emeryville Crescent.	Staff plans to include the protection of biological resources in any future study of the trail at the Emeryville Crescent.
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	Redevelopment Agency funding no longer exists; however, the 2015 Significant Structures Ordinance requires City Council approval to demolish significant buildings. Staff is developing a façade improvement grant program using "Boomerang" funds earmarked for economic development.
CSN-A-8	Address seismic hazards and flooding risks	The Building Occupancy Resumption Program (BORP) was adopted in 2015. This program certifies building owners to perform post-disaster inspections. Four BORP permits were issued in 2016, for Grifols Buildings B, D, N, and Q.
CSN-A-9	Implement and update emergency management operations plan	The Emergency Operations Plan went into effect December 2014, and will be updated in early 2017.
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	Staff continued to update the Local Hazard Mitigation Plan (LHMP) in 2016. Staff anticipates that the new plan will be approved by FEMA in the Spring of 2017 and should be in a position to be brought to Council before the end of the fiscal year.
CSN-A-11	Work with Stopwaste.org on disposal of hazardous materials.	The City works with Waste Management on disposal of batteries, fluorescent lights and sharps; Paint Care on paint disposal; and Alameda County Household Hazardous Waste Facility on hazardous waste disposal. In 2016 the City hosted a Household Hazardous Waste event sponsored by the Alameda County Waste Management Authority and organized by the Alameda County Household Hazardous Waste program.
PP-A-2	Develop a park-programming plan	Community events in the parks included movie nights at the new ECCL Pool and at Doyle-Hollis Park, Concerts and Face Painting at Doyle-Hollis Park, and Senior picnics at Doyle Hollis Park and the Emeryville Marina. Each event netted between one hundred and two hundred attendees.

Action Number	Action Summary	Implementation Status and Actions in 2016
CSN-A-13	Use site plan review to ensure public health and safety, and the protection of natural and cultural resources	Site plan review for safety and resources is implemented on an ongoing basis. The environmental impact reports for the Sherwin Williams and Anton Emeryville ("Nady Site") projects analyzed these issues.
CSN-A-14	Update Zoning Ordinance	The Zoning Ordinance was updated twice in 2016. In September, Council adopted an amendment to Chapter 4 updating the Water Efficient Landscape Ordinance (WELO). In November, Council approved re-zoning the Sherwin Williams Mixed-use Project as a Planned Unit Development (PUD). The WELO ordinance establishes water efficient landscaping requirements for new and rehabilitated landscapes. The purpose of the requirements is to foster efficient water use and prevent water waste while ensuring high quality landscapes.
CSN-A-15	Update Capital Improvement Program.	The Capital Improvement Program was adopted in June of 2016 and contains overviews of 85 projects. Many of these projects are related to issues of sustainability, safety and noise including a new Emergency Operations Center, Quiet Zone Railroad Crossing Gates, Improved Traffic Signals, Storm Drain Cleaning, and Sewer Rehabilitation.
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.
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts	Conditions of approval for limiting noise from mechanical equipment were applied in several projects in 2016, including the 3706 San Pablo Affordable Housing Project, Anton Emeryville ("Nady Site") Residential Project, and Marketplace Parcel B. 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	Environmental Impact Reports prepared for Anton Emeryville ("Nady Site") and Sherwin Williams residential projects addressed high noise exposure.
CSN-A-19	Develop railroad quiet zones	The Countywide Goods Movement Plan accounts for railroad Quiet Zones, which are included in Emeryville's Capital Improvement Program.

Action Number	Action Summary	Implementation Status and Actions in 2016
SUSTAINABILITY		
ST-A-1	Implement the Climate Action Plan	The Climate Action Plan 2.0 was approved by City Council on November 15, 2016. The CAP 2.0 was chosen by the Governor's Office of Planning and Research as a "best practice." In addition, the City is reporting on its Climate Action efforts to the Covenant of Mayors, which the City joined in association with the U.N. Conference of the Parties (COP) 21, held December 2015.
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 2016 Council amended the Water Efficient Landscape Ordinance, which is consistent with Article 21 of the Accords.
ST-A-3	Incorporate Build It Green or LEED and Bay Friendly standards in construction projects	Green development checklists are required in major project plans, and Bay Friendly standards were used when assessing the streetscape proposals for the Sherwin Williams Mixed Use project.
ST-A-4	Follow green building and Bay Friendly Landscaping requirements in City projects	Construction/renovation of a new community center and a rehabilitated Senior Center took energy independence and efficiency into account, with LED lighting at both projects and solar panels at the Senior Center.
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	City Staff formed the "Green Team" subcommittee, which held its first meeting June 20th. The subcommittee developed an Environmental Purchasing Program for office supplies and common purchases, and has brokered green purchasing arrangements with several vendors. The committee plans to continue this work into 2017 to set up a training program for administrative staff.
ST-A-7	Identify developer sites for farmers' markets	Bay Street holds a seasonal farmers' market in the main plaza.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2016 to 12/31/2016

Table A

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

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
1056 45th St Unit C		R				1	1	1	n/a	0	0
(9) Total of Moderate and Above Moderate from Table A3			0	0							
(10) Total by income Table A/A3			0	0	0	1	1	1			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2016 to 12/31/2016

Table A2

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

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

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2016 to 12/31/2016

Table A3

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

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

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2016 to 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	276	5	0	0	0	0	0	0	0	5	271
	Non-deed restricted											
Low	Deed Restricted	211	0	0	0	0	0	0	0	0		211
	Non-deed restricted											
Moderate	Deed Restricted	259	7	0	0	0	0	0	0	0	7	252
	Non-deed restricted											
Above Moderate		752	176	2	1	0	0	0	0	0	179	382
Total RHNA by COG. Enter allocation number:	1,498	188	2	1	0						191	1,116
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

2016 General Plan Annual Progress Report
ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction: City of Emeryville
Reporting Period: 1/1/2016 to 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program		Timeframe in Housing Element	Status of Program Implementation
Goal I. Preserve and improve the city's existing neighborhoods and housing stock.			
<i>Policy H-1-1. Promote the preservation and improvement of existing homes through the Emeryville Housing Rehabilitation Program</i>			
Program H-1-1-1. Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.		Allocate funds annually	The Housing Rehabilitation Program was contracted to Alameda County Healthy Homes Department during 2016.
Program H-1-1-2. Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.		Annually	Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place. Alameda Healthy Homes has provided a workshop at the Emeryville Senior Center and has attended Emeryville public events.
Program H-1-1-3. Continue to offer home maintenance education.		Review education program annually, conduct classes quarterly or as appropriate	The City has recently offered education opportunities for Earthquake Brace + Bolt program (EBB) to the public. EBB offers 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.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
<i>Policy H-1-2. Maintain and improve the city's older housing stock, particularly the homes located in the Triangle neigh- borhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.</i>		
Program H-1-2-1. Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	Hold quarterly committee meetings, review progress monthly, process code violations as needed	The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations.
Program H-1-2-2. Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing, implement as the demolition of residential structures is proposed	No residential structures were approved by the City Council for demolition in 2016.
<i>Policy H-1-3. Maintain the availability and affordability of existing units that are restricted for occupancy by lower- and moderate-income households.</i>		
Program H-1-3-1. Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.	Review the affordable inventory twice yearly, take actions to preserve affordable units as needed.	The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate. The City is working on purchasing a BMR unit at risk of foreclosure.
Program H-1-3-2. Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.	Monitoring and compliance ongoing, report annually or as required	The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program		Timeframe in Housing Element	Status of Program Implementation
Goal II. Encourage the development of housing affordability to extremely low-, very low-, and low-income households.			
<i>Policy H-2-1. Ensure that the Planning Regulations continue to facilitate the development of affordable housing.</i>			
Program H-2-1-1. Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing.		Ongoing, implement as projects with affordable units are proposed	In 2015 the Planning Regulations were revised to require affordable housing in residential projects in order to receive a density bonus. The Sherwin-Williams project (PUD approved in 2016) includes extra affordable housing to qualify for a density bonus.
Program H-2-1-2. Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.		Ongoing, implement as housing development projects are proposed	Affordable housing is required in rental housing. An impact fee is required in ownership housing, and affordable units may be provided in lieu of the fee.
<i>Policy H-2-2. Support new housing opportunities for extremely low-, very low-, low-, and moderate-income households.</i>			
Program H-2-2-1. Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.		Collect fees as projects are proposed; prioritize as funds become available	The City collected \$1,215,928 in Affordable Housing Impact Fees in Calendar Year 2016.
Program H-2-2-2. Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.		Ongoing, implement as City-assisted housing development projects are proposed	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo which will be affordable to extremely low, very low and low income households.
Program H-2-2-3. Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level.		Ongoing, implement as development projects are proposed	While the Marketplace development project was not subject to the Affordable Housing Program, the City was able to negotiate 11% of the units to be affordable with 22 Low Income units and 28 units of Moderate. The Affordability Agreement on Parcel D was signed in December 2016.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
Program H-2-2-4. Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.	Fund programs annually, process loans applications as they are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2016 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
Program H-2-2-5. Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.	Fund programs annually, process loans applications as they are received	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo to identify and leverage funding. This project was one of the first in the state to be awarded Cap and Trade funds.
Program H-2-2-6. Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Ongoing	The City has supported the successful County of Alameda Affordable Housing Bond.
Program H-2-2-7. Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.	Annually	The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase in property tax) to support affordable housing in the City.
Goal III. Promote the development of affordable housing for persons with special needs.		
<i>Policy H-3-1. Support development of affordable housing for disabled persons, developmentally disabled persons, persons with HIV /AIDS , single-parent families, and seniors.</i>		
Program H-3-1-1. Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.	Ongoing, implement as projects are proposed	Staff is working with the developers of 3706 San Pablo to include additional special needs populations. Currently there are developmentally disabled and physically disabled as well as HOPWA units.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
Program H-3-1-2. Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.	Ongoing, implement as projects are proposed	Staff conducted a feasibility analysis of developing senior housing on the Recreation Center site after the Recreation Center moves to Emeryville Center of Community Life. Staff intends to issue a Request for Proposals in 2017 for an affordable housing developer to build senior housing on the site.
Program H-3-1-3. Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.	2016	Some universal design features are now part of the State Building Code. Development bonuses are available for projects that include additional universal design features.
Program H-3-1-4. Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.	Evaluate annually	The City is preparing to issue a request for proposals for Senior housing on the Recreation Center Site. This will include units for disabled Seniors. The development at 3706 San Pablo includes 6 units reserved for households with a developmentally disabled member.
<i>Policy H-3-2. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.</i>		
Program H-3-2-1. Continue to support the countywide effort to prevent and end homelessness through strategies described in the "EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan." Monitor the plan's progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium technical Advisory Committee.	Provide ongoing support, participate in groups monthly or as meetings or activities are scheduled	The City is a member of EveryOne Home and volunteered as a reviewer in EveryOne Home's annual Notice Of Funding Availability process. The City continues to work with EveryOne Home on an ongoing basis. The City continues to participate in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee.
Program H-3-2-2. Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.	Allocate funds annually	The City provides homeless services through General Funds for outreach, harm reduction (including food) and providing case management services to people experiencing homelessness in Emeryville. The City allocated Community Development Block Grant (CDBG) funds for the Homeless Management Information System (HMIS) .

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
Program H-3-2-3. Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.	Ongoing, verify and update resource information quarterly	The City continues to provide information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.
Program H-3-2-4. Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.	Ongoing, as need is identified	Housing staff regularly works with EUSD staff to identify resources for EUSD families who are experiencing housing crises or homelessness.
Goal IV. Provide a wide variety of housing types appropriate for households at all socioeconomic levels and with a variety of lifestyles and preferences.		
<i>Policy H-4-1. Ensure the Zoning Ordinance facilitates the development of a variety of housing types.</i>		
Program H-4-1-1. Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).	Ongoing, update the inventory as new projects are approved	Of planned and approved residential developments in Table 4-2 of the Housing Element, all are approved, 467 units are completed, 115 units are under construction, and 1,249 units remain to be built. On one of the vacant and underutilized sites, a 24-unit residential project has been proposed.
Program H-4-1-2. Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	Ongoing, implement as projects are proposed	Mixed-use projects are at various stages: the Intersection is under construction, Marketplace is approved, and Sherwin-Williams Planned Unit Development is approved.
<i>Policy H-4-2. Promote opportunities for affordable housing that serves locally identified target groups, including employees of the Emery Unified School District, City personnel, and artists/craftspeople.</i>		
Program H-4-2-1. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	Ongoing, offer loans as applications are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No teachers have applied for the program.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
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, offer loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No city staff have applied for the program.
Program H-4-2-3. Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	Ongoing, as BMRs become available	Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units. Emails are sent to City Staff and EUSD staff whenever a BMR ownership unit becomes available.
Program H-4-2-4. Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.	Ongoing, as development projects with below-market-rate live/work units are approved	The City has worked with the management company of 3900 Adeline to advertise the live/ work unit to artists in Emeryville.
Program H-4-2-5. Encourage the development of affordable live/work space for artists and craftspeople.	Ongoing	Parc on Powell has one live/work unit that is affordable to moderate income households, and the 3900 Adeline development will have one live/work unit that is affordable to a very low income household. When the units are marketed, staff requires the developer to outreach to the artist community.
Program H-4-2-6. Promote quality and diversity in the architectural style of new housing developments.	Implement as housing development projects are proposed	The Marketplace project has a variety of architectural styles. Parcels A, C and D were approved in 2015. In 2016 Parcel B was approved, and construction began on the grocery store on Parcel C.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
Goal V. Promote equal opportunity in housing.		
<i>Policy H-5-1. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability, or source of income.</i>		
Program H-5-1-1. Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	Annually	The County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. Information on their services is available at City Hall on the website.
Program H-5-1-2. Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.	Ongoing, update advertising and information as needed	Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Information on services is available at City Hall on the website as well as in the E-news.
Program 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, as agreements are prepared	The City of Emeryville requires fair housing language and logos on all Marketing Plans for affordable units as well as requiring the management companies to provide special outreach to populations least likely to apply and to translate marketing materials for language isolated populations.
Program H-5-1-4. Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.	Allocate funds annually, provide assistance as applications are received	The City provides an Access Improvement Program and has worked with 3 homeowners to rehabilitate their units. One unit was completed in 2016. The City has contracted with Alameda County Healthy homes to provide the program in the future.

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program		Timeframe in Housing Element	Status of Program Implementation
Goal VI. Improve the balance in housing tenure and unit sizes to specifically address the need for family-friendly housing and increase owner occupancy.			
<i>Policy H-6-1. Support the development of a variety of housing types for families, the provision of family-friendly amenities, and family-friendly design in housing developments.</i>			
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.		Adopt guidelines by 2015, implement as projects are proposed	The family-friendly residential amendment to the City Design Guidelines was adopted in 2015. The Marketplace and Nady projects, which were approved this year, comply with it. The Sherwin-Williams project will be required to comply with it in its Final Development Plan.
Program H-6-1-2. Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.		Examine opportunities annually	A family affordable housing project at 3706 San Pablo Avenue was approved in 2015.
<i>Policy H-6-2. Promote homeownership opportunities and encourage the development of new for-sale residences.</i>			
Program H-6-2-1. Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.		Initiate advertising by 2015, update as needed	Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville Buyers and works with mortgage brokers involved in the resale of below-market-rate (BMR) units to review the program for their buyers.
Program H-6-2-2. Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.		Initiate efforts by 2015, implementation ongoing	Outreach to the homeowners associations is expected to start in 2017.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
Program H-6-2-3. Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Allocate and apply for funding annually, provide loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2016 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
<i>Policy H-6-3. Work with existing and potential Emeryville homeowners to prevent predatory lending and foreclosure.</i>		
Program H-6-3-1. Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.	Ongoing	Staff continues to assist people at risk of losing their homes to foreclosure. The foreclosure activities have slowed down and the Unity Council assistance program has been cancelled. Staff continues to refer people to Keep Your Home California.
Goal VII. Promote environmental responsibility and long-term sustainability in residential development through the remediation of brownfields and promotion of "green" and "healthy" housing development.		
<i>Policy H-7-1. Encourage the remediation of former industrial sites to create safe sites for housing development.</i>		
Program H-7-1-1. Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	Ongoing, as residential development projects are proposed	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. Continued work toward full funding of the development of the site, completion of construction drawings, and permitting activities occurred in 2016.
Program H-7-1-2. Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	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.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
<i>Policy H-7-2. Encourage housing development that provides clean indoor air, maximizes energy and water efficiency, addresses stormwater treatment, prevents stormwater intrusion, and utilizes high quality, eco-friendly building materials.</i>		
Program H-7-2-1. Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	Ongoing, enforce as development applications are submitted	The Intersection (Maz site) project and the 3706 San Pablo project completed the appropriate GreenPoint or LEED checklist with their submittals.
Program H-7-2-2. Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	Ongoing, as RFPs are issued	The City did not issue any RFP's in 2016 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.
Program H-7-2-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Ongoing, review and update information twice yearly	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 decisionmaking.
Program H-7-2-4. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	Ongoing, as development projects are proposed	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.
Program H-7-2-5. Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Ongoing, as development projects are proposed	The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.
<i>Policy H-7-3. Encourage the development of housing in close proximity to transit, parks, and services, and encourage site and building design that includes social spaces, emphasizes transit access, provides bicycle parking, and features a strong interface with the street.</i>		
Program H-7-3-1. Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	Ongoing, review funding sources annually and/or as potential projects are proposed	The City received a Cap and Trade grant in 2015 to help fund the family affordable housing project at 3706 San Pablo Avenue in Emeryville's Priority Development Area, partly because San Pablo Avenue is a key regional corridor with many Priority Development Areas along it.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to	
Name of Program	Timeframe in Housing Element	Status of Program Implementation
Program H-7-3-2. Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.	Implement based on the time frame identified in EBOTS	The City provided a layover space for AC Transit's 57 route extension to the Public Market, met with AC Transit to define 40th/San Pablo Transit Hub, and applied to Alameda County Transportation Commission for funding for the transit hub, Emery Go-Round operations, and 8-to-Go.
Program H-7-3-3. Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.	2015	The amendment to the Design Guidelines was adopted in 2015. The added guidelines were followed in the Anton (Nady site) project, which received Planning Commission approval in March of 2016.
<i>Policy H-7-4. Support property retrofits that reduce the city's carbon footprint through energy conservation, waste reduction, and transportation access measures.</i>		
Program H-7-4-1. Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and carsharing pods.	Ongoing, review and update information twice yearly	The City's new 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.
Program H-7-4-2. Encourage energy conservation measures and use of green building materials in residential remodel projects.	General fund	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 businesses.

**HOUSING SUCCESSOR ANNUAL REPORT
REGARDING THE
LOW AND MODERATE INCOME HOUSING ASSET FUND
FOR FISCAL YEAR 2015/16
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 21, 2017. This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2015/16 (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 2015/16 (Fiscal Year) as prepared by LSL Certified Public Accountants (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

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

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

This Report is to be provided to the Housing Successor's governing body by April 1, 2017. 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 \$2,108,276.42 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 \$19,644,539, 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	\$67,349
Monitoring & Administration Expenditures	\$5,000
Homeless Prevention and Rapid Rehousing Services Expenditures	\$0
Housing Development Expenditures	
➤ Expenditures on Low Income Units	\$0
➤ Expenditures on Very-Low Income Units	\$0
➤ Expenditures on Extremely-Low Income Units	\$9,713
➤ Total Housing Development Expenditures	\$9,713

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	\$16,136,422
Value of Loans and Grants Receivable	\$16,600,514
Total Value of Housing Successor Assets	\$47,105,409

V. DESCRIPTION OF TRANSFERS

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

VI. PROJECT DESCRIPTIONS

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

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

VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

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

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

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

VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

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

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

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

1976 Area

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

Shellmound Area

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

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

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

IX. EXTREMELY-LOW INCOME TEST

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

X. SENIOR HOUSING TEST

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

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

XI. EXCESS SURPLUS TEST

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

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

	FY 12/13	FY 13/14	FY 14/15	FY 15/16
Beginning Balance	\$ 58,032	\$ 599,454	\$1,037,969	\$12,367,353
Add: Deposits	\$574,066	\$ 456,589	\$11,278,668	\$ 2,108,276
(Less) Expenditures	\$ 22,931	\$ 18,074	\$16,895	\$ 82,062
Ending Balance	\$599,454	\$1,037,969	\$12,367,353	\$14,393,567

The LMIHAF does not have an Excess Surplus.