



# City of Emeryville

CALIFORNIA

## MEMORANDUM

**DATE:** March 20, 2018

**TO:** Carolyn Lehr, City Manager

**FROM:** Charles S. Bryant, Community Development Director

**SUBJECT:** Resolution Of The City Council Of The City Of Emeryville Approving The 2017 General Plan Annual Progress Report And Authorizing Submittal To The Governor's Office Of Planning And Research And To The California Department Of Housing And Community Development

## RECOMMENDATION

Staff recommends that the City Council adopt the resolution accompanying this report that approves the 2017 General Plan Annual Progress Report, which reports progress in calendar year 2017 on implementation of the General Plan, including the Housing Element, and authorizes submittal of the report to the Governor's Office of Planning and Research and to the California Department of Housing and Community Development.

## BACKGROUND

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

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

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

The Housing Committee unanimously approved the report on February 7, 2018. The Planning Commission reviewed the report on February 22, 2018, asked questions, and expressed approval of the report and appreciation of the City's efforts to meet housing goals.

## **DISCUSSION**

The 2017 General Plan Annual Progress Report is attached to the resolution. This is the eighth progress report that is measured against the 2009 Emeryville General Plan. It is the third progress report that is measured against the 2015-2023 Housing Element. The State of California has specific reporting rules for housing elements and requires a report format that consists of six tables. Progress on the Housing Element is reported in Chapter 3 and Exhibit B. Progress on the other elements, contained in the Emeryville General Plan document, is reported in Chapter 2 and Exhibit A. The Housing Successor Report is contained in Chapter 4 and Exhibit C.

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

The General Plan includes 79 actions. Of these, seven were completed before 2017, and the City made progress on 70 in 2017. Of the remaining two actions, the General Plan schedules creek greenway features for 6-10 years after adoption, and progress was made on environmentally preferred purchasing in 2016.

The 2015-2023 Housing Element's action program includes 54 programs, many of which are on-going City activities. Progress was made on all of these programs. The implementation period for the Regional Housing Needs Allocation is from July 1, 2014, to June 30, 2022. Since July 2014, 503 dwelling units have received building permits – 33.6% of the RHNA (1,498 units) at 38.9% of the implementation period elapsed. Of these, 86 are very low income units, 16 are low income units, and 21 are moderate income units.

In 2017, a building permit application was received for 66 units at Marketplace Site C, and the Planning Commission approved a two-year extension for the 186-unit Anton Emeryville ("Nady Site") project with 8 affordable units. One of the Housing Element programs is to update the housing sites inventory; that update is attached.

The Housing Successor Annual Report shows that \$1,630,544 was deposited into the Low and Moderate Income Housing Asset fund in Fiscal Year 2016/17. Expenditures totaled \$83,129 including \$11,602 on asset management, \$5,000 on monitoring and administration, \$10,437 on low-income units, \$28,329 on very low income units, and \$27,760 on extremely low income units. The Housing Successor is working on developing four properties. Of these, Estrella Vista at 3706 San Pablo Avenue is under construction; 3602 Adeline Street, 6150 Christie Avenue, and 5890-5900 Christie Avenue are in the predevelopment stage.

## **FISCAL IMPACT**

None.

## **CONCLUSION**

Staff recommends that the City Council adopt the resolution approving the Annual Progress Report on Implementation of the General Plan for Calendar Year 2017 and authorizing submittal of the report to the State of California Governor's Office of Planning and Research and the California Department of Housing and Community Development.

**PREPARED BY:** Diana Keena, Associate Planner  
Catherine Firpo, Housing Coordinator

## **APPROVED AND FORWARDED TO THE CITY COUNCIL OF THE CITY OF EMERYVILLE:**



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Carolyn Lehr, City Manager

## **ATTACHMENTS**

- Residential Site Inventory Update
- Draft Resolution
- 2017 General Plan Annual Progress Report