

# City of Emeryville General Plan Annual Report **2017**

Prepared by  
the Community  
Development  
Department

*Cover Image: "Chinese New Year 2017 ANXIETY", public art by John Wood, a 2017 Purchase Award,  
placed in the Civic Center.*

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# CHAPTER 1 – INTRODUCTION AND SUMMARY



FIGURE 1-1 | View of Emeryville from East

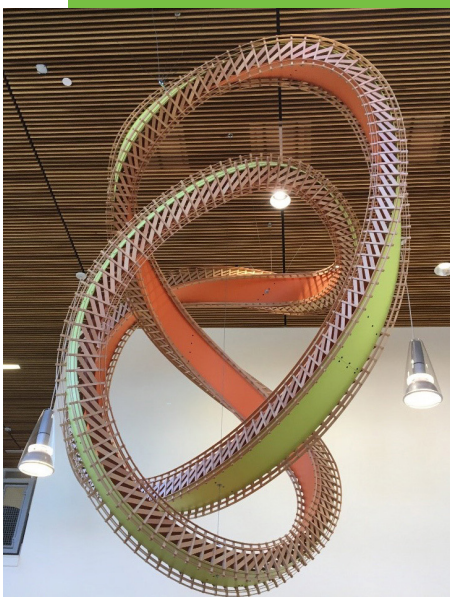


FIGURE 1-2 Art in Emeryville Center of Community Life (ECCL)

## 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.

## 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.

## 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, 2017.

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 2017.

## 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 | Old Town Hall



FIGURE 1-4 | Marina Park

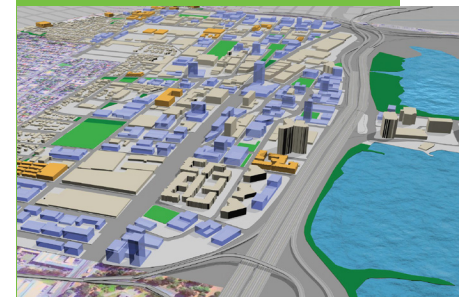


FIGURE 1-5 | Urban Form Perspective



FIGURE 2-1 | Heritage Square Garage and Retail



FIGURE 2-2 | Emery Station West Transit Center



FIGURE 2-3 | Sherwin-Williams Open Space Final Development Plan

## CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

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 2017 calendar year. The following sections contain some of the highlights from each element.

### Land Use

In 2017, the Planning Regulations were amended to address cannabis businesses, accessory dwelling units, and short-term rentals.

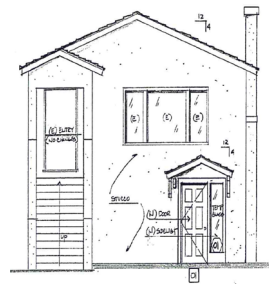


FIGURE 2-4 | Approved Accessory Dwelling Unit

Highlights for 2017 include:

- The Heritage Square Garage and Retail project was completed. It will provide parking for the Emery Station West Transit Center project, which is under construction.
- Building permits were issued for 223 residential units at Marketplace theater site, and Marketplace Parcel B garage and retail.
- Building permits were issued for 3 residential units in projects on Ocean Avenue and Beaudry Street.
- Building permits were approved and ready to issue for 10 residential units in projects on Shellmound Street and Ocean Avenue.
- A building permit was issued for 87 affordable family housing units of Estrella Vista at 3706 San Pablo Avenue.
- Building permit applications were received for 66 residential units at Market place site C and expansion of Christie Avenue Park.
- The Planning Commission approved the Open Space Final Development Plan for the Sherwin-Williams mixed use project.

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. Artistry Apartments Addition	12. 5850 Shellmound Way Mixed Use

13. LePort School	20. Sherwin Williams FDPs
14a. Emerystation West@Transit Ctr	21. 1056 45th St. - New Unit
14b. Heritage Square Garage	22. Rug Depot Redesign
15. Doyle Street Mews	23. 3900 Adeline Street
16. 5876 Beaudry Street - New Unit	24. The Intersection Mixed Use ("MAZ")
17. Bay Street "Site B"	25. Adeline Springs
18. Doyle Street Lofts	26. 3706 San Pablo Avenue
19. Center of Community Life	27. 3600 San Pablo Avenue

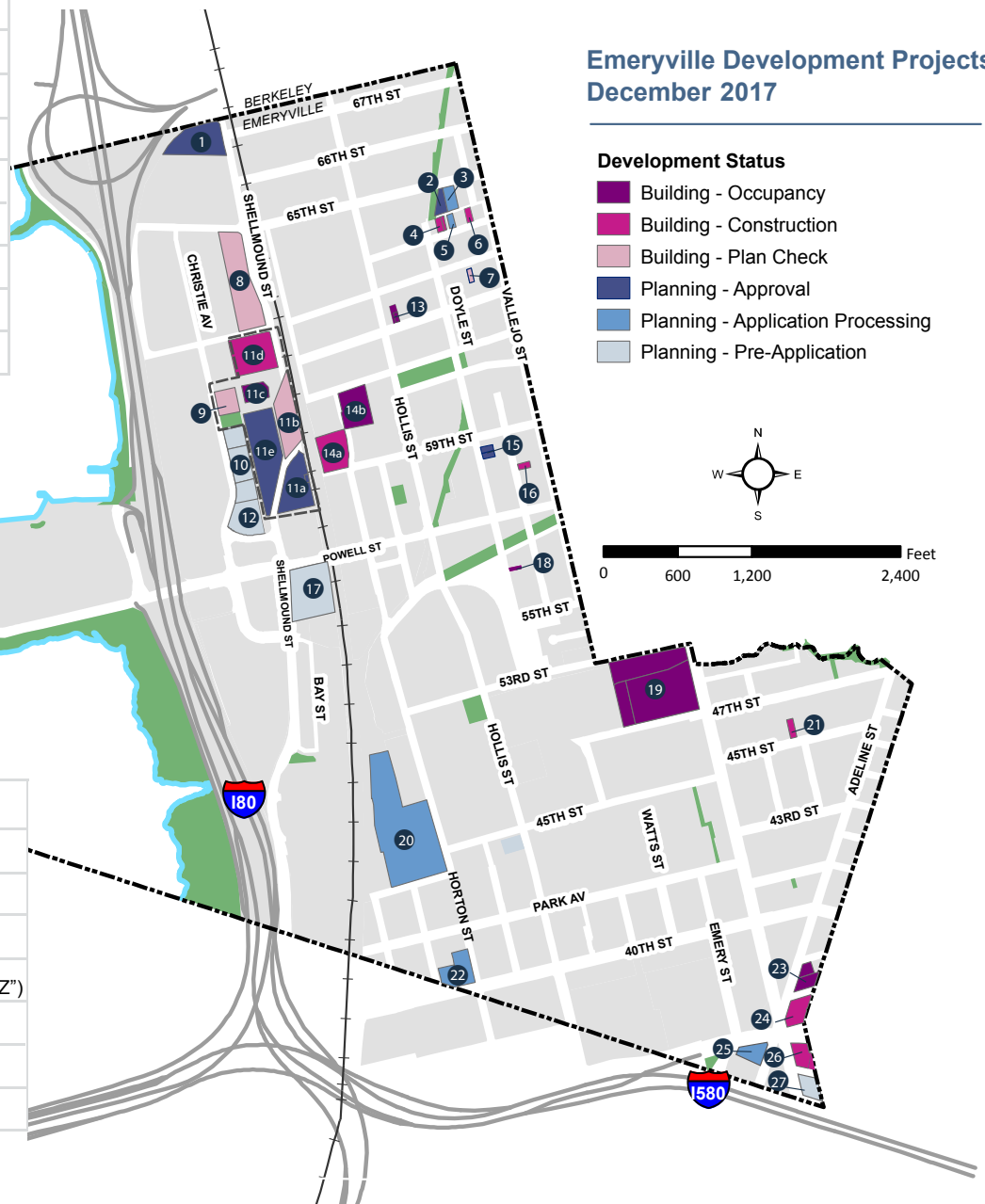


FIGURE 2-5 | Status of Major Development Projects.

## Emeryville 2017 Development Applications, Actions, and How They Implement the General Plan

Project	Location	Description	Recent Planning Commisi on Study Session	Planning Commisi on Approval	Building Permit Appli- cation	Building Permit Issued	Occu- pancy	General Plan Policies Implemented
<b>Occupied</b>								
Heritage Square Garage & Retail	6100 Horton	3,620 sq ft retail					12/8	Office/Technology Land Use Designation
<b>Building Permit</b>								
Marketplace Theater Site	6301 Shellmound	223 residential units on theater site				2/3		Planned Unit Development. Variety of uses in compatible fashion, create a "downtown" grid pattern, increase services and facilities, include mixed use with housing.
Marketplace Parcel C-1 Grocery	6201 Shellmound	30,000 sq ft grocery, parking on parking lot				3/13		"
Ocean Lofts	1258 Ocean	2 residential units replacing 1				6/7		Medium Density Residential Land Use
Estrella Vista	3706 San Pablo	87 affordable residential units, 6,000 sq ft retail, vacant site				6/21		Mixed Use with Residential. Mix of housing types, appropriately scaled buildings, land use classifications and use districts, retail in neighborhood centers, street trees, Bay-Friendly landscaping, stormwater treatment, no water waste, keep lighting on-site.
Artistry Apartments Addition	6401 Shellmound	Add 6 units to 161-unit building		2/23	4/25			High Density Residential. Mix of housing types, land use classifications and use districts, floor area ratio.
New Residential Unit	5876 Beaudry	Third residential unit on lot				8/16		Medium Density Residential Land Use
Marketplace Parcel B Garage & Retail	5950-6000 Shellmound	26,000 sq ft retail & garage				11/29		Planned Unit Development. Variety of uses in compatible fashion, create a "downtown" grid pattern, increase services and facilities, include mixed use with housing.



Project	Location	Description	Recent Planning Commission Study Session	Planning Commission Approval	Building Permit Application	Building Permit Issued	Occupancy	General Plan Policies Implemented
<b>Building Permit Application</b>								
Marketplace Park	Christie Ave Park Expansion				5/2			Planned Unit Development. Variety of uses in compatible fashion, create a "downtown" grid pattern, increase services and facilities, include mixed use with housing.
Marketplace Parcel C-2 Residential	6251 Shellmound	66 residential units on parking lot			8/30			"
<b>Planning Commission Approval</b>								
Doyle Street Mews	5876-5880 Doyle	6 residential units replacing 6	9/5	9/28				Mixed Use with Residential. Mix of housing types, preservation of residential neighborhoods, land use classifications and use districts, height, floor area ratio.
Sherwin Williams Open Space	1450 Sherwin	Parks and open space in mixed use project		12/14				Park/Open Space Land Use Designation
<b>Planning Commission Time Extension</b>								
Anton "Nady Site"	6701 Shellmound	186 residential units, industrial site - 2 year extension		6/22				Mix of housing types, appropriately scaled buildings, land use classifications and zoning districts, Bay-Friendly landscaping, storm water treatment, no water waste, keep lighting on-site, walkable city, complete streets, emergency access, pedestrian system, pedestrian crossings.
<b>Planning Commission Study Session</b>								
3600 San Pablo	San Pablo 36th-37th	Housing on underutilized site	5/25					Mixed Use with Residential South Land Use
Shellmound Way Mixed Use	5850 Shellmound Way	259 residential units, 10,000 sq ft commercial, commercial site	9/28					Mixed Use with Residential Land Use
Sherwin Williams Mixed Use Buildings	1450 Sherwin	500 apartments, 76,000 sq ft commercial, industrial site	10/26					Mixed Use with Residential Land Use
Adeline Springs	3637 Adeline	29 residential, 4-6 live/work, industrial site	10/26					Mixed Use with Residential South Land Use
Oceanview Townhomes	1270 Ocean	3 residential units replacing 1	12/14					Medium Density Residential Land Use



FIGURE 2-6 | South Bayfront Pedestrian - Bicycle Bridge



FIGURE 2-7 | Ford GoBike Station

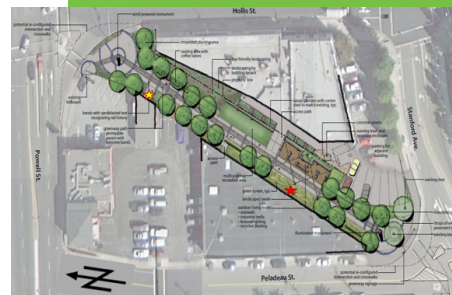


FIGURE 2-8 | Greenway between Powell and Stanford

## Transportation

- The City received Measure B funding from Alameda County Transportation Commission for
  1. South Bayfront Pedestrian - Bicycle Bridge
  2. Parking Pricing and Demand Management Strategy
  3. General Benefit portion of Emery Go-Round operation
  4. Bike Share stations west of Shellmound Street
  5. 8 to Go paratransit operation
- Caltrans approved a mid-block crosswalk on San Pablo Avenue between a grocery store and senior housing.
- Shellmound Street was realigned as part of the Marketplace redevelopment project.



FIGURE 2-9 | Art in Teen Center at ECCL

## Parks, Public Facilities, and Services

- Construction began on the Greenway segment between the Powell/Hollis and Stanford/Peladeau intersection.
- At the Emeryville Center of Community Life (ECCL), final construction details were completed and the Teen Center opened.
- The Alameda County Fire Department conducted six Personal Emergency Preparedness classes in Emeryville.
- Community events included Spring Carnival, Independence Day, Jazz Concerts, Harvest Fair, and Holiday Tree Lighting.

## Urban Design

- Three works of art were installed at ECCL
- The City drafted a call for art at the Marina and a Mural Program.
- The Accessory Dwelling Unit ordinance was updated to make it easier to build “in-law” units, and useable open space was required.
- North Shellmound Street was realigned to have buildings on both sides.

### Conservation, Safety, and Noise

- The City discussed requirements for separate water meters for each unit in multi-unit projects with the East Bay Municipal Utility District.
- The City and County co-hosted a training on EPA regulations for lead-safe renovation and painting.
- The Façade Improvement Grant Program was revived, and eight applications were received for the first round of funding.
- The City started preparing a Green Infrastructure Plan on stormwater treatment.



FIGURE 2-10 | Recycling Education in Classroom

### Sustainability

- The City worked to set up waste reduction programs at the Emeryville Center of Community Life, multi-tenant commercial properties, and schools.
- The City received PG&E funding for lighting efficiency upgrades at the Senior Center and Glashauss garage on Hollis Street.
- The Mayor signed a re-commitment to the Paris Climate Agreement- Global Covenant of Mayors.

### General Plan Amendments

The City did not amend its General Plan in 2017.



FIGURE 2-12 | Recycling Education in Classroom



FIGURE 2-13 | Refreshed Noodle Signage



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



**FIGURE 3-1 |** Estrella Vista affordable family housing at 3706 San Pablo is under construction.



**FIGURE 3-2 |** The Marketplace theater site project is under construction.

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 2017, and housing production from the beginning of the Regional Housing Needs Allocation implementation period, which began on July 1, 2014. This is the third 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 2017 Housing Element Annual Progress Report:

- The City and its many partners held a groundbreaking for Estrella Vista affordable family housing at 3706 San Pablo Avenue. The project will include 11 units for households with disabled members including developmentally disabled.
- The City is now funding the North County Family Front Door for families experiencing homelessness.
- The City issued a Request for Proposals for senior housing at 4300 San Pablo Avenue, but postponed it to up-zone the site to increase project flexibility.
- The City joined Berkeley and Albany in the North County Homeless Hub.
- The City contracted with Alameda County

Healthy Homes to provide access improvements for homeowners with a disabled household member.

- Green building checklists were submitted by the developers of Estrella Vista and the Marketplace projects.
- The City supported State legislation providing funding for affordable housing.
- The Family Friendly Residential Design Guidelines are being used to refine the design of the Sherwin-Williams Mixed Use project.
- The City participated in and publicized the Sunshares solar and alternative-fuel-vehicle discount program.

Residential projects are at various stages of development:

Building permits were issued or approved for

- 223 units - Marketplace theater site
- 2 units replacing 1 - Ocean Lofts
- 87 units - Estrella Vista
- 5 units - Ocean Avenue Townhomes (approved)
- 6 units - Artistry Apartments (approved)

Building permit application was received for

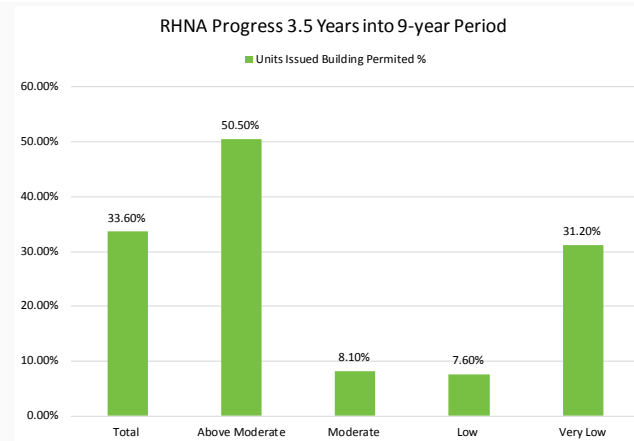
- 66 units - Marketplace C

The Planning Commission approved

- 186 units time extension - Anton on Nady site
- 6 units replacing 6 - Doyle Street Mews

The Planning Commission held study sessions on

- Number TBD - 3600 San Pablo
- 259 units - Shellmound Way Mixed Use
- 500 units - Sherwin-Williams site
- 29 units + 4-6 live/work - Adeline Springs
- 3 units replacing 1 - Oceanview Townhomes



**FIGURE 3-3 | Regional Housing Needs Allocation (RHNA)  
Progress Percentage by Income Level**

RHNA Progress Number of Units				
Income Level	RHNA	Permitted	Remaining	% Permitted
Very Low	276	86	190	31.2%
Low	211	16	195	7.6%
Moderate	259	21	238	8.1%
Above Moderate	752	380	372	50.5%
TOTAL	1498	503	995	33.6%

%Permitted = Percent of RHNA units that have been issued building permits



**FIGURE 3-4 | Marketplace park and parcel C residential building.**



**FIGURE 3-5 | Doyle Street Mews**



## CHAPTER 4- HOUSING SUCCESSOR ANNUAL REPORT

A total of \$1,630,544 was deposited into the Low and Moderate Income Housing Asset Fund (LMIHAF) in FY 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 owns real property valued at \$17,942,606 and loans and grants receivable valued at \$798,856. The Housing Successor is working on developing four properties. Of these, Estrella Vista at 3706 San Pablo is under construction; 3602 Adeline, 6150 Christie, and 5890-5900 Christie are in the predevelopment stage.



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



**FIGURE 4-2 | Aerial view of 3706 San Pablo Avenue, site of Estrella Vista affordable family housing, and 3602 Adeline Street.**

## City of Emeryville 2017 General Plan Annual Implementation Report

Action Number	Action Summary	Implementation Status and Actions in 2017
<b>LAND USE</b>		
LU-A-1	Update the Zoning Ordinance	New Planning Regulations were adopted in 2013. In 2017 it was amended to address cannabis businesses, accessory dwelling units, and short-term rentals.
LU-A-2	Project review and approval process	In 2017, the Heritage Square garage and retail (3,620 square feet) project was completed; Building Permits were issued for Artistry 6 apartments, Marketplace theater site residential (223 units), Marketplace grocery store (30,000 square feet), Ocean Lofts (2 units replacing 1), Esetrella Vista/3706 San Pablo (87 affordable units and 6,130 square feet of retail), Ocean Avenue Townhomes (5 units part of Baker Metal), and the residential unit on Beaudry; a Building Permit was approved for Marketplace B garage and retail (26,000 square feet of retail); Building Permit applications were received for Marketplace C residential (66 units) and Marketplace park; and the Planning Commission approved Sherwin-Williams Open Space (3.5 acres) and Doyle Street Mews (6 units replacing 6).
LU-A-3	Update and Implement Area Plans	The Park Avenue District Plan was referenced in processing the Sherwin-Williams mixed-use village final development plan application. The South Bayfront/Shellmound Plan was used to evaluate the Marketplace redevelopment projects, including realigned Shellmound Street and two new streets. The San Pablo Avenue Urban Design Plan informed the Emeryville Center of Community Life, Estrella Vista/3706 San Pablo affordable family housing project, discussions of potential mixed-use development of the Adeline Springs site, and Safe Routes to Schools crossing improvements. The North Hollis Area Urban Design Program was used to evaluate the Heritage Square Parking Garage, Doyle Street Lofts, Ocean Avenue townhomes, Ocean Lofts, Emerystation West/Transit Center, Multil-unit residential project on 65th, Ocean Avenue Townhomes, and Greenway Powell-Stanford.
LU-A-4	Prepare and Update Design Guidelines	The Design Guidelines were adopted in December 2010, and amended in August 2012 and May 2015. The City continues to implement the design guidelines in all of its project and plan reviews.
LU-A-5	Update Capital Improvements Program	The Capital Improvements Program is included in the 2017-2019 budget. It includes community facilities construction and maintenance, housing, marina improvements, pedestrian and bicycle improvements, public art, sewer rehabilitation streetscape improvements, and street improvements.

Action Number	Action Summary	Implementation Status and Actions in 2017
LU-A-6	Use economic development tools to attract and retain businesses	In 2017, 372 new businesses opened and 176 closed, netting a total of 196 new businesses; 3,320 businesses renewed their licenses, for a total of 3,516 registered businesses. The State Arts Council designated "Rotten City - Emeryville" as a Cultural District. The City Council selected two cannabis retailers for consideration by the Planning Commission and Police Department, and the Planning Commission approved three cannabis manufacturers. The Council adopted an Economic Development strategy. The Council and Planning Commission held a joint listening session on small businesses needs. The City instituted business license and fire inspection fee rebates for independent stores and restaurants, posted info on Cal Business Incentives Gateway webpage, and held a Day on the Bay highlighting waterfront businesses and a Jingle Mingle business networking event.
LU-A-7	Identify sites for business growth and expansion	Staff corresponds with brokers regarding available sites. The City maintains a list of available commercial spaces at <a href="http://www.locateinemeryville.com">www.locateinemeryville.com</a> , 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	In November, the City was notified of an award of \$238,819 from the Bay Area Air Quality Management District (BAAQMD), for the Emeryville Transportation Management Association (TMA). The grant was from Transportation for Clean Air (TFCA) funds for operation of the Emery Go-Round Watergate Express Shuttle. The States Arts Council paid for graphic design work for banding materials, generated a State website page devoted to the Rotten City Emeryville Cultural Arts District, and has produced 30,000 brochures for distribution at visitor centers throughout the State. The Arts Council also provided a new webinar with Caltrans to discuss services Caltrans could offer the State districts.
<b>TRANSPORTATION</b>		
T-A-1	Prepare Quality of Service standards for all transportation modes	The City adopted trip generation as the basis for the Transportation Facilities Impact Fee in 2014.
T-A-2	Ensure continued emergency vehicle access	The City always ensures emergency vehicle access in all project plans.
T-A-3	Maintain Traffic Impact Fee	In Fiscal Year 2016-2017, the City collected \$556,052 in fees and earned \$16,871 in interest on the Traffic Impact Fee. The City spent \$16,208 - \$13,407 on Horton Landing Park; 2,500 on Traffic Signal enhancement; and \$301 for administration.
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is now part of the Alameda County Transportation Commission (Alameda CTC). City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee. In 2017 Council approved funding agreements with Alameda CTC for the South Bayfront Pedestrian-Bicycle Bridge, Parking Pricing and Transportation Demand Management strategy, General Benefit portion of the Emery Go-Round BART shuttle funding for two years, bike share stations west of Shellmound Street, and operation of 8 to Go paratransit service.

Action Number	Action Summary	Implementation Status and Actions in 2017
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	The City publicized and reviewed Caltrans District 4 Bicycle Plan. The Transit Center and its plaza at the Amtrak station is partly funded through the State Transportation Improvement Program funding. City staff is on the Technical Advisory Committee for Alameda CTC's San Pablo Avenue Intermodal Corridor Improvements Plan; San Pablo Avenue is a State highway and Caltrans is represented on the committee.
T-A-6	Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones	Quiet Zones were discussed as part of the Alameda CTC Rail Study. The Capital Improvement Program allocates \$250,000 for design and feasibility analysis. Capital cost estimate at \$4.7M, which is unfunded in the current CIP.
T-A-7	Consider transportation needs of seniors and disabled persons	The City initiated a city-wide survey of streets and public facilities for compliance with the Americans with Disabilities Act. The City received funding from Alameda CTC for operation of the 8- To Go paratransit service.
T-A-8	Maintain a plan that defines a pedestrian network; provides guidelines for sidewalks and street crossings, improvement schedule, and developer responsibilities; establishes pedestrian safety program; and designates a pedestrian coordinator	The Pedestrian and Bicycle Plan, adopted in 2012, includes a pedestrian network, sidewalk and street crossing design resources, and project priorities. The Emeryville Design Guidelines include guidelines for sidewalks. In 2017 Council adopted a Pedestrian and Bicycle Plan Focused Update Addendum on Implementation Status. Caltrans approved a mid-block crosswalk on San Pablo Avenue between Pac n Sav and senior housing. A request for proposals was issued for construction of the South Bayfront Bridge over the railroad tracks between Bay street Center and Horton Street. The Pedestrian and Bicycle Advisory Committee asked Caltrans to install pedestrian phases at the Powell/Christie intersection and requested a safety study of the Powell-Christie corridor; prioritized Hollis/Powell improvements at the new Greenway segment; and asked Caltrans to install an activated blank-out "non turn on red" sign at the I-80 off ramp/Powell intersection.
T-A-9	Maintain a plan that defines a bikeway network, provides bikeway facilities, designates a bicycle coordinator, and evaluates bike sharing	The Pedestrian and Bicycle Plan defines a bikeway network, bicycle facilities and bike sharing information. The Pedestrian and Bicycle Advisory Committee recommended Horton Bicycle Boulevard traffic calming treatments; recommended new rack locations to Powell Street Plaza, and reviewed Sherwin-Williams plans, bike share locations, and Bay Street plans for bike facilities.



Action Number	Action Summary	Implementation Status and Actions in 2017
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	In 2017, the City accepted as completed the crossing improvements on San Pablo Avenue at 43rd, 45th, and 47th Streets to improve pedestrian access to the Emeryville Center of Community Life (ECCL).
T-A-11	Install and maintain bicycle detection loops at signalized intersections	All signals have bicycle detection except Adeline/43rd, and many have video detection.
T-A-12	Urge buses to carry bicycles	The Emery Go-Round now carries bicycles. AC Transit buses carry bicycles, and AC Transit will have more bicycle capacity on some of its new buses.
T-A-13	Work for free and/or subsidized transit	The City received a grant from the Bay Area Air Quality Management District for operation of the Emery Go-Round's Watergate Express Shuttle.
T-A-14	Work with transit providers to expand hours of operation	AC Transit expanded its local service hours and frequencies in March. The Emeryville Transportation Committee expressed support for proposed Transbay changes, including increasing the hours and frequency of the F bus and rerouting the C and J so they no longer serve 40th Street; the F bus would serve passengers who currently take the C and J on 40th Street.
T-A-15	Use AC Transit's handbook in reviewing development projects	Staff consulted the AC Transit handbook in the Shellmound Street re-design, which was part of the greater Marketplace Project.
T-A-16	Monitor and change transit system as needed to provide efficient environment that meet needs of all users	The 40th and San Pablo Bus Hub concept design process began with consultant selection and drafting of an existing conditions report.
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.

Action Number	Action Summary	Implementation Status and Actions in 2017
T-A-18	Adjust public parking pricing	Council approved a contract for an update to the North Hollis Parking Study to expand parking management city-wide. Two community meetings on the proposed on-street parking management strategy were held.
T-A-19	Study citywide Transportation Demand Management Program	The 2012 Sustainable Transportation Plan includes Transportation Demand Management (TDM) Strategies. In 2017 Council directed staff to prepare an ordinance allowing and regulating one-way car share.
T-A-20	Work with stakeholders to explore feasibility of a bicycle and pedestrian route at Emeryville Crescent	Students from Academy of Art University in San Francisco displayed their designs at Emeryville City Hall for a raised trail connecting the Peninsula with Bay Street Center - over the Bay, Crescent Marsh and I-80 to Temescal Creek.
T-A-21	Maintain truck routes	Shellmound Street was realigned as part of the Marketplace redevelopment, and maintained as a truck route.
<b>PARKS, PUBLIC FACILITIES AND SERVICES</b>		
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 2017, construction began on the Greenway segment between Hollis and Powell, and the Planning Commission approved the Final Development Plan for the Parks and Open Space aspect of Sherwin-Williams Mixed-Use Village.
PP-A-2	Develop a park-programming plan	Community events in the parks included a spring carnival and a jazz concert at Doyle-Hollis Park.
PP-A-3	Explore additional joint park facilities	Emeryville Center of Community Life (ECCL) features outdoor track and field facilities which are available for public use on evenings and weekends, and public programs at the pool on weekday mornings, midday and evenings and Saturdays. The German school at the former Anna Yates facility on 43rd Street opens the field to the public on Saturdays.
PP-A-4	Coordinate greenway creek improvements and water features with community (6-10 years)	Although the Temescal Creek corridor is included in the Parks and Recreation Strategic Plan, it was not prioritized in the most recent CIP. Ten years from plan adoption will be 2019.
PP-A-5	Update and implement Five-Year Capital Improvement Program	The Capital Improvement Program was updated as part of the 2017-2018 budget. It includes an Arts Center, Temescal Park lighting and improvements, Horton Landing Park expansion, Child Development Center rehabilitation, Marina dredging, Frontage Road Bay Trail upgrades, art projects, and sanitary sewer rehabilitation.
PP-A-6	Update zoning and subdivision regulations	The Zoning Ordinance was amended in 2016 to reflect the arrangement of parks and open space in the Sherwin Williams mixed use project and the adjacent City parcel. None of the Zoning Ordinance changes made in 2017 were related to parks and public facilities.

Action Number	Action Summary	Implementation Status and Actions in 2017
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	ECCL is now up and running; the Teen Center opened in late 2017. City staff members participate in the programming and operating committees, and operate programs including classes, facility rentals, aquatics, dive-in movies, and the Harvest Festival.
PP-A-8	Work on uses for sites no longer needed by other public agencies	The School District has not yet developed a long-range plan for the former Anna Yates school site. It is currently being used on a temporary basis by the Berkeley/East Bay Campus of the German International School of Silicon Valley. The public is allowed to use the field on weekends.
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	The City organized Holiday tree lighting ceremony and parade. As of October, 77 children were enrolled in Emeryville Child Development Center. Youth programs included Crossing Guards, After School Care, Before School Care, Kinder Buddies, and Thankful CAMP. Adult programs include sports and fitness classes. On average 110 members visit the Senior Center per month for various services including excursions, fitness, wellness, computer training, Meals on Wheels and congregate lunch. Programs are promoted through the News and Activity Guide, the City website, Facebook, Twitter, E-news, and Notify Me.
PP-A-10	Prepare a plan for an Arts and Cultural Center	Council directed staff to issue a request for proposals for development and operation of an Arts Center in the building adjacent to Old Town Hall.
PP-A-11	Study new location for Police Administration facilities	Staff is currently discussing a location for a temporary police facility, to supplement the existing facility on the peninsula.
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	Alameda County Fire Department Preparedness Unit held six Personal Emergency Preparedness classes in Emeryville in 2017, resulting in roughly 260 people trained. They are currently working to bring a CERT academy to Emeryville in 2018.
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. In 2017, 30 Private Sewer Lateral Permits were issued.
<b>URBAN DESIGN</b>		
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.

Action Number	Action Summary	Implementation Status and Actions in 2017
UD-A-2	Implement neighborhood and area plans	Shellmound Street is being realigned to have mixed use on both sides south of 65th Street as part of the Public Market mixed use development; this helps to implement the Shellmound Design Guidelines.
UD-A-3	Update Zoning Ordinance	The amended Accessory Dwelling Unit ordinance requires 200 square feet of useable open space at least 10 feet wide on properties where Accessory Dwelling Units are created.
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and the Pedestrian and Bicycle Plan. In 2017 Shellmound Street was realigned, and a sidewalk café was approved.
UD-A-5	Update Capital Improvements Program	The CIP adopted 2016 contains 14 streetscape projects, including the South Bayfront Bridge and Horton Landing Park, sidewalk improvements, bike share stations west of Motivate's service area, Frontage Road landscape median island, North Hollis undergrounding, and the Powell Corridor traffic safety study.
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	Site plan review for the Sherwin-Williams mixed use project addressed pedestrian circulation. Housing-related infrastructure grant funding for San Pablo Avenue median improvements at Estrella Vista could include gateway elements.
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	The Public Art Committee (PAC) directed staff to focus implementation of the Public Art Master Plan initially on drafting a call for art at the Marina and developing a Mural Program. The Public Art Master Plan designates the Marina as a gateway.
UD-A-8	Support renovations of older residential and industrial building stock	The Sherwin-Williams project involves adaptive re-use of the significant building on the site.
UD-A-9	Expand public art along green streets, at gateways, and in new parks	Art will be included in the Greenway segment between Powell and Stanford, and in the Sherwin-Williams parks.
UD-A-10	Develop and implement new sign regulations	The Planning Commission held a special meeting study session on sign regulations, and directed staff to prepare amendments to the code.
<b>CONSERVATION, SAFETY AND NOISE</b>		
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.

Action Number	Action Summary	Implementation Status and Actions in 2017
CSN-A-2	Implement the National Pollutant Discharge Elimination System permit	The City is in compliance with our NPDES Municipal Regional Permit to date. Municipal Regional Permit (MRP) 2.0 went into effect on January 1, 2016. The 2016-2017 annual report for the permit was completed.
CSN-A-3	Implement EBMUD water efficiency requirements	Staff met with EBMUD to discuss new requirements for separate water meters for each unit in multi-unit residential projects.
CSN-A-4	Disseminate information on harmful effects of toxic chemical substances and safe alternatives	Staff distributed several different Alameda County Clean Water program public education materials at three events throughout 2017. The City and County hosted a training session at ECCL on EPA regulations for lead-safe renovation and painting.
CSN-A-5	Protect biological resources while studying trail at the Emeryville Crescent.	Students from Academy of Art University in San Francisco addressed protection of biological resources in their designs for a raised trail connecting the Peninsula with Bay Street Center. Staff plans to include the protection of biological resources in the 2019 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	The Façade Improvement Grant Program was revived, and eight applications were received for the first round of funding.
CSN-A-8	Address seismic hazards and flooding risks	The City has a program for business owners relating to post-disaster assessment (inspection) of buildings. Staff began mapping private storm drains as the first step of preparing a Green Infrastructure Plan.
CSN-A-9	Implement and update emergency management operations plan	The City conducted an Emergency Management Progress Report, which evaluated the City's progress and documents including the 2014 Emergency Operations Plan, and increased Emergency Management Program resources in the budget.
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	Council held a study session on the Local Hazard Mitigation Plan Update 2017-2022. The plan will be submitted to the State and Federal Emergency Management Agencies for approval, after which it will be brought back to the Council for adoption.



Action Number	Action Summary	Implementation Status and Actions in 2017
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. The City refers people to the Household Hazardous Waste events sponsored by the Alameda County Waste Management Authority, and to the Stopwaste <a href="http://www.recyclewhere.org">www.recyclewhere.org</a> website for questions about difficult materials.
CSN-A-12	Work with the Flood Control and Water Conservation District.	The City coordinates with the Alameda County Flood Control District as needed along Temescal Creek. The South Bayfront Pedestrian Bridge is a capital improvement project that relies on coordination with the District.
CSN-A-13	Use site plan review to ensure public health and safety, and the protection of natural and cultural resources	Staff reviewed stormwater proposals for the Marketplace redevelopment, and reviewed trash enclosure plans for several development projects.
CSN-A-14	Update Zoning Ordinance	The City adopted Zoning Ordinance amendments regarding short-term rentals, accessory dwelling units, and cannabis businesses; these amendments addressed issues of safety and noise.
CSN-A-15	Update Capital Improvement Program.	The Capital Improvement Program was updated as part of the 2017-2018 budget. It includes cleanup of the Corporation Yard, a large trash separator in a storm drain line, a new Civic Center fuel tank, a street tree program, and energy-saving projects including electric vehicle chargers for City Hall parking lot, a Civic Center air conditioning upgrade, traffic signal LED relamping, paid parking, and vehicle replacements.
CSN-A-16	Implement the Climate Action Plan	The Climate Action Plan 2.0 was approved by City Council on November 15, 2016, and is in effect, with goals for 2030 and targets for 2050 GHG emissions. In 2017 the City continued converting street lights to LED.
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts	As of June 2016, all Conditions of Approval address mechanical and construction noise impacts in Section III.B.1.
CSN-A-18	Require noise study for projects with high noise exposure	The City addresses noise exposure in reviewing applications for approval of development projects.
CSN-A-19	Develop railroad quiet zones	Staff began exploring opportunities for collaboration with Alameda County Transportation Commission (ACTC) and possibly the City of Berkeley for SB1 Trade Corridor Enhancement Program funding for Railroad Quiet Zones.

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction EMERYVILLE

Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction EMERYVILLE

Reporting Period 01/01/2017 - 12/31/2017

**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	Deed Restricted Units	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			See Instructions	See Instructions	
6301 Shellmound St	5+	Renter	11	0	14	198	223	223		11	
3706 San Pablo Ave	5+	Renter	70	16	0	1	87	87	Low Income Housing Tax Credits, Community Developmen t Block Grant, Redevelopm ent Agency or Successor Agency Funds, Infill Infrastructur	86	

***Exhibit B***

									e Grant , Affordable Housing and Sustainable Communitie s, Federal Tax Credits (4%), Section 8 Project- Based Rental Assistance, Housing Opportunitie s for Persons with AIDS		
(9) Total of Moderate and Above Moderate from Table A3					14	201					
(10) Total by Income Table A/A3			81	16	14	201					
(11) Total Extremely Low-Income Units*			37								

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** EMERYVILLE

**Reporting Period** 01/01/2017 - 12/31/2017

**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 EMERYVILLE

Reporting Period 01/01/2017 - 12/31/2017

**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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	2	0	2	2

\* Note: This field is voluntary



# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction EMERYVILLE

Reporting Period 01/01/2017 - 12/31/2017

**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.												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	81	0	0	0	0	0	0	86	190
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	211	0	0	16	0	0	0	0	0	0	16	195
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		259	7	0	14	0	0	0	0	0	0	21	238
Above Moderate		752	178	1	201	0	0	0	0	0	-	380	372
Total RHNA by COG. Enter allocation number:		1498	190	1	312	0	0	0	0	0	0	503	995
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction EMERYVILLE

Reporting Period 01/01/2017 - 12/31/2017

**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 City offers free pre-application meetings.
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.	2017	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-4-1-1	Maintain an inventory of sites available and appropriate for residential development for households of all income	Ongoing, update the inventory as	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

***Exhibit B***

	levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).	new projects are approved	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.
Program H-4-2-6	Promote quality and diversity in the architectural style of new housing developments.	Implement as housing development projects are proposed	Approved and proposed projects have a variety of architectural styles. Doyle Mews is modern with clean lines and wood; Estrella Vista has articulated base, middle and top; and Adeline Springs has a curved sculptural style.
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 Sherwin-Williams project is being evaluated against it.
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-7-3-2	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	City staff met with AC Transit and Emeryville Transportation Management Association (Emery Go-Round operator) as part of the 40th/San Pablo Bus Hub design kick-off, and received funding from Alameda County Transportation Commission for Emery Go-Round operations and 8-to-Go paratransit.
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	2017	The amendment to the Design Guidelines was adopted in 2015. The added guidelines were followed in the Marketplace projects, and are being used to evaluate the Sherwin-Williams project.

	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.		
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 issued a Request for Proposals for Senior Housing on the 4300 SPA site. This will include units for disabled Seniors. The development at 3706 San Pablo includes 11 units reserved for households including a developmentally disabled member.
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 scheduled.	The City is a member of EveryOne Home and joined Berkeley and Albany in the North County Homeless Hub. 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-3-2-4	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. The City is now funding the North County Family Front Door for families experiencing homelessness.
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 has contracted with Alameda County Healthy homes to provide the Access Improvement program for homeworers with a disabled household member.

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 Marketplace developer is submitting the required checklist with their submittals, as did the Estrella Vista developer.
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.	12/31/17	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 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.	12/31/17	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 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-1-3-1	Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate.	Review the affordable inventory	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

	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.	twice yearly, take actions as needed	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 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 ownership housing. An impact fee is required in rental housing, and affordable units may be provided in lieu of the fee.
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 under construction 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)	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.



	to support the inclusion of units at a deeper affordability level.		
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 2017 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 Estrella Vista, an 86 unit family housing project at 3706 San Pablo (under construction) to identify and leverage funding. This project was one of the first in the state to be awarded Cap and Trade funds.
Program H-2-2-6	Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	12/31/17	The City has supported the successful County of Alameda Affordable Housing Bond which passed as new legislation.
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.
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 worked with the developers of 3706 San Pablo to include additional special needs populations. There are developmentally disabled and physically disabled as well as HOPWA units.
Program H-3-1-2	Support the development of Residential	12/31/17	Staff conducted a feasibility analysis of developing senior housing on the

	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.		Recreation Center site after the Recreation Center moves to Emeryville Center of Community Life. Staff issued a Request for Proposals in 2017 for an affordable housing developer to build senior housing on the site. However the RFP was postponed in order to upzone the site to increase project feasibility.
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 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-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 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	Ongoing, as BMRs become	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

	employees, and employees of the Emeryville Child Development Center.	available	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 appr	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.	12/31/17	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-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-5-1-3	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-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	Examine opportunities annually	A family affordable housing project at 3706 San Pablo Avenue was approved in 2015 and began construction in 2017.

	developers to provide site design, construction, and management.		
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 was expected to start in 2017 but did not.
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 come in	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2017 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
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.	12/31/17	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.
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	Remediation of 3706 San Pablo Avenue was completed for development of affordable housing on a City owned parcel using a 2012 US EPA Cleanup grant. Construction began in 2017.
Program H-7-1-2	Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance	12/31/17	The City will market its \$1.9 million Revolving Loan Fund (RLF) to developers partnering with the City to develop sites owned by the City, including housing sites on Christie Avenue and San Pablo Avenue.

	with funding applications.		
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 and is reviewed regularly. It is at <a href="http://www.emeryville.org/334/Green-Building">http://www.emeryville.org/334/Green-Building</a> 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. The City is also reviewing all opportunities to incorporate vegetative treatment on new public projects regardless of size.
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 car sharing pods.	Ongoing, review and update information twice yearly	The City's Environmental Services/Transportation webpages include up-to-date directories of resources and actions for businesses and residents including information about transit options and passes, bike routes, and carpooling. The annual Bike To Work Day events are described on the Bike & Pedestrian program pages, and there are links to information about bike lockers and bike racks. The Bike Share page gives information on the regional Ford GoBike network and stations in Emeryville. The City participated in and publicized the ¿Sunshares¿ solar and alternative-fuel-vehicle discount program, and is launching a commercial energy audit and upgrade program, which are described on the Sustainability pages of the website.
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 Energy Efficient Emeryville (E3) Program offers no-cost energy audits and assistance to small and medium businesses.
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	Two residential structures were Issued Demolition Permits in 2017 (1258 Ocean Ave and 1264 Ocean Ave).
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 \$40,266.39 in Affordable Housing Impact Fees in Calendar Year 2017.
Program H-7-2-5	Encourage new residential development projects to include features and materials	Ongoing, as development	The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.

	that help to prevent stormwater intrusion.	projects are proposed	
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. Calendar year 17-18, two SFR voluntary seismic upgrade permits utilizing this program were issued and final.
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 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. Renovation, Repair and Painting Rule (RRP) Training. During Lead-Safety week in October, the City of Emeryville Building Division in cooperation with the Alameda County Healthy Homes Department, hosted an 8-hour training course for the public which was held at the ECCL Community Center. This free training was attended by a mix of 23 painting contractors, property owners and interested parties. Completion of the course resulted in a certification as required by Federal EPA rules which requires anyone conducting renovation, repair, or painting worked for compensation, in pre-1978 buildings, including landlords, must be trained, certified and use lead-safe work practices.

**HOUSING SUCCESSOR ANNUAL REPORT  
REGARDING THE  
LOW AND MODERATE INCOME HOUSING ASSET FUND  
FOR FISCAL YEAR 2016/167  
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 20, 2018. This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2016/17 (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 2016/17 (Fiscal Year) as prepared by LSL Certified Public Accountants (Audit), which Audit is separate from this annual summary Report; further, this Report conforms with and is organized into sections I. through XI., inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

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



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

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

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**I. AMOUNT DEPOSITED INTO LMIHAF**

A total of \$1,630,544 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 \$5,284,297, 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:

<b>Asset Management Expenditures</b>	<b>\$11,602</b>
<b>Monitoring &amp; Administration Expenditures</b>	<b>\$5,000</b>
<b>Homeless Prevention and Rapid Rehousing Services Expenditures</b>	<b>\$0</b>
<b>Housing Development Expenditures</b>	
➤ Expenditures on Low Income Units	\$10,437
➤ Expenditures on Very-Low Income Units	\$28,329
➤ Expenditures on Extremely-Low Income Units	\$27,760
➤ Total Housing Development Expenditures	\$66,526

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

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

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

	As of End of Fiscal Year
Statutory Value of Real Property Owned by Housing Authority	\$17,942,606
Value of Loans and Grants Receivable	\$798,856
Total Value of Housing Successor Assets	\$18,741,462

#### 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 <sup>th</sup> and Christie)	Completed

#### VII. STATUS OF COMPLIANCE WITH SECTION 33334.16

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

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

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

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

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

## **VIII. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413**

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

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

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

### **1976 Area**

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

### **Shellmound Area**

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

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

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

## **IX. EXTREMELY-LOW INCOME TEST**

Section 34176.1(a)(3)(B) requires that the Housing Successor must require at least 30% of the LMIHAF to be expended for development of rental housing affordable to and occupied by households earning 30% or less of the AMI. If the Housing Successor fails to comply with the Extremely-Low Income requirement in any five-year report, then the Housing Successor must ensure that at least 50% of the funds remaining in the LMIHAF be expended in each fiscal year following the latest fiscal year following the report on households earning 30% or less of the AMI until the Housing Successor demonstrates compliance with the Extremely-Low Income

requirement. This information is not required to be reported until 2019 for the 2014 – 2019 period.

## **X. SENIOR HOUSING TEST**

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

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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:

	<b>FY 13/14</b>	<b>FY 14/15</b>	<b>FY 15/16</b>	<b>FY 16/17</b>
<b>Beginning Balance</b>	\$ 599,454	\$1,031,548	\$2,186,665	\$3,736,882
<b>Add: Deposits</b>	\$ 450,168*	\$1,172,012*	\$ 1,632,279*	\$1,630,544
<b>(Less) Expenditures</b>	\$ 18,074	\$16,895	\$ 82,062	\$ 83,128
<b>Ending Balance</b>	\$1,031,548	\$2,186,665	\$3,736,882	\$5,284,298

*\*Previous years adjusted per auditor.*

The LMIHAF does not have an Excess Surplus.