

Jurisdiction	Emeryville	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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

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

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

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

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1-1-1	Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Ongoing	The City continues to contract with Alameda County Healthy Homes Department, through the use of CDBG funds, to provide Minor Home Repair services to low income households.
H-1-1-2	Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.	Ongoing	Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place. Alameda Healthy Homes has provided a workshop at the Emeryville Senior Center and has attended Emeryville public events.
H-1-1-3	Continue to offer home maintenance education.	Ongoing	The City provided information on the Earthquake Brace + Bolt Program, which provides homeowners with up to \$3,000 to strengthen their homes.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1-2-1	Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	Ongoing	The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations.
H-1-2-2	Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing	No residential structures were approved by the City Council for demolition in 2019.
H-1-3-1	Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.	Ongoing	The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate.
H-1-3-2	Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.	Ongoing	The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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	The City still offers a density bonus for development projects that include affordable housing units.
H-2-1-2	Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.	Ongoing	The City continues to implement the Affordable Housing Program by requiring the inclusion of below market rate units in residential projects. An impact fee is required in rental housing development and affordable units may be provided in lieu of the impact fee.
H-2-2-1	Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.	Ongoing	The City collected \$203,692.96 in Affordable Housing Impact Fees in Calendar Year 2019.
H-2-2-2	Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Ongoing	The City issued a Request for Qualifications/Proposals in October 2019 for the development of a 100% affordable housing project on a City-controlled asset. The City also closed on a \$2M development loan in December 2019 to acquire a site to be redeveloped into a mixed-use site with 100% affordable housing. Both projects will require units to be set-aside for extremely low, very low and low income households.
H-2-2-3	Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level.	Ongoing	The City will continue when feasible and appropriate, to consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program to support the inclusion of units at a deeper affordability level.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-2-2-4	Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.	Ongoing	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2019 . The City is in the process of re-examining the program to determine how to make the program more effective and useful for borrowers in today's market.
H-2-2-5	Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.	Ongoing	The City will continue to work with affordable housing developers to identify and leverage local, state and federal funding programs that will assist in maximizing the number the affordable units. Prior to closing on the development loan in December for an affordable housing project, the City notified the developer of the release of a NOFA for the Veterans Housing and Homelessness Prevention Program funding.
H-2-2-6	Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Ongoing	The City will continue to support regional and statewide efforts to establish new sources of funding for affordable housing.
H-2-2-7	Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.	Ongoing	The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase inproperty tax) to support affordable housing in the City.
H-3-1-1	Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.	Ongoing	The City will continue to encourage the inclusion of extremely low and very low income affordable units for people living with physical and/or developmental disabilities and Shelter-Plus-Care units in projects subject to the City's Affordable Housing Program.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-3-1-2	Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.	Ongoing	The City issued a Request for Qualifications/Proposals in October 2019 for the development of a 100% affordable housing senior or intergenerational project on a City-controlled asset.
H-3-1-3	Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.	Ongoing	Because the Building Code now requires Universal Design features, the City no longer offers bonus points for them.
H-3-1-4	Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.	Ongoing	The City will continue to 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, when available.
H-3-2-1	Continue to support the countywide effort to prevent and end homelessness through strategies described in the “EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan.” Monitor the plan’s progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium technical Advisory Committee.	Ongoing	The City will continue to support the countywide effort to prevent and end homelessness through the Everyone Home plan. The City will continue to monitor the plan's progress through the City's participation in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-3-2-2	Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.	Ongoing	The City provides homeless services through General Funds for outreach, harm reduction (including food) and providing case management services and rapid rehousing to people experiencing homelessness in Emeryville. The City allocated Community Development Block Grant (CDBG) funds for the Homeless Management Information System (HMIS) .
H-3-2-3	Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.	Ongoing	The City continues to provide information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.
H-3-2-4	Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.	Ongoing	Housing staff regularly works with EUSD staff to identify resources for EUSD families who are experiencing housing crises or homelessness.
H-4-1-1	Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).	Ongoing	Of planned residential developments on the sites inventory table (Table 4-2) of the Housing Element, plus some on sites not in that table, all are approved, 473 units are completed, 659 units are under construction, and 740 approved units have not yet started construction.
H-4-1-2	Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	Ongoing	In 2019 the City received applications for two mixed-use projects (58Fifty Shellmound and Onni), approved one mixed-use project (Marketplace B), issued certificate of occupancy for one mixed-use project (Estrella Vista), and saw remediation efforts on one mixed-use project (Sherwin-Williams).

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-4-2-1	Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	Ongoing	The City continues to provide a First time Homebuyers Program for Low to Moderate Income Teachers at Emery Unified School District. The program is available on Market rate developments only. In 2019, no teachers have applied for the program.
H-4-2-2	Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.	Ongoing	The City continues to provide a First Time Homebuyers Program to City of Emeryville employees. The program is available on Market rate developments only. In 2019, no city staff have applied for the program.
H-4-2-3	Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	Ongoing	Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units. Emails are sent to City Staff and EUSD staff whenever a BMR ownership unit becomes available.
H-4-2-4	Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.	Ongoing	The City will continue to ensure that below market rate live/work units are marketed to artists and craftspeople when they become available. The City currently doesn't have any below market rate live/work units available, but there will be 4 live/work units at the Sherwin Williams development in the near future.
H-4-2-5	Encourage the development of affordable live/work space for artists and craftspeople.	Ongoing	The City will continue to encourage the development of affordable live/work space for artists and craftspeople.
H-4-2-6	Promote quality and diversity in the architectural style of new housing developments.	Ongoing	The Planning Commission worked with the aspiring developers of Marketplace B, Onni, and 58Fifty Shellmound to improve project design.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-5-1-1	Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	Ongoing	The County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. The city contracts directly with ECHO to provide services related to our evictions harrassment ordinance.
H-5-1-2	Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.	Ongoing	Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Information on services is available in the lobby at City Hall and on the City's the website, as well as in the E-news.
H-5-1-3	Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market-rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance).	Ongoing	The City of Emeryville requires fair housing and equal opportunity language and logos on all Marketing Plans for affordable units and contractual agreements pertaining to housing.
H-5-1-4	Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.	Ongoing	The City will continue to support Rebuilding Together East Bay-North in providing repair and accessiblity improvements to low income households. Additionally, the City will continue to contract with the Alameda County Healthy Homes Program to provide minor repair to low income households.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-6-1-1	Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.	Adoption 2015, implementation ongoing	The family-friendly residential amendment to the City Design Guidelines was adopted in 2015. As projects are proposed, the City will continue to implement these Design Guidelines.
H-6-1-2	Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.	Ongoing	The City will continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing. The City is nearing completion of 3706 San Pablo Avenue (also known as Estrella Vista), a former City-controlled site that is a 100% Affordable Family Housing development.
H-6-2-1	Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.	Ongoing	Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville Buyers and works with mortgage brokers involved in the resale of below-market-rate (BMR) units to review the program for their buyers.
H-6-2-2	Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.	Ongoing	No activity took place on this initiative this year. The City will in the next reporting period provide education and technical assistance to Condominium Homeowner Associations (HOAs) to encourage Owner Occupancy.
H-6-2-3	Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Ongoing	The City continues to offer low-interest rate first time homebuyer assistance loans to low and moderate income households. The program is available on Market rate developments. No applications for the program were received in 2019.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-6-3-1	Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.	Ongoing	Staff continues to assist people at risk of losing their homes to foreclosure by referring homeowners to HOPE Foreclosure program and legal assistance. The foreclosure activities have slowed down dramatically in 2019.
H-7-1-1	Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	Ongoing	The City will continue to offer low-interest loans or grants to property owners and developers seeking to remediate housing development sites.
H-7-1-2	Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	Ongoing	The City's marketing of a Revolving Loan Fund (RLF) for remediation by private developers has been limited due to the need to coordinate three properties affected by the time line of a significant remediation on one property impacting another which precludes a third's relocation. The RLF will be marketed to developers partnering with the City to develop sites owned by the City, including housing sites on Christie Avenue and San Pablo Avenue. In 2019 staff attended a national conference on Brownfield Cleanup and attended a session on best practices for managing RLFs.
H-7-2-1	Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	Ongoing	The City continues to require developers to complete the GreenPoint Rated or LEED checklist in Planning and Building submittals.
H-7-2-2	Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	Ongoing	The City issued an RFQ/P for 4300 San Pablo Avenue with a requirement that the project must achieve a minimum of 100 "GreenPoint Rated" points plus meet all minimum requirements of LEED Silver certification.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-7-2-3	Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Ongoing	The City website's Green Building webpage was updated in 2015. It is at http://www.emeryville.org/334/Green-Building and includes a definition and resources. The City's Sustainability website includes more information on building materials and energy decisionmaking.
H-7-2-4	Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	Ongoing	Vegetative stormwater treatment is required in projects disturbing or creating 5,000 or 10,000 or more square feet of permeable surface. Several large residential sites were completed with 100% treatment this year. The City is also reviewing all opportunities to incorporate vegetative treatment on new public projects regardless of size.
H-7-2-5	Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Ongoing	The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.
H-7-3-1	Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	Ongoing	The City has taken action to redevelop two sites into affordable housing projects, located along the San Pablo Avenue corridor, within the Priority Development Area (4300 San Pablo and 3600 San Pablo). As funding resources or incentives become available, the City will continue to work with the developers of both sites to secure the additional resources, as appropriate.
H-7-3-2	Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.	Ongoing	One of the projects recommended in the EBOTS is the 40th and San Pablo Bus Hub. In 2019, the City Council approved a concept design for the 40th and San Pablo Bus Hub, which now extends to Shellmound Street. The concept design includes dedicated bus lanes, a two-way protected bikeway, bus boarding areas with passenger amenities, and pedestrian and bicycle intersection improvements.

Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-7-3-3	Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.	Adoption 2015, implementation ongoing	The design guidelines for open space and community interaction, which were adopted in 2015, were followed in the design of the Marketplace B residential project (which was approved in 2019), and in review of applications for the 58Fifty and Onni projects.
H-7-4-1	Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and carsharing pods.	Ongoing	The City's Sustainability website includes up-to-date directories of resources and actions for businesses and residents. The Bicycle and Pedestrian webpage describes new Translink lockers at Amtrak and the bike racks program, and the City has been working with housing staff and the public on siting for the new Bike Share program. The City participated in and publicized a solar and alternative-fuel-vehicle discount program, and is launching a commercial energy audit and upgrade program.
H-7-4-2	Encourage energy conservation measures and use of green building materials in residential remodel projects.	Ongoing	The Building Code requires energy conservation measures. The City will continue the Energy Efficient Emeryville (E3) Program, which will offer no-cost energy audits and assistance to small and medium businesses.

