

Appendix B. ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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

Note: + Optional field

Cells in grey contain auto-calculation formulas

Table A																				
Housing Development Applications Submitted																				
Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0		
														0	0	0	0			
														0	0	0	0	No applications in 2018.		
														0	0	0	0			
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Housing Element Implementation

Title 25

Jurisdiction	Emeryville
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Table A2

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

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Types		Affordability by Household Incomes - Completed Entitlement						Affordability by Household Incomes - Building Permits					
				2	3	4		5		6		7				8	
				Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Low-Income Deed Restricted	Moderate-Income Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Low-Income Deed Restricted	Moderate-Income Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
49104102615	1450 Sherwin Ave	Sherwin-Williams Mixed Use	FDP17-001	MH	R	21	33	36	445	2/22/2018	535	1	3	4	70		78
49048101500	3637 Adeline St	Adeline Springs	UPDR17-009	MH	R	1	2	2	28	3/22/2018	500						0
49146901000	1270 Ocean Ave	Ocean View	UPDR16-004	MH	R				2	7/24/2018	33						0
491556001, 002, 003	6251 Shellmound St	Marketplace C2	FDP13-001	MH	R						0		3	4	59	4/6/2018	66
49150400200	1276 Ocean Ave	Ocean Ave Townhomes	UP07-09	SFA	O						0				5	4/23/2018	5
49117401000	1036 45th St	1036 45th									0				1	12/11/2018	1
49149101300	6401 Shellmound St	Artistry New Units	UPDR17-002	MH	R						0	1			5	2/6/2018	6
											0						0

Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Types		Affordability by Household Incomes - Certificates of Occupancy						Streamlining	Infill	Deed Restriction Type (see instructions)	Term of Affordability or Deed Restriction	Notes
				2	3	10		11		12						
				Unit Category (SFA, SFD, 2 to 4.5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Low-Income Deed Restricted	Moderate-Income Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Deed Restriction Type (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Notes*
49104102615	1450 Sherwin Ave	Sherwin-Williams Mixed Use	FDP17-001	MH	R	1	0	0	5		6	0		Other	55	Local bonus Points
49048101500	3637 Adeline St	Adeline Springs	UPDR17-009	MH	R						0	N	Y	Other	55	Local bonus Points
49146901000	1270 Ocean Ave	Ocean View	UPDR16-004	MH	R						0	N	Y			
491556001, 002, 003	6251 Shellmound St	Marketplace C2	FDP13-001	MH	R						0	N	Y	Other	55	Development Agreement
49150400200	1276 Ocean Ave	Ocean Ave Townhomes	UP07-09	SFA	O						0	N	Y			
49117401000	1036 45th St	1036 45th									0	N	Y			
49149101300	6401 Shellmound St	Artistry New Units	UPDR17-002	MH	R	1			5	9/14/2018	6	N	Y	INC	55	
											0					

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

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

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

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

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

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

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

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

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

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

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

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

