

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 3, 2023

Paul Buddenhagen, City Manager
City of Emeryville
1333 Park Avenue
Emeryville, CA, 94608

Dear Paul Buddenhagen:

RE: City of Emeryville's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting Emeryville's (City) housing element adopted December 12, 2022 and received for review on January 20, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's October 31, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program B (Streamlining Planning Processes)
- Program C (Objective Design and Development Standards)
- Program D (Accessory Dwelling Units (ADU))
- Program E (Adaptive Reuse)
- Program G (City Sponsored Development Fund)
- Program H (Development Opportunity Fund)
- Program L (New Funding Opportunities)
- Program O (Housing and Services for Persons with Disabilities)
- Program W (Priority Development Area)
- Program Y (Rental Preservation Program)
- Program II (Transportation)
- Program KK (Prior Identified Sites and By-right Affordability)
- Program LL (Planning Regulation Amendments)
- Program QQ (Tenant Protection Measures)

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB1) Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work, cooperation and responsiveness that the City's housing element team provided throughout the housing element review. The team's commitment to housing and community development is commendable. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager