CITY OF EMERYVILLE

INCORPORATED 1896

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May 23, 2011

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TRANSMITTAL OF CITY OF EMERYVILLE 2010 GENERAL PLAN ANNUAL PROGRESS REPORT

The Emeryville City Council approved the 2010 General Plan Annual Progress Report on May 17, 2011. Please find the enclosed signed resolution and accompanying annual progress report. The annual report on the Housing Element is contained in Chapter 3. The portion of the report pertaining to the Housing Element was reviewed by the Emeryville Housing Committee and the entire report was reviewed by the Emeryville Planning Commission prior to being submitted to the City Council for approval.

Please feel free to contact me or Catherine Firpo (510 596-4354) if you have questions.

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RESOLUTION NO. 11-81

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EMERYVILLE APPROVING THE ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF THE GENERAL PLAN FOR CALENDAR YEAR 2010 AND AUTHORIZING SUBMITTAL TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, California Government Code Section 65400 requires cities to prepare annual progress reports on implementation of the General Plan and the Housing Element of the General Plan; and

WHEREAS, an Annual Progress Report on Implementation of the General Plan for Calendar Year 2010 ("the report") has been prepared including an Annual Progress Report on the Implementation of the Housing Element of the General Plan ; and

WHEREAS, on April 6, 2011 the Emeryville Housing Committee reviewed the Annual Progress Report on the Implementation of the Housing Element for calendar year 2010 and recommended that the City Council forward the report to the California Department of Housing and Community Development ; and

WHEREAS, on April 28, 2011 the Emeryville Planning Commission reviewed the Annual Progress Report on the Implementation of the General Plan for calendar year 2010 and recommended that the City Council forward the report to the Governor's Office of Planning and Research and the California Department of Housing and Community Development ; and

WHEREAS, on May 17, 2011 the City Council of the City of Emeryville reviewed the report; now therefore, be it

RESOLVED, that the City Council of the City of Emeryville approves the report and finds that the report accurately reflects the City's progress in implementing the General Plan and the Housing Element of the General Plan; and be it

FURTHER RESOLVED, that the City Council authorizes submittal of the attached 2010 General Plan Annual Progress Report to the California Governor's Office of Planning and Research, as required by statute; and be it

FURTHER RESOLVED, that the City Council authorizes submittal of the attached 2010 General Plan Annual Progress Report to the California Department of Housing and Community Development, as required by statute; and be it

FURTHER RESOLVED, that the City Council has confirmed that the report is not a project as defined in CEQA Guidelines Section 15378 because it is an administrative activity that has no potential for resulting in a change in the environment.

APPROVED by the City Council of the City of Emeryville at a regular meeting held on Tuesday, May 17, 2011, by the following votes:

AYES: (5)Mayor Davis, Vice Mayor West and Council Members Atkin, Brinkman & Bukowski

NOES: (0) None **ABSTAINED:** None

EXCUSED: None **ABSENT:** None

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

2010 General Plan Annual Progress Report

City of Emeryville

Prepared by
Economic Development and Housing Department
Planning and Building Department

Emeryville City Council Resolution 11-81, May 17, 2011

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CHAPTER 1 – INTRODUCTION AND SUMMARY

A. 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 progress made toward implementing its goals and policies. The progress report must be submitted to the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (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.

B. 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 general plan for the physical development of the jurisdiction. The Emeryville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and implementing actions to achieve this vision. The Plan also conveys to City departments, other agencies, and private developers the community goals policies and establishes a basis for determining if development proposals and public projects are consistent. The Plan provides for establishing and prioritizing detailed plans and implementation programs.

C. 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 five years according to the schedule set by the State. For these reasons the Housing Element is contained in a separate document which was adopted by the City Council on July 20, 2010 and certified by the State HCD on October 7, 2010. The Emeryville Housing Element covers the five year period from 2009 to 2014. Other elements may be updated less frequently and typically have a 20-year horizon.

The correspondence between State mandated elements and the Emeryville General Plan is illustrated in Table 1-2 below.

Table 1-2: 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 OPR Guidelines
Emeryville's General Plan was recently updated according to OPR's Guidelines and remained consistent with the Guidelines through 2010.

CHAPTER 2 – IMPLEMENTATION OF THE GENERAL PLAN

This chapter discusses the implementation of all of the adopted elements of the General Plan except for the Housing Element. The annual progress report on the Housing Element is contained in Chapter 3.

A. REVIEW OF IMPLEMENTATION PROGRAM

Progress Report Highlights
Following are highlights of the progress made in calendar year 2010 organized by general plan element:

Land Use:

- *Zoning Update.* With completion of a new General Plan, the City is updating its zoning and subdivision regulations to bring them up to date and to ensure that they are consistent and help to implement the General Plan's goals. The project is under the guidance of the Zoning Update Steering Committee. In 2010 new zoning districts were identified and mapped and a set of use classifications were drafted. Administrative procedures were drafted and new regulations for signs and parking were written. In addition, a regulatory system was devised for granting bonuses for building height, floor area and residential density. These sections will remain in draft form until they are adopted with the remainder of the code. Interim zoning regulations are in place to insure General Plan consistency until the new zoning and subdivision regulations are adopted.

- *Permitting and New Development.* Although the economic downturn has slowed development, there were a number of active projects during 2010. The City Council acted on ten planning permit applications and the Planning Commission made decisions on 13 applications. All project approvals had findings of consistency with the General Plan. Permit extensions were approved for several major development projects during the calendar year. Progress made on other major projects is summarized below:

    - *Emery Station West @ Emeryville Transit Center, Horton Street and 59th Street; and Heritage Square Garage, Horton Street at 62nd Street.* This project, consisting of a 165 foot tall tower with about 248,300 gross square feet of office/lab space adjacent to the Amtrak Station and a seven-level 675 stall parking garage at 62nd and Horton Streets, was approved by the City Council on February 16, 2010.

    - *Ambassador Housing:* On December 9, 2010, the Planning Commission approved a two-year extension of the planning permits for this 69-unit affordable rental housing project fronting on Adeline and 36th Streets. Application for building permits of buildings B and C were received on December 21, 2010.

    - *64th and Christie Residential Building.* The Final Development Plan (FDP) for a 190-unit, 5-story residential building at the southeast corner of 64th Street and Christie Avenue was approved by the City Council on October 19, 2010.

    - *Target.* Design review for the conversion of the former Expo Design Center building at 40th and Horton Streets into a new Target store was approved by staff on February 19, 2010. Construction is complete and the store is now open.

    - *Magnolia Terrace.* This five-unit residence for developmentally disabled adults is being undertaken by the Housing Consortium of the East Bay. The renovation of this former four-plex, which was relocated from 1077 41st Street to the corner of 40th and Adeline Streets as part of the Oak Walk project, was approved by the Planning Commission on April 23, 2009. The building permit was issued on June 29, 2010 and the project is under construction.

    - *Oak Walk Mixed Use Project.* The three new buildings of the Oak Walk Mixed Use Project received their temporary certificates of occupancy in February 2010.

    Other major projects under construction during the calendar year include Pixar's 155,000 square foot production/office building, and renovation of the Emeryville Police Station.

    The Planning and Building Department continues to streamline its permitting processes, providing "fast track" plan checks for small projects and expeditious turn-around for larger projects. Thirty nine minor design review applications were

processed last year and a total of 738 building permits were issued. Technological advancements were instituted in 2010 to improve the application and permitting process including activation of new, comprehensive permit tracking software, development of GIS applications, and improvements to the Department's website.

Transportation:

- *South Bayfront Pedestrian-Bicycle Bridge.* The City is continuing its work on this major pubic works project to build a pedestrian/bicycle bridge spanning the Union Pacific Railroad tracks, linking east Emeryville with the Bayfront area.

- *I-80 Pedestrian and Bicycle Crossing.* The Redevelopment Agency is developing plans for a Class I bicycle/pedestrian crossing that would bridge over Interstate 80 at 65th Street, connecting the Emeryville Greenway with the Bay Trail. A Project Committee first convened in January 2010 and meets periodically to guide the community process.

- *Pedestrian and Bicycle Plan.* Preparation of a new Pedestrian and Bicycle Plan to replace the 1998 Bicycle and Pedestrian Plan was started in August. Workshops and tours were held in the fall months and the research phase of the project was completed by the end of the year. A new plan is anticipated to be adopted in 2011.

- *Traffic Impact Fee Study.* In December the City Council approved a contract to update the City's Traffic Impact Fees Study to fund multimodal transportation facilities.

Parks, Open Space, Public Facilities and Services:

- *Parks and Recreation Strategic Plan.* The Planning Commission approved a Parks and Recreation Strategic Plan, which specifies what activities each park should accommodate, lists projects by status and outlines decision-making criteria. The Plan also identifies capital and operating costs, and describes funding strategies including partnering, maximizing capital dollars and building community support. The Plan was adopted by the City Council in January 2011.

- *Center of Community Life.* In November Emeryville voters approved a $95 million bond measure for development of multipurpose community recreation and school facility.

- *Emeryville Center for the Arts.* A non-profit organization was created by the City to develop an arts and cultural center in a vacant industrial building adjacent to Old Town Hall. Following a design competition Jensen Architects of San Francisco was selected to design the new center.

Urban Design:

- *Emeryville Design Guidelines.* On December 7 the City Council adopted the Emeryville Design Guidelines to implement the City's urban design goals and policies as set forth in the General Plan, and to establish a framework for design review on a citywide basis. Conformance with the Emeryville Design Guidelines is a requirement for all design review applications. The Guidelines are provided to developers and applicants and are used in the

pre-application stage and throughout the project approval process. City staff uses the Emeryville Design Guidelines when assisting applicants and evaluating projects for design review. The Guidelines are a helpful reference for the Planning Commission and City Council when evaluating projects for approval.

- *Powell Street Urban Design Plan.* The City completed this plan to redesign the Powell Street corridor, the City's main gateway. The primary objective for the project is to develop a streetscape design plan that enables the safe and efficient flow of pedestrians, cyclists, public transit, and individual vehicles in an aesthetically-pleasing environment based on a complete streets approach to streetscape design. The plan was adopted by the City Council on April 5, 2011.

Conservation, Safety and Noise

- *Solid Waste Management.* The City Council adopted new solid waste management agreements with Waste Management of Alameda County (WMAC) on December 21. The proposed new agreements will significantly assist in meeting the City's waste diversion mandates. The new solid waste agreements took effective on February 1, 2011. The Collection agreement term is 10 years, the Disposal agreement term is 20 years. Staff is working closely with WMAC on the company's roll-out of the new services.

- *Regional Coordination on Sea Level Rise.* See *Sea Level Rise* under the Regional Coordination section below.

Sustainability:

- *Civic Green Building.* The Emeryville Police Administration Building on Powell Street started a major renovation in 2010 which will be completed mid-2011. It will include structural retrofitting, energy efficient windows, solar assisted electricity and technology upgrades. The project is designed for LEED® rating of Silver.

- *Farmers' Market.* In March 2010 the *Island Earth Farmer's Market* was approved by the City Council. It operates on Haven Street adjacent to City Hall on Thursdays. The market offers locally grown and produced organic food.

Progress on Action Program

Chapter 8 of the Emeryville General Plan spells out an implementation program to achieve the goals and policies of all elements with the exception of the Housing Element, which contains its own implementation program. (See Chapter 3 of this report). Chapter 8 of the Plan describes the processes for implementing the elements and identifies the agencies involved. Also included is a comprehensive action program for each of the elements with a timeframe for their implementation. Of the 79 total actions 51 are on-going activities and 23 are scheduled for completion within the first five years of adoption. The remaining 5 are intended for implementation within the 6 to 20 year timeframe.

The City has made significant progress on the action program. Table I in Exhibit A tracks all progress made in 2010 on those actions that are ongoing and those that are scheduled to be

completed within the first five years after adoption of the Plan. Ten actions were completed. Substantial progress was made on 26 actions, 29 have either been started or are on-going City activities. There were only nine actions out of the total 79 for which no progress was made within the first year after adoption.

Regional Coordination

- *Sustainable Communities Strategy.* City staff has participated with the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) in the Sustainable Communities Strategy process to develop and implement an action plan that will lead to a more sustainable region, and implement SB 375. Staff regularly attends Regional Advisory Working Group meetings and makes periodic presentations to the City Council and Planning Commission.

- *Sea Level Rise.* The City participated in conversations with the San Francisco Bay Conservation and Development Commission (BCDC), the East Bay Economic Development Alliance, the Bay Planning Coalition and the Association of Bay Area Governments regarding BCDC's proposed Bay Plan Amendments advising approving only infill development in areas subject to sea level rise in this century. The City joined the Adapting to Rising Tides team for a pilot project to identify transportation infrastructure and other assets that are vulnerable to sea level rise and develop strategies to address it along the I-880 corridor between Emeryville and Hayward. Team members include BCDC, Caltrans, the National Oceanic and Atmospheric Administration, ICLEI, the Metropolitan Transportation Commission, Alameda County, three institutes, UC Berkeley, Oakland, San Leandro and Hayward.

- *Countywide Transportation Plan.* Staff regularly attends meetings of the Technical Advisory Working Group for updating the Alameda Countywide Transportation Plan and developing a new expenditure plan. The group also serves as the Alameda County working group for the regional Sustainable Communities Strategies.

- *Alameda County Planning Directors Meetings.* The Planning and Building Director meets regularly with the directors of other planning jurisdictions in Alameda County to share information and discuss topics of mutual interest.

- *East Bay Green Corridor.* Emeryville is a founding and active member of the East Bay Green Corridor, which consists of other cities, educational institutions and other organizations whose goal is to attract, retain, and facilitate the expansion of businesses focused on the development and dissemination of green technologies.

- *East Bay Economic Development Association.* The City is also a member of East Bay Economic Development Association, which is a consortium of industry, public sector, and educational institutions in the East Bay dedicated to growing the East Bay economy

General Plan Amendments

Two general plan amendments were adopted by the City Council in 2010:

1. January 19: This modified the Maximum Floor Area Ratios Map to increase the floor area ratio to 2.0/3.0 on a portion of the Pixar Animation Studios campus and to increase the floor area ratio to 3.0/4.0 on the Wareham development property between Hollis Street and the railroad from Powell Street to 64th Street.

2. October 5: This modified the "Doyle Hollis North Area" bounded by 62nd, Hollis, 64th, and Doyle Streets. The General Plan Land Use Diagram was amended to redesignate this area from Park/Open Space to Office/Technology-Doyle Hollis North Area. The General Plan Maximum Floor Area Ratios (FAR) map was amended to redesignate this area from an FAR of 0.5/No Bonus to an FAR of 1.0/No Bonus.

B. GOALS, POLICIES, OBJECTIVES, STANDARDS OR OTHER PLAN PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR OTHERWISE ADJUSTED.

Other than City Council adoption of the Emeryville Housing Element, and the two plan amendments described above, no changes to goals, policies, objectives, standards or other plan proposals were identified in 2010.

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

The City of Emeryville is required to report annually to the State of California Housing and Community Development Department (HCD) on the implementation of its General Plan Housing Element. The "Annual Progress Report on Implementation of the Housing Element" for Calendar Year 2010 may be found as Exhibit B.

The report addresses the progress in meeting the Regional Housing Need Allocation (RHNA) housing goals and the attainment of housing goals and objectives specified in the 2010 Housing Element. This is the first progress report that is measured against the 2009-2014 Housing Element. The State of California Department of Housing and Community Development has required a new report format that consists of six excel spreadsheets.

Housing Element Implementation Highlights
Following are highlights of the Calendar Year 2010 Housing Element Annual Progress Report:

- In 2010, one building permit for the five unit Magnolia Terrace project was issued for residential housing (Table A). The economic recession and difficult commercial lending market have continued to stall several residential developments in Emeryville that have received their planning entitlements but have not yet pulled building permits.

- Fifty-six percent (56%) of the July 1, 2006 through June 30, 2014 Regional Housing Need Allocation (RHNA) period has elapsed. As measured through the issuance of building permits, the City has met 5% of the very low income goal, 5% of the low income goal, 15% of the moderate income goal, and 62% of the market rate goal. Overall, the City has met 35% of the total goal of 1,137 units (Table C).

- The Housing Rehabilitation Program funded ten projects in 2010, including five (5) exterior paint grants, two (2) minor home repair grants, and three (3) accessibility grants.

- No residential developments were completed in 2010, although the Oak Walk project received temporary certificates of occupancy in February, as noted above.

- The City furthered its goals of promoting affordable housing for a variety of housing types and income levels through the advancement of three new developments.

    - Magnolia Terrace is being developed at 4001 Adeline Street by Housing Consortium of the East Bay (HCEB). HCEB has acquired and is renovating an existing four-plex structure on the site as five units for very low income households living with developmental disabilities. The Redevelopment Agency entering into a Disposition and Development Agreement in January 2010 and construction will be complete in mid 2011.

    - The Ambassador Housing Development received its Planning approvals in December 2009 for the development of the site at 1168 36th Street as a 69-unit multi-family affordable residential development for very low income households. The Agency negotiated a Disposition and Development Agreement (DDA) in 2010 and approved the DDA in February 2011. The Ambassador Development promotes the 2010 Housing Element policy of providing affordable housing for families through larger unit sizes. One-third of the development units are three-bedroom units.

    - The Agency negotiated an Owner Participation Agreement with Rockwood Christie for 29 very low income units in exchange for Agency financial assistance at the 190 unit 64th and Christie rental project. Five of the very low income units will be three –bedroom units.

- No private residential developments were subject to the Affordable Housing Set Aside (AHSA) ordinance in 2010. However, four newly-constructed ownership developments with Below Market Rate (BMR) units completed sales of BMR units in 2010. The Affordability Agreement with Oak Walk required 5 BMR homes and 4 BMR condominiums. When the condominium project became a rental project, the four low income units were lost.

- 16 market rate units and 23 BMR units received down payment assistance loans through the First Time Homebuyers Program and Ownership Housing Assistance Program,

totaling $1.34 million.

- The City continued to implement its Eight-Point Foreclosure Prevention and Predatory Lending Prevention Program. The City has successfully assisted 25 Homebuyer Program participants to cure defaults on their first mortgages.

2010 General Plan Annual Progress Report
Exhibit A: General Plan Annual Implementation Report- 2010

Table I: General Plan Annual Implementation Report – 2010

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
Land Use Element					
LU-A1	Update the Zoning Ordinance: Base zoning districts Overlay and special districts Bonus criteria Use regulations and classifications Supplemental standards Subdivisions Administrative procedures		X	PB, PW, CAO	New zoning regulations are currently being drafted under the guidance of the Zoning Update Steering Committee and significant progress was made in 2010. It is anticipated that a new zoning ordinance will be adopted in 2011. Interim zoning regulations were enacted on November 12, 2009 to insure that new development is consistent with the General Plan.
LU-A-2	Project review and approval process	X		PC, CC	The Planning and Building Department, Planning Commission and City Council continue to review and make decisions on development proposals. In 2010 the City Council acted on 10 planning applications, the Planning Commission made decisions on 13 applications, and 39 planning applications were reviewed and acted upon administratively by the Planning and Building Department.
LU-A-3	Prepare, update, and implement specific or area plans	X		PB, CAO	To implement the Park Avenue District Plan the City substantially completed the Park Avenue beautification project, helped make the Emeryville Center for the Arts a non-profit organization, hosted meetings on a cleanup plan for the Sherwin-Williams site, permitted occupancy of AgeSong assisted living project, and permitted a farmer's market. To implement the North Hollis Area Urban Design Program the City adopted a parking management plan, moved forward on construction of three greenway segments, and approved replacement of Fire Station #2. Site

Agency Codes

City of Emeryville & Local

CC City Council
CM City Manger
PC Planning Commission
PB Planning & Building Dept
EDH Economic Development & Housing Dept
CAO City Attorney's Office
PW Public Works Dept
CS Community Services Dept
F Finance Dept
EUSD Emery Unified School District
ETMA Emeryville Transit Management Assoc

Regional, State, Federal and Private

ABAG Association of Bay Area Governments
MTC Metropolitan Transportation Commission
EBRPD East Bay Regional Parks District
ACo Alameda County
AC AC Transit
UP Union Pacific Railroad
AMTK Amtrak
BCDC Gay Conservation & Development Commission
DOT Caltrans
EBMUD East Bay Municipal Utilities Dist
CEPA California Environmental Protection Agency

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
					cleanup is underway for the Emery Station Greenway lab building, Emery Station West lab and transit building next to the Amtrak station. Clif Bar took occupancy of a vacant warehouse.
LU-A-4	Prepare and update Design Guidelines		X	PB	Completed. On December 7 the City Council adopted the Emeryville Design Guidelines to implement the City's urban design goals and policies and to establish a framework for design review on a citywide basis. Conformance with the Emeryville Design Guidelines is a requirement for all design review applications. The Guidelines are provided to developers and applicants and are used in the pre-application stage and throughout the project approval process. City staff uses the Emeryville Design Guidelines when assisting applicants and evaluating projects for design review. The Guidelines are a helpful reference for the Planning Commission and City Council when evaluating projects for approval. In November the City Council adopted a catalog of standard street furniture, including litter/recycling containers, bike racks, benches, bollards, street lights, and newspaper racks.
LU-A-5	Update the Capital Improvements Program	X		F, PW, EDH	Update of the CIP was started late in the year.
LU-A-6	Utilize economic development tools and resources to attract businesses and address the needs of existing businesses and customers.	X		EDH	Staff began work on an Economic Development Strategy, obtaining input from Emeryville businesses through a survey, focus group and individual meetings with business executives. The City offers a façade improvement program and business loan program to small businesses in neighborhood commercial areas. In 2010, the Redevelopment Agency forwarded a project consisting of 100,000 square feet of research and development space, attracting bio-science companies to the City.
LU-A-7	Identify sites and available space suitable for new business growth and expansion	X		EDH, PB	The City maintains a list of available commercial space throughout the City, which is updated every six months. The list is available on the City's website, as well as from Economic Development & Housing Department

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
					Staff.
LU-A-8	Coordinate and establish partnerships with other public agencies, educational institutions, and non-government organizations to attract and support a diverse range of businesses.	X		EDH	Emeryville is a founding and active member of the East Bay Green Corridor, which consists of other cities, educational institutions and other organizations whose goal is to attract, retain, and facilitate the expansion of businesses focused on the development and dissemination of green technologies. The City is also a member of East Bay Economic Development Association, which is a consortium of industry, public sector, and educational institutions in the East Bay dedicated to growing the East Bay economy.
Transportation Element					
T-A-1	Prepare Quality of Service (QOS) standards for all transportation modes using current state-of-the-practice research in transportation engineering. The techniques shall focus on the actual trip itself, which transportation professionals can directly affect, and not the overall quality of the trip experience. The QOS standards shall also be measurable and based on the physical characteristics of the street and the modal demands.		X	PB, PW	This action implements Policy T-P-3 which prescribes a QOS standard to optimize travel by all modes. The policy states that the City no longer recognizes LOS as a valid measure of overall transportation operations. Initial research on developing QOS standards shows that it is a work in progress. QOS methodology is not an exact science, and can be very complicated, expensive, and time-consuming, with results that can be confusing. Considerations of how to measure levels of service for pedestrians and bicyclists pose a variety of perplexing issues that need to be studied and resolved. More research is needed to develop the appropriate standards that take into account all modes of travel.
T-A-2	Coordinate with emergency services providers to ensure continued emergency vehicle access, operations and response levels.	X		PW, FD, DOT	The Fire Department, Public Works, and the Planning/Building Department coordinated with American Medical Response (ambulance transport provider) to assure adequate access and expeditiousness of response with traffic calming measures installed in "Triangle" neighborhood. The City established the Fire Service Task Force to analyze fire service delivery within the City-a portion of that project will investigate cooperative and shared services with neighboring fire agencies for operational response.
T-A-3	Maintain the City's Traffic Impact Fee to	X		PW, CAO,	The Planning and Building Division continues to collect traffic impact fees

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	insure that development (to the extent allowed by law) pays its fair share toward a circulation system that optimizes travel by all modes.			F	for all applicable building permit applications. In addition, in December 2010 the City hired Fehr and Peers to update the Traffic Impact Fee ordinance such that it provides facilities for all modes of transportation (pedestrian, bicycle, transit and automobiles). It is anticipated that the update will be completed by January 2012.
T-A-4	Actively participate in the Alameda County Congestion Management Agency (ACCMA) regional transportation planning efforts to coordinate transportation priorities with neighboring jurisdictions.	X		PW, PB	The City has representation on a steering committee and a technical advisory working group for the Countywide Transportation Plan, Measure B renewal and regional Sustainable Community Strategy. These members helped to craft a vision and goals. (The ACCMA and the Alameda County Transportation Improvement Authority merged to form the Alameda County Transportation Commission.)
T-A-5	Actively work with the California Department of Transportation to promote pedestrian and bicycle accessibility at the Powell Street and Ashby Avenue freeway interchanges and along San Pablo Avenue.		X	PW, PB, DOT, EDH	Improvements to the Powell Street corridor developed through the University of California, Berkeley Traffic Safety study were approved by Caltrans and the project was put out to bid. The City continues to work with Caltrans and the Union Pacific Railroad to build the South Bayfront Pedestrian/Bicycle Bridge. Caltrans also considered the final Project Report and environmental documentation for approvals of the I-80 Pedestrian/Bicycle Bridge Crossing of I-80 at 64th Street. In addition the City worked with Caltrans on the design of the proposed fork of the Bay Trail that would connect to the new east span of the Bay Bridge.
T-A-7	Consider the transportation needs of seniors and disabled persons. Refer to *Senior and Disabled Transportation Needs Assessment*, October, 2006	X		CS, PW, ACo	The Community Services Department has considered and responded to the transportation needs assessment of seniors and people with disabilities by providing the East Bay Paratransit Discounted Ticket program, Taxi Ride Reimbursement program, BART Discounted Ticket program, Meals on Wheels Food Delivery Service program, and the "8-To-Go" Senior and People with Disabilities Daily Shuttle Service serving the 94608 zip code area of Emeryville and Oakland.
T-A-8	Maintain and update every ten years a Pedestrian and Bicycle Plan that defines		X	EDH, PB	In July the City Council authorized preparation of a new Pedestrian and Bicycle Plan. Alta Planning + Design and Fehr & Peers were hired to

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	a cohesive pedestrian network of public sidewalks, paths, and street crossings that make walking convenient, safe to travel, and are universally accessible.				develop the plan under the guidance of the Bicycle and Pedestrian Advisory Committee. Workshops and tours were held in the fall month and the research phase of the project was completed by the end of the year. A new plan is anticipated to be adopted in 2011. Significant progress was made toward completion of the connection of the Emeryville Greenway and Ninth Street in Berkeley. Also, progress was made toward the construction of a ped/bike path between Park Avenue and 45th Street, west of San Pablo Avenue.
T-A-9	Maintain and update every ten years a Pedestrian and Bicycle Plan that defines a cohesive bikeway network of paths, lanes, routes and boulevards that make biking convenient, safe to travel, and accessible.		X	PB, PW, EDH	See T-A-8 above.
T-A-10	Participate with the Emery Unified School District to identify measures to enhance pedestrian circulation to and from the local public school sites, parks, the Center of Community Life, and other local community service locations. Participate in and support recommendations of the Safe Routes to Schools program.		X	PB, PW, ETMA, EU"SD, CS, PD	No action.
T-A-11	Install and maintain detection loops at signalized intersections that are sensitive to bicycles, including those with aluminum frames.		X	PW	Staff checked half of the 26 signalized intersections in 2010 and will check the other half in 2011. Any major repairs will need to be included in the CIP.
T-A-12	Urge public transit vehicles to carry bicycles		X	PW, ETMA, AC	Completed. All public transit vehicles providing service in Emeryville have bicycle racks.
T-A-13	Actively work with transit providers for		X	PW,	Completed. The Emery Go-Round service implements this action.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	free and/or subsidized transit for both local travel within the city and travel to the regional hubs located at the Amtrak Station, the MacArthur BART station, and San Pablo Avenue at 40th Street.			ETMA	
T-A-14	Work with transit providers to expand hours of operation, reduce travel time, and increase frequencies/headways.	X		PW, AC, AMTK, BART, ETMA	Due to the economic downturn regional bus service has declined. The City will continue to work with the Emeryville Transportation Management Association and AC Transit to promote bus service for residents and workers.
T-A-15	Refer to AC Transit's handbook *Designing with Transit* for integrating transit into the community.	X		PB	This action is being implemented on an on-going basis.
T-A-16	Monitor as appropriate the transit system to assess the system's effectiveness in serving Emeryville residents and those working in Emeryville. Make changes to the transit system, as appropriate, to provide an efficient rider-friendly environment that meets the needs of all users including children, seniors, the disable, and transit-dependent persons.	X		PB, PW, ETMA, CS, CAO, AC	The City completed a bus stop inventory and an Emery Go-Round ridership survey. The City held an Open House as part of the Sustainable Transportation Plan process. Partly in response to comments at the open house, the Emery Go-Round simplified routes. The Emery Go-Round also added service to Berkeley.
T-A-17	Require all new development (residential and non-residential) to contribute to the Emeryville Transportation Management Association to ensure that Emeryville residents are well served by transit.	X		PB, ETMA	This action is being implemented on an on-going basis.
T-A-18	Monitor, as appropriate, public parking supply and utilization to identify deficiencies and optimize efficiency to 85 percent. Adjust pricing and supply as appropriate and apply	X		PW, PB	Implementation of striping all short-term parking areas was handled by the Police and Planning Departments. A Parking Policy and Management Plan was completed in September. Commercial vacancy rates have not yet declined to a level deemed low

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	other parking management strategies such as Residential Permit Parking (RPP) to ensure adequate parking availability in residential areas, recognizing the need for adequate parking to support neighborhood businesses.				enough such that implementation of the Plan will not impact the business community too negatively.
T-A-19	Study and implement a citywide Transportation Demand Management Program and explore funding mechanisms.		X	PB, PW, ETMA, CAO, F	No action in 2010.
T-A-20	Coordinate with stakeholders and interested agencies and parties to explore the feasibility of a bicycle and pedestrian trail adjacent to the Emeryville Crescent.		X	PB, CAO, PW, EBRPD, State Parks	No action in 2010.
T-A-21	Maintain designated truck routes to dictate appropriate routes for truck traffic.	X		PW	Completed. The designated truck routes are identified in the General Plan.
Parks, Open Space, Public Facilities and Services					
PP-A-1	Prepare a strategic parks master plan. Plan should identify needs, prioritize acquisition, and facilitate a significant reduction in the current deficit in parks and open space acreage. The plan shall also identify options for park financing and implementation, recognizing the challenges of providing new parks in a built-out city.		X	CS, PB, PW, F	The Planning Commission approved a Parks and Recreation Strategic Plan. The Plan specifies what activities each park should accommodate, lists projects by status and outlines decision-making criteria. It also identifies capital and operating costs, and describes funding strategies including partnering, maximizing capital dollars and building community support. The Plan was adopted by City Council in January 2011.
PP-A-2	Develop a park-programming plan based on assessment of user needs. Plan		X	CS	The Parks and Recreation Strategic Plan (see PP-A-1 above) includes programming recommendations for enlivening public spaces and supporting

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	should maximize open space use and balance active and passive recreational needs for all segments of the community.				healthy active lifestyles. Both make better use of existing park space by supporting play, special events and other activities at parks and introducing new ways to use the parks and greenways.
PP-A-3	Explore additional joint park facilities and use agreements with surrounding communities and agencies.	X		CS, EUSD	The City began exploring the option of leasing Caltrans space under the I-80 maze nearby in Oakland, which skaters have converted into a skate park. The City also maintains a joint participation agreement for use of the Tom Bates soccer fields in Berkeley.
PP-A-5	Update and implement Five-Year Capital Improvement Program.	X		F, PW, EDH	Update of the CIP was started late in the year.
PP-A-7	Continue to negotiate with landowners on the acquisition of land to supplement the Center of Community Life. Identify funding opportunities and implement the entire concept.	X		CS, EUSD, F	No action in 2010.
PP-A-8	Work with other public agencies, including PG&E, AC Transit, Amtrak, the Post Office and the School District and local neighborhoods on appropriate land uses for sites no longer needed by the respective public agency.	X		PB, CS, EUSD	No action in 2010.
PP-A-9	Continue to provide ongoing and one-time cultural and recreation events for all members of the community—youth, adults, and seniors. Promote programs through City newsletter and website.	X		CS	The City of Emeryville's Community Services Department, in conjunction/partnership with other City Departments, Businesses, and Not-For-Profits, provided a wide array of ongoing and one-time cultural and recreation events for all members of the community. These programs and events we're promoted through the City's website on a continual basis and the City News and Activity Guide, which is mailed to all Emeryville addresses and distributed to businesses three times a year. These programs and events included youth sports, youth camps, youth enrichment programs, youth themed events, youth after school programs, family and

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
					all-ages themed events, adult enrichment classes, adult exercise classes, senior trips, senior case management, senior enrichment classes, senior transportation assistance, senior themed events, and senior food/exercise/wellness programs.
PP-A-10	Prepare a strategic plan and design documents for an Arts and Cultural Center.		X	EDH	In December 2010, the Redevelopment Agency approved an Exclusive Right to Negotiate with the non-profit Emeryville Center for the Arts to develop an arts and cultural center at 4060 Hollis Street, adjacent to the Civic Center. Jensen Architects of San Francisco was selected to design the center after a design competition among six Bay Area firms.
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program.	X		FD	The Fire Department conducted one CERT course during November 2010 and graduated 10 members.
PP-A-13	Continue to coordinate with utilities service providers as necessary (i.e. PG&E, EBMUD)	X		PW	PG&E provided the City with substantial new data covering the previous five years. EBMUD is working on their system, but nothing has been provided yet.
PP-A-14	Continue to require development projects to replace or upgrade sanitary sewer systems.	X		PW	A private lateral replacement ordinance is in process.
Urban Design					
UD-A-1	Prepare Design Guidelines		X	PB	Completed. See LU-A-4.
UD-A-2	Prepare, update, and implement neighborhood and area plans.	X		PB, PW, EDH	See LU-A-3
UD-A-3	Update the Zoning Ordinance.		X	PB, CAO	See LU-A-1
UD-A-5	Update Capital Improvements Program.	X		F, PW, EDH	Update of the CIP was started late in the year.
UD-A-6	Utilize Site Plan Review. Identify options for pedestrian circulation. Extend street grid wherever possible. Require buildings	X		PB	As required for the Pixar expansion project, a ped/bike path is currently under construction. Improvement of another ped/bike segment is required for the Escuela Bilengua project.

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	within identified gateway areas to emphasize entry into the city through architectural elements.				
UD-A-7	Invest in signage, public art, and streetscape improvements at identified city gateways.	X		EDH, PW	The City completed the Powell Street Urban Design Plan to redesign the Powell Street corridor, the City's main gateway. The primary objective for the project is to develop a streetscape design plan that enables the safe and efficient flow of pedestrians, cyclists, public transit, and individual vehicles in an aesthetically-pleasing environment based on a complete streets approach to streetscape design.
UD-A-8	Improve the city's physical appearance through maintenance and façade renovations of older residential and industrial building stock. Support community-driven neighborhood beautification programs by emphasizing rehabilitation grants and low-interest loans	X		EDH, PB, PW	Through the Housing Rehabilitation Program, the city offers programs such as the Exterior Paint and Clean-up Grant, the Weatherization Grant, as well at the Concrete Buyback and Wrought Iron Fence Grants. The Exterior Paint and Clean-up Grant is offered to both low and moderate income property owners for both owner-occupied and rental properties. The Weatherization Grant is new to the program and is also an income qualifying grant. Among other energy improvements, this grant can assist with window replacement which can greatly improve the exterior of a residence. The Concrete Buyback and Wrought Iron Fence Grants are open to all residential property owners in the city. These grants provide dramatic changes to the front of the residence by removing concrete driveways and parking pads from the front yard and installing irrigation and landscape in its place. The Wrought Iron Fence Grant is designed to rid neighborhoods of chain-link, non-conforming, or dilapidated fencing. See Action CSN-A-7 below regarding the façade program for commercial buildings.
UD-A-9	Utilize the City's Public Art Fund to expand public art within the city along key pedestrian streets and at major gateways like Hollis Street, San Pablo Avenue, and	X		EDH	The City of Emeryville created and implemented a bus shelter public art program. For the project, four bus shelters were purchased and installed along key pedestrian streets including Hollis at 63rd; Emery at 40th, one block west of San Pablo; Shellmound and Bay; and Powell and

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	Powell Street. Continue support for developer and city contributions to the Emeryville Arts in Public Places Program, with special emphasis on locating art in new parks and greenways.				Commodore. A call for artists resulted in the selection of nine Emeryville-based artists who created images for each of the shelters. The bus shelters public art program runs from 2010-2012, and brings the work of local artists to bus riders as well as other passers-by.
UD-A-10	Develop and implement new sign regulations.	X		CAO	New sign regulations are being developed in conjunction with the new zoning ordinance. See LU-A-1
Conservation, Safety and Noise					
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees to improve air quality and reduce the urban heat island effect.	X		PW	Tree planting is required of new development projects. The City trims and maintains trees on public property on an on-going basis. New inventories are done about every four years.
CSN-A-2	Continue working with the San Francisco Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System permit process for the protection of surface and groundwater quality.	X		PW	This action is being implemented on an on-going basis.
CSN-A-3	Implement EBMUD Water efficiency requirements for new and rehabilitation projects.		X	PW	Completed.
CSN-A-4	Disseminate information about the potentially harmful effects of toxic chemical substances and safe alternative measures, for home and garden use.	X		ACo, PW	This information is disseminated through the City's stormwater public information and bay friendly public information materials.
CSN-A-5	Support the East Bay Regional Parks District in the maintenance and protection of the biological resources in the Emeryville Crescent portion of the Eastshore State	X		PW, EBRPD, State Parks	City staff attended public meetings on Gateway Park, a nine-agency project proposed at the touchdown of the new East Span of the Bay Bridge. In response to Emeryville staff comments, the designers showed an alternative opening the park to access from a trail along the Emeryville

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	Park, while studying the feasibility of a bicycle and pedestrian trail adjacent to the Emeryville Crescent.				Crescent. Emeryville staff explained that satellite photos show what appears to be a Caltrans access lane that might be useable as a pedestrian-bicycle path, so perhaps the path could be built without filling the marsh.
CSN-A-6	Identify historic and cultural resources within Emeryville and continue to refine and implement ordinances pertaining to architecturally significant structures, to ensure adequate recognition and incentives for reuse.		X	PB	City staff worked on mapping significant buildings.
CSN-A-7	Offer funding through the Redevelopment Agency for façade preservation projects.	X		EDH	The commercial building facade program remained active throughout 2010, and two façade grants were approved during 2010. An additional two applications were active during that same period, and were approved in early 2011.
CSN-A-8	Cooperate with appropriate government agencies and public and private organizations to address seismic hazards and flooding risks due to dam inundation, tsunamis, sea level rise, or major flood events.	X		PB	The City participated in conversations with the San Francisco Bay Conservation and Development Commission (BCDC), the East Bay Economic Development Alliance, the Bay Planning Coalition and the Association of Bay Area Governments regarding BCDC's proposed Bay Plan Amendments advising approving only infill development in areas subject to sea level rise in this century. The City joined the Adapting to Rising Tides team for a pilot project to identify transportation infrastructure and other assets that are vulnerable to sea level rise and develop strategies to address it. Team members include BCDC, Caltrans, the National Oceanic and Atmospheric Administration, ICLEI, the Metropolitan Transportation Commission, Alameda County, three institutes, UC Berkeley, Oakland, San Leandro and Hayward.
CSN-A-9	Implement and update emergency management operations plan, including evacuation routes, cache of supplies, and training of City staff, as necessary, as the	X		FD	Members of several City departments including Human Resources, Fire, Police, Information Technology, and Public Works have conducted meetings to analyze the current disaster operation guide (emergency management plan) along with identifying needs for training and

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	city continues to develop.				infrastructure for the emergency operations center. The goal is to create a plan that will be the recommended basis for future enhancements, updates, and training for City employees.
CSN-A-10	Periodically update the Local Hazard Mitigation Plan (LHMP).	X		FD, PD, PW, PB	No action in 2010.
CSN-A-11	Continue to work with the Alameda County Waste Management Authority & Recycling Board (StopWaste.Org) regarding disposal of hazardous materials.	X		PW, ACo, FD	The City Council adopted new solid waste management agreements with Waste Management of Alameda County (WMAC) on December 21 .Staff is working closely with WMAC on the company's roll-out of the new services including dissemination of public information.
CSN-A-12	Continue working with the Alameda County Flood Control and Water Conservation District.	X		PW, ACo	This action is implemented on an on-going basis.
CSN-A-13	Utilize Site Plan Review process to ensure public health and safety, and the protection of natural and cultural resources.	X		PB	This action is implemented on an on-going basis.
CSN-A-14	Update Zoning Ordinance.	X		PB, CAO	See Action LU-A-1.
CSN-A-15	Update Capital Improvements Program.	X		F, PW, EDH	
CSN-A-16	Implement Climate Action Plan in coordination with all City departments.		X	PW	In progress. The economic decline has slowed implementation of City programs, but has increased voluntary participation in the private sector. The City is gathering data on progress and planning to do a new inventory of emissions in 2012.
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts.	X		PB	Completed.
CSN-A-18	As part of development review, ensure	X		PB	There were no new proposals for development within this noise exposure

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	that all development located within future noise exposure (as shown on Figure 6-10) levels greater than "Normally Acceptable" must complete a noise study and implement appropriate mitigation measures to bring interior noise levels to "Acceptable" levels.				area.
CSN-A-19	Coordinate with the Public Utilities Commission and other public agencies to develop railroad quiet zones.	X		PB	No action in 2010.
Sustainability					
ST-A-1	Implement Climate Action Plan in coordination with all City departments.		X	PW	See Action CSN-A-16 above.
ST-A-2	Adopt the United Nations Environmental Accords by Resolution with a plan for implementing 14 of the 21 actions by 2012.		X	PW	See Action CSN-A-16 above.
ST-A-3	Incorporate site-appropriate standards described by Build-It-Green GreenPoint rating system and/or Leadership in Energy and Environmental Design (LEEDTM), and Bay-Friendly Landscape Scorecard into all new construction and rehabilitation projects.		X	PW	Completed
ST-A-4	Implement civic green building resolution requiring City projects to follow green building and Bay-Friendly Landscaping requirements.	X		PW	Renovation of the City's Police Station was designed for a LEED-Silver rating. A new pedestrian/bicycle path north of the Pixar campus is being constructed to meet Bay-Friendly requirements.
ST-A-5	Implement green building ordinance	X		PW	The City is working with a consultant to discuss policy options in light of new

Action Number	Implementation Action	Timeframe		Dept/ Agency	Status of Implementation
		On-going	0-5 years		
	requiring Public-Private Partnership projects to be follow green building and Bay-Friendly Landscaping requirements.				required CalGreen building code. The next step will be to meeting with developers to discuss current building climate.
ST-A-6	Develop and implement an environmentally preferable municipal purchasing program.	X		PB, EDH	No action in 2010
ST-A-7	Identify sites for developers to provide sites for farmers' markets.	X		PB, EDH	A cross-Department staff team identified several potential farmers' markets sites on private and public property. Private property sites identified as having strong potential included the parking lots of the East Bay Bridge Mall and the Emeryville's Public Market. Public property sites with strong potential include the Park Avenue Plaza (when completed), 62nd Street between Hollis and Doyle Streets (including Doyle-Hollis Park), or continuing operations on Haven Street between Park Avenue and 40th Street, adjacent to City Hall.

2010 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Element Progress Report- 2010

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

Jurisdiction City of Emeryville
Reporting Period 1/1/2010 to 12/31/2010

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 See Instructions	Deed Restricted Units See Instructions	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					
Magnolia Terrace	5+	R	5	0	0	0	5	5	RDA, CDBG HOME		
(9) Total of **Moderate and Above Moderate** from Table A3					0	0	0				
(10) Total by income Table A/A3			5	0	0	0	5	5			
(11) Total **Extremely Low-Income** Units*			5								

* Note: These fields are voluntary

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

Jurisdiction City of Emeryville
Reporting Period 1/1/2010 to 12/31/2010

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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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 City of Emeryville
Reporting Period 1/1/2010 to 12/31/2010

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 **Moderate**	0	0	0	0	0	0	0
No. of Units Permitted for **Above Moderate**	0	0	0	0	0	0	0

* Note: This field is voluntary

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

Jurisdiction City of Emeryville
Reporting Period 1/1/2010 to 12/31/2010

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.			2006	2007	2008	2009	2010	2011	2012	2013	2014	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	186	5	0	0	0	5					10	176
	Non-deed restricted												
Low	Deed Restricted	174	6	3	0	0	0					9	165
	Non-deed restricted												
Moderate	Deed Restricted	219	18	15	0	0	0					33	186
	Non-deed restricted												
Above Moderate		558	95	123	127	0	0					345	213
Total RHNA by COG. Enter allocation number:		1,137	124	141	127		5					397	740
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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	City of Emeryville		
Reporting Period	1/1/2010	to	12/31/2010

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	**Housing Programs Progress Report - Government Code Section 65583.** 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**
Goal I. Preserve existing housing stock			
Program I-A-1. Continue support of the Emeryville Housing Rehabilitation Program through Redevelopment Agency funding and allocation of a portion of Emeryville's annual federal Community Development Block Grant (CDBG) funds.	*Objective I-A. Promote preservation of existing housing stock through the Emeryville Housing Rehabilitation Program.*	Every two years with Budget Cycle	The FY09/10 and FY10/11 allocation from the Redevelopment Agency is $290,000. This funding is available to both low and moderate-income households. The CDBG program funded two exterior paint grants and one accessory grant in 2010 ($54,529). The Redevelopment Agency funded seven projects ($85,468). The breakdown is as follows: 2 minor home repair grants; 2 accessibility grant; and 3 exterior paint grants. Program total is 10 projects
Program I-A-2. Conduct annual review of Emeryville's Housing Rehabilitation Program and projected program demand for next fiscal year.	*Objective I-A.*	Annually	The program is reviewed on a monthly basis to determine encumbered funds, pending projects and available funds. Each two year funding cycle, funding needs are assessed and incorporated into the Redevelopment Agency Operating Budget.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program I-A-3. Continue existing marketing and establish new marketing efforts for the Emeryville Housing Rehabilitation Program through regular updates to the city's website, participation at community-wide events, and annual, targeted mailings to landlords and homeowners in the City's older residential neighborhoods.	*Objective I-A.*	Annually	The City has marketed the rehabilitation program through the quarterly Emeryville Activity Guide; the City's website on the Economic Development and Housing Department webpage; quarterly on the City's TV Channel – E-News; and at three neighborhood and public meetings.
Program I-B-1. Continue administration of the Community Preservation Program and the Community Preservation Committee to encourage and improve maintenance of single and multi-family residences in the older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	*Objective I-B. Maintain and improve existing older housing stock, especially the older residential housing located in the Triangle neighborhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.*	Ongoing	The Community Preservation Committee administers this program, assisted by the Community Preservation Officer and City Attorney. This committee is an interdepartmental committee that meets quarterly to track progress with problem properties and facilitates cooperation between other city departments to resolve maintenance issues with property owners.
Policy-I-B-2. Retain and continue implementing the Residential Preservation Ordinance, which requires Council approval for demolition of residential structures.	*Objective I-B.*	Ongoing	This ordinance prohibits the demolition of a residential building unless the following criteria are met: The existing structure will be replaced with as many units of the same of better design and must be compatible with the community; the existing building is irrevocably damaged; the building is irrevocably contaminated; or it is in the best interest of the public health, welfare, and safety for it to be demolished.
Policy I-C-1. Continue to review aggregate housing demolition and construction in the City each year through the annual Redevelopment Agency report submitted to the State Department of Housing and Community Development.	*Objective I-C. Minimize the loss of affordable units and displacement of residents of lower and moderate income through implementation of State Community Redevelopment law provisions relating to relocation and replacement housing.*	Annually	No residential units were demolished in 2010. No residential units were demolished in the reporting period for the State HCD FY09/10 Redevelopment Report

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy 1-C-2. Ensure that a replacement housing plan is implemented in connection with any loss of affordable residential units housing lower or moderate income persons as a result of a specific Redevelopment Agency-sponsored or assisted project action.	*Objective I-C.*	As projects proposed	No Affordable Rental Units were lost due to Redevelopment sponsored or assisted project actions.
Policy 1-C-3. Ensure that state relocation law is applied as required in connection with a specific Redevelopment Agency-sponsored or assisted project as required.	*Objective I-C.*	As projects proposed	No relocations were required during 2010 or in the reporting period for the State HCD FY09/10 Redevelopment Report
Goal II. Promote a range of affordability levels			
Policy II-A-1. Ensure that sufficient sites are zoned in the City to allow for the development of the City's overall fair share allocation of regional affordable housing need.	*Objective II-A. Ensure that the Zoning Ordinance continues to facilitate the development of affordable housing.*	FY 10/11	Emeryville's overall fair share allocation for the planning period 2009 to 2014 is 1,137 housing units. Table 3-2 of the Emeryville Housing Element identifies appropriate and available sites zoned to accommodate 1,144 housing units, exceeding the allocation by seven units. As indicated in the table the potential densities of the sites are based upon interim zoning regulations, enacted on November 12, 2009 to insure zoning consistency with a newly adopted General Plan. These interim zoning regulation will remain in place until a new permanent zoning ordinance is adopted in 2011. The new zoning regulations will continue to provide for capacities on these sites to meet Emeryville's fair share allocation.
Policy II-A-2. Incentivize the provision of extremely low, very low, low, and moderate income housing in conjunction with the revision to the Density Bonus Ordinance to ensure compliance with State Density Bonus Law.	*Objective II-A.*	FY 10/11	The City is currently developing a new zoning ordinance which is anticipated to be completed in 2011. The new ordinance will include revisions to the density bonus provisions to bring them into compliance with State density bonus law.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy II-A-3. Revise the City's Zoning Ordinance to ensure that the requirements for secondary units are consistent with State law.	*Objective II-A.*	FY 10/11	The City is currently developing a new zoning ordinance which is anticipated to be completed in 2011. The new ordinance will facilitate the development of secondary dwelling units by allowing by-right (non-discretionary) development of units that meet specific requirements. The new ordinance will bring the regulations into compliance with State law.
Policy II-A-4. Continue implementation of the Affordable Housing Set Aside Ordinance to ensure inclusion of Below Market Rate Units in residential projects of 30 or more units.	*Objective II-A.*	As projects proposed	No private residential developments subject to the AHSA ordinance have received their planning approvals.
Policy II-B-1. Make extremely low, very low and low income housing a priority for use of the Redevelopment Agency's Low and Moderate Income Housing Fund.	*Objective II-B. Support housing opportunities for extremely low, very low, low and moderate income households.*	Annually	The Agency negotiated an Owner Participation Agreement with Rockwood Christie for 29 very low income units in exchange for Agency financial assistance. In January of 2010, the Agency entered into a Disposition and Development Agreement with Magnolia Terrace, LLC for 5 very low income units. In 2010 the Agency negotiated a Disposition and Development Agreement with Resources for Community Development for 68 very low income units which was signed in February of 2011. No RFP's were issued in 2010.
Policy II-B-2. Include extremely low, very low, and/or low income housing in Redevelopment Agency-assisted development projects whenever feasible.	*Objective II-B.*	Where feasible as RFP's issued	See status of Policy II-B-1
Policy II-B-3. Where feasible, consider a reduction in the moderate income inclusionary percentage requirement on development projects subject to the City's Affordable Housing Set Aside Ordinance to support the inclusion of extremely low, very low, and/or low income units.	*Objective II-B.*	As Affordability Agreements are Negotiated	No projects subject to the AHSA Ordinance were proposed in 2010 and no Affordability Agreements were Negotiated in 2010. However an amendment to the Glauhaus Affordability Agreement and an additional allocation of OHAP funds was signed in 2009 resulted in an additional two Low income designated BMR units sales in 2010.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy II-B-4. Continue funding of the City's First Time Homebuyer Program and Ownership Housing Assistance Program through Redevelopment funds to ensure that downpayment assistance can be provided to support homeownership opportunities for very low, low, and moderate income household purchasing homes in Emeryville.	*Objective II-B.*	Every two years with Budget Cycle	Redevelopment Agency Funds funded 39 first time homebuyer through OHAP and FTHB Programs totaling $1,343,950 in mortgage assistance. There were 28 moderate income households, 9 low income households and 2 very low income households assisted.
Policy II-B-5. Leverage State and Federal funding programs to maximize the number of affordable units available to low and very low income households, whenever possible.	Objective II-B.	Ongoing	In 2010, the City applied for, and was awarded, a $1 million grant from the State Housing and Community Development Department CalHOME Program. In 2010, the City assisted 12 very low and low income households to purchase affordable market-rate and Below Market Rate units with CalHOME funds. The City's contribution in homebuyer loans to assist these homebuyers was $341,802 in Redevelopment Agency loans, so the CalHome grant reduced the City's expenditures to achieve long-term affordability for these households.
			Alameda County Urban County was awarded NSP Program's federal funds available to create an additional four affordable units available to very low, low and moderate income buyers in Emeryville, with affordability to very low and low income buyers achieved through the CalHome fund and Redevelopment Agency funds for first time homebuyers. The first such unit was purchased in 2010. The Agency awarded Resources for Community Development $12,500,000 of a $29,448,169 project with 68 units of very low income housing. The Agency awarded Housing Consortium of the East Bay $1,530,000 of a $2,597,000 project with 5 units of very low income housing for households with a disabled member.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy II-B-6. Coordinate with the Housing Authority of Alameda County to link Emeryville Section 8 Program participants in its Family Self-Sufficiency Program with homeownership opportunities in Emeryville.	Objective II-B.		The City of Emeryville has coordinated with the Alameda County Housing Authority Family Self-Sufficiency Program to provide information about City of Emeryville homebuyer loan programs. The City has also required that developers marketing new Below Market Rate ownership units designated for very low and low income households do targeted outreach to the FSS Program. In 2010, these developments included Adeline Place and the Glashaus.
Program II-C-1. Continue implementation of the City Foreclosure Prevention and Predatory Lending Prevention Strategy so long as required during the Bay Area foreclosure crisis.	Objective II-C. Sustain affordable housing availability for existing participants in the City's Below Market Rate and Market Rate Homebuyers Program.	Ongoing	In 2010, the City continued to implement its Eight-Point Foreclosure Prevention and Predatory Lending Prevention Strategy. The City's strategy includes providing information and referral information to property owners who are in default, tracking foreclosure data, convening workshops for homeowners on foreclosure prevention, providing free housing counseling to Emeryville residents who are participants in a City homebuyer or rehabilitation loan program who having difficulty making their mortgage payments or are in default on their first mortgages, updating the City's website to include relevant information and referrals to federally approved housing counseling agencies, distributing information throughout the City and at City Hall, and working with other local jurisdictions, the Emeryville Chamber of Commerce, and local mortgage lenders to do community outreach and education.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			As a result of the implementation of the City's foreclosure intervention strategy, the City has successfully assisted 25 homeowner program participants to cure their defaults on their first mortgages. Of these homeowners, 19 owned Below Market Rate (BMR) units, so that these BMR units remained in the City's affordable housing stock. Over $1.3 million in City homeowner loans at risk of loss through foreclosure were secured as a result of these activities. Only one $15,000 homebuyer loan has been lost through foreclosure since the foreclosure prevention strategy has been adopted. Overall, the City's homebuyer loan programs have only a 0.4% default rate for over 580 homebuyer households assisted.
Goal III. Promote development of affordable housing for persons with special needs.			
Policy III-A-1. Support inclusion of extremely low and very low income affordable set-aside units for people living with physical and/or developmental disabilities in projects subject to the City's Affordable Housing Set Aside Ordinance. Ensure that support services are provided to tenants of these units.	Objective III-A. Support development of affordable housing for disabled people, people living with HIV/AIDS, single families, and seniors who are extremely low, very low, low or moderate income.	As Affordability Agreements are Negotiated	No private residential developments were subject to the AHSA ordinance in 2010.
Policy III-A-2. Support inclusion of Shelter-Plus-Care units (rent-assisted units for dually-diagnosed people with mental illness, substance abuse and/or AIDs-related illness) in projects subject to the City's Affordable Housing Set Aside Ordinance or as set-aside within Agency-sponsored rental affordable developments. Ensure that support services are provided to tenants of these units.	Objective III-A.	As Affordability Agreements are Negotiated	No private residential developments were subject to the AHSA ordinance in 2010. No agency sponsored development include Shelter Plus Care units. However, services will be provided at the Magnolia and Ambassador projects.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy III-A-3. Support development of Residential Care Facilities for the Elderly (RCFE) projects and independent senior housing developments.	Objective III-A.	FY 10/11	Interim zoning regulations adopted on November 12, 2009 enable developers to apply for bonuses for residential density, floor area ratio, and/or building height. To qualify for a bonus the developer must provide public benefit as defined by the ordinance. Provision of RCFE may be considered eligible for bonuses under the "alternative public benefit" category by determination of the City Council. The City is currently developing a new zoning ordinance which is anticipated to be completed in 2011. A mechanism to allow bonuses for developers who provide RCFE for SSI income levels will be further explored and included in the new zoning regulations. The Age Song Senior facility with 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café received its certificate of occupancy in 2010
Policy III-A-4. Continue to support the County-wide long-range effort to prevent and end homelessness, the "EveryOne Home - Alameda Countywide Homeless and Special Needs housing Plan", and monitor the Plan's progress through City participation in the celebrative groups such as the EveryOne Home Leadership Board, the Alameda County Urban County Technical Advisory Committee and the Alameda County HOME Consortium Technical Advisory Committee.	Objective III-A.	Ongoing	Staff continues to represent Emeryville at the EveryOne Home Plan meetings. The City funds the Emeryville share of the Homeless Management Information System (HMIS) through CDBG funds.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal IV. Ensure that the City has a variety of housing types to meet the diverse needs of its residents as well as attract new residents.			
Policy IV-A-1. Continue support of residential mixed use development through broader General Plan and update of zoning regulations.	*Objective IV-A. Ensure that the Zoning Ordinance facilitates the development of a variety of housing types.*	FY 10/11	A measurable outcome for this policy is that at least half the city be zoned for mixed use where residential use is permitted. The land use element of the General Plan designates approximately 57% of the city's land area for residential and mixed use development. Approximately two thirds of this area is designated for residential/non-residential mixed use. The other third is designated for residential development in three density ranges: high density, medium high density, and medium density. The interim zoning regulations are consistent with this land use distribution as will be the new zoning regulations.
Policy IV-A-2. Continue allowing development of live/work units as conditionally permitted use in light industrial zones and mixed use zones.	*Objective IV-A.*	FY 10/11	Interim zoning regulations adopted on November 12, 2009 allow live/work units with a conditional use permit in all residential, mixed use, commercial and industrial zones. Live/work units that involve higher impact 'work' activities are limited to industrial zones. The new zoning regulations currently being developed will be consistent with the interim regulations.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy IV-A-3. Encourage new developments to provide unit types for which there is an identifiable gap in Emeryville's housing stock.	*Objective IV-A.*	FY 10/11-ongoing	In order to encourage the development of family housing it has been the practice of the Planning Commission to always urge residential developers to include larger units in their projects. Interim zoning regulations adopted on November 12, 2009 enable developers to apply for bonuses for residential density, floor area ratio, and/or building height. To qualify for a bonus the developer must provide public benefit as defined by the ordinance. The ordinance specifically defines family friendly housing as a bonusable benefit. Three bedroom or larger units must constitute at least 10 percent of the total units and there must be amenities for children. The new zoning regulations currently being developed will be consistent with the bonuses allowed in the interim regulations. The Ambassador Project includes 24 three-bedroom units and the 64th and Christie project includes five three-bedroom units. All of these units are restricted to very low income households
Policy IV-A-4. Revise the Zoning Ordinance to be in compliance with Senate Bill 2, effective January 1, 2008, requiring establishment of a zoning district allowing emergency shelters without a conditional use permit or other discretionary approval and ensuring that transitional and supportive housing developments are considered as a residential use of property subject only to those restrictions that apply to other residential uses of the same type in the same zone.	*Objective IV-A.*	FY 10/11	The City is currently developing a new zoning ordinance which is anticipated to be completed in 2011. A new mixed use zoning district will be created where emergency shelters will be allowed by right (non-discretionary). It is proposed that this new zoning district be applied to the area identified as *SB2 Potential Zone #2* on Diagram 3-4 (page 97) of the Housing Element. New residential use classifications are being developed for transitional housing and supportive housing, consistent with State law. These uses will be subject to the same restrictions applicable to other residential uses of the same type in all zoning districts that allow residential use

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy IV-A-5. Revise the Zoning Ordinance to clarify that group homes and residential care facilities for six or fewer residents be subject only to those same restrictions that apply to other single family uses.	*Objective IV-A.*	FY 10/11	The new zoning regulations currently being developed will be consistent with the General Plan and interim zoning and will maintain the residential capacities for the sites identified in the sites inventory of the Housing Element.
Policy IV-A-6. Revise the Zoning Ordinance to allow exemptions from design review for projects with a negligible visual impact, and to reduce the level of review to minor design review for one- and two-unit residential buildings and accessory dwelling units.	*Objective IV-A.*	FY 10/11	The new zoning regulations will comply with this policy.
Policy IV-A-7. The City adopted an update of its General Plan including new General Plan Designations on October 13, 2009. The capacity assumptions for sites included in Table 3-3 are based on the newly-established General Plan designations and interim zoning classifications. To ensure sites in the inventory are adequate to accommodate the City's regional need, the City will amend zoning to adopt the interim densities as identified in the sites inventory.	*Objective IV-A.*	FY 10/11	The new zoning regulations currently being developed will be consistent with the General Plan and interim zoning and will maintain the residential capacities for the sites identified in the sites inventory of the Housing Element.
Program IV-B-1. Continue special homebuyers assistance terms through the city's First Time Homebuyer Program which provides zero-percent down, downpayment assistance loans up to 20% of the purchase price to very low income to moderate income teachers in the Emery Unified School District for both market rate and below market rate units.	*Objective IV-B. Promote opportunities for affordable housing that serves locally identified target groups, including teachers of the Emery Unified School District, City personnel, families with children, and artists/craftspeople.*	ongoing/ annually	The City continues to offer the more favorable financing terms to Emery Unified School District teachers through the First Time Homebuyers Program funded by the Redevelopment Agency. Two teachers have taken advantage of these terms in the past, but none did so during 2010.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program IV-B-2. Continue Special homebuyer assistance terms through the City's First Time Homebuyer Program which provides zero-percent down, downpayment assistance up to 20% of the purchase price to city of Emeryville employees who are any income for market units and very low moderate income for below market rate units.	*Objective IV-B.*	ongoing/ annually	The City continues to offer more favorable financing terms to employees of the City of Emeryville through the First Time Homebuyers Program funded by the Redevelopment Agency. Three City employees have purchased homes in Emeryville with a homebuyer loan from the Redevelopment Agency, but none did so in 2010.
Policy IV-B-3. Encourage provision of set-aside below market rate units for teachers and employees of the Emery Unified School District where feasible in new residential development subject to the City's Affordable Housing Set Aside Ordinance.	*Objective IV-B.*	as affordability Agreements are Negotiated	No private residential developments were subject to the AHSA ordinance in 2010. However, four newly-constructed ownership developments with BMR units completed the sales of these BMR units in 2010. Two of these developments, Adeline Place and Oak Walk, included priorities for teachers in the Emery Unified School District (EUSD) in the lotteries for the BMR units when they first came on the market in 2009. In 2009, a EUSD teacher purchased a BMR home with the special financing terms available to EUSD teachers through the Redevelopment Agency homebuyer loans. All of the lottery applications for these units were processed in 2009.
Policy IV-B-4. Promote housing designed to attract families with children by encouraging developers to include larger unit sizes (two-, three-, and four-bedroom units) as well as other on-site amenities such as usable outdoor open space, play equipment for a variety of ages, community rooms, and multi-purpose rooms that can be utilized for after-school homework clubs, computer, art, or other resident activities.	*Objective IV-B.*	FY09/10	Interim zoning regulations adopted on November 12, 2009 enable developers to apply for bonuses for residential density, floor area ratio, and/or building height. To qualify for a bonus the developer must provide public benefit as defined by the ordinance. The ordinance defines family friendly housing as a bonusable benefit where three bedroom or larger units constitute at least 10 percent of the total units and there are amenities for children. The new zoning regulations currently being developed will be consistent with the interim regulations

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy IV-B-5. Consider development of affordable housing development specifically designed to attract families with children and collaboration between Redevelopment Agency and non-profit developer with expertise in this area of affordable housing development to implement such a development during the course of the housing element period.	*Objective IV-B.*	FY09/10	In September 2010 the Agency directed staff to investigate the feasibility of pursuing 100 percent affordable family housing development by reviewing best practices of other cities in accomplishing this objective, exploring approaches to developer solicitation, reviewing potential development sites, outreaching to non-profit developers, and preparing a financial feasibility analysis based on an assessment of available funding sources. Findings from this investigation will be presented to the Redevelopment Agency for its consideration in 2011. The Ambassador and the 64th and Christie Project include amenities for children
Policy IV-B-6. Ensure that new residential developments that include a set-aside of 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.	*Objective IV-B.*	As projects proposed	No private residential developments were subject to the AHSA ordinance in 2010.
Policy IV-B-7. Encourage development of affordable live-work space for artists and craftspeople.	*Objective IV-B.*	As projects proposed	Although the zoning regulations enable live-work development throughout most of the city (see Policy IV-A-2) there have been no recent proposals to develop live-work space.
Goal V. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.			
Program V-A-1. Continue providing funding through Emeryville's allocation of Community Development Block Grant funds to support the Berkeley Food and Housing Project's shelters, transitional housing, and Multi-Service Center to provide housing, meals and other support services to homeless individuals who have resided in Emeryville.	*Objective V-A: Support activities to assist Emeryville residents who are at-risk of homelessness or are homeless.*	Annually	Each year, a portion of the administrative funds are used to provide funding to Berkeley Food and Housing Project which provides shelter and services to homeless individuals who have resided in Emeryville

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program V-A-2. Continue providing information at City Hall and through City's website on resources available for emergency housing assistance.	*Objective V-A:*	Quarterly	The City's website continues to provide resources for Emergency Housing Assistance.
Program V-A-3. Improve City departmental coordination to ensure that information is made available on resources available to assist Emeryville families and households at-risk of homelessness.	*Objective V-A:*	Annually	Information is available on the Emeryville website and will be included in the permit counter expansion plans. In addition, the City conducts three foreclosure prevention workshops each year for households facing the loss of their housing. In addition, tenants facing eviction are directed to Housing Rights Inc. or East Bay Community Law Center for assistance.
Program V-A-4. Improve coordination between the City and Emery Unified School District to determine if there are families who may be at risk of homelessness to provide resource and housing referrals.	*Objective V-A:*	Annually	No action on this item. Staff will coordinate through the City/Schools committee in 2011
Program V-A-5. Assist in the development of affordable rental units serving extremely low income households as 30% of the area median income within future Redevelopment Agency-sponsored rental developments whenever feasible. Ensure that support services are provided to tenants of these units.	*Objective V-A:*	As Affordability Agreements are Negotiated	All five units at Magnolia Terrace will be restricted to extremely low income households. The Ambassador project will have eight units restricted to very low income households.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal VI. Promote equal opportunity in housing.			
Program VI-A-1. Through participation in the Alameda County Urban County Community Development Block Grant Entitlement jurisdiction, continue to contract with Housing Rights, Inc. or another fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education and legal referrals for Emeryville resident tenants and landlords.	*Objective VI-A. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability, or source of income.*	Annually	Through its participation as a member of the Alameda County Urban County, which is an entitlement jurisdiction for federal Community Development Block Grant funds, the Urban County enters into a contract with Berkeley-based Housing Rights, Inc. to provide fair housing services to Emeryville residents.
Program VI-A-2. Continue effective marketing of the fair housing counseling service provided through Housing Rights, Inc. or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, on the City's website, and community-wide events.	*Objective VI-A.*	Quarterly/ Annually	The counseling service is advertised on the public service television channel and in local periodicals. Information is also available at the City Hall reception area; on the Economic Development and Housing Department's webpage under Community Resources; and as part of Alameda county's 2-1-1 information phone line.
Program VI-A-3. Require that developers include language stating that they provide equal opportunity in housing in their marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance.	*Objective VI-A.*	As marketing plans are submitted	Equal opportunity in housing is required in marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance and any Affordability Agreements executed as part of a DDA or OPA with the Agency.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program VI-A-4. Include appropriate equal opportunity and anti-discrimination language in all contractual agreements that the City and/or Emeryville Redevelopment Agency enter into with developers pertaining to housing, such as Agreements on Affordable Units, Resale Restriction Agreements, Disposition and Development Agreements, and Owner Participation Agreements.	*Objective VI-A.*	As Affordability Agreements are Negotiated	Equal opportunity and anti-discrimination language is included in all contractual agreements with the City and/or the Emeryville Redevelopment Agency
Program VI-A-5. Continue Accessibility Grant Program through the Emeryville Housing Rehabilitation Program to provide grant assistance to lower income households with disabilities.	*Objective VI-A.*		Last year, the program provided three accessibility grants. Next year, it is projected that three low income households will be assisted with the Accessibility Grant.
Goal VII. Promote environmental responsibility and long-term sustainability of City's housing development through remediation of brownfields and			
Program VII-A-1. Continue Agency grant and loan program, "Capital Incentives for Emeryville's Redevelopment and Remediation" (CIERRA) to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate their housing development sites.	*Objective VII-A. Encourage the remediation of former industrial sites through public-private partnerships and Redevelopment Agency assistance.*	Ongoing	No housing remediation was funded through CIERRA in 2010.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program VII-A-2. Continue seeking outside funding opportunities to leverage the Agency's funding for site remediation at Agency-sponsored housing and mixed use developments, thereby increasing the financial feasibility of the projects.	*Objective VII-A.*	Ongoing	In October 2008, TMG Partners submitted an application and successfully secured a $5 million brownfields grant from the California Pollution Control Finance Authority in connection with the California Recycle Underutilized Sites (CALReUSE) Program (funded through the Housing and Emergency Shelter Trust Fund Act of 2006) for development of the 64th and Christie site. The grant was awarded to clean up the project site and construct a concrete engineered podium. The project successfully competed against other eligible projects from around the State based on the project's urban density, the green site plan features that earned the project a LEED ND Platinum rating, and by targeting all the project's affordable units to 50 percent of Area Median Income (AMI). The grant must be spent to clean up the site within 5 years from the 2009 execution date of the grant application. The Agency has applied for an EPA Assessment Grant for 3706 San Pablo Avenue.
Policy VII-B-1. Continue requirement that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittals to the Emeryville Planning and Building Department.	*Objective VII-B. Ensure that the City and Redevelopment Agency review and permitting process encourages "green" and "healthy" housing development, defined as clean, indoor air and conservation of energy, water, and building materials.*	Ongoing	The Planning and Building Department continues to require that developers submit the scorecard summary from the appropriate GreenPoint Rated or LEED Checklists prior to issuance of a building permit.
Policy VII-B-2. Include the appropriate GreenPoint Rated or LEED Checklist in all Redevelopment Agency-led Request for Proposals (RFPs) for residential and/or live/work projects and include the Checklist as a review criterion in the developer selection process.	*Objective VII-B.*	As RFP's issued	No RFP's were issued in 2010.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy VII-B-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	*Objective VII-B.*	Ongoing	Information is available on the Emeryville website and at the permit counter.
Policy VII-B-4 Consider an ordinance requiring projects involving public funds to meet minimum green building thresholds.	*Objective VII-B.*	FY10/11	No local ordinance has been adopted. However the City will follow CalGreen (mandatory green building code) adopted at the State Level.
Policy VII-B-5 Consider an ordinance providing density, FAR, and height bonus for private projects that meet certain green building thresholds.	*Objective VII-B.*	FY10/11	Interim zoning regulations adopted on November 12, 2009 enable developers to apply for bonuses for residential density, floor area ratio, and/or building height. To qualify for a bonus the developer must provide public benefit as defined by the ordinance. The ordinance specifically defines sustainable design as a bonusable benefit. The project must be eligible for LEED gold or platinum certification or equivalent. The new zoning regulations currently being developed will be consistent with the bonuses allowed in the interim regulations. Bonuses will also be allowed for alternative energy systems including on-site wind power, solar power or co-generation facilities.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy VII-C-1. Adopt open space requirements and design guidelines for multi-family housing projects.	*Objective VII-C. Encourage site and building design that includes social spaces, stormwater treatment, transit access, bicycle parking, and strong interface with the street.*	FY09/10	Interim zoning regulations adopted on November 12, 2009 enable developers to apply for bonuses for residential density, floor area ratio, and/or building height. To qualify for a bonus the developer must provide public benefit as defined by the ordinance. The ordinance identifies public open space as a public benefit where it constitutes at least 10 percent of the site area. The new zoning regulations currently being developed will be consistent with the interim regulations. Additionally, the new zoning regulations will include standards for provision of on-site open space for multifamily housing projects. The Emeryville Design Guidelines adopted by the City Council on December 7, 2010 include guidelines for the provision of three types of open space: private space, common space, and publicly accessible space. In addition, there are guidelines specifically aimed at improving the design of residential development.
Policy VII-C-2. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	*Objective VII-C.*	Ongoing	The City continues to require measures to protect stormwater quality.

Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy VII-D-1. Disseminate information on retrofit assistance programs such as youth energy services, solar energy rebates and alternative transportation facilities, such as bicycle parking and car-sharing pods.	*Objective VII-D. Support property retrofits that reduce the City's carbon footprint through energy conservation, waste reduction, and transportation access measures.*	Ongoing	In November of 2010 all Emeryville licensed businesses received a brochure detailing the City's Green Business Program, Smart Solar Program and Smart Light Program. In order to recruit clients to receive Green House Calls, California Youth Energy Services (CYES) staff continuously marketed the program throughout the spring and summer of 2010. CYES Marketing and Outreach techniques included: tabling at Farmer's Markets and community events, holding "Torchiere Swap" events, passing out flyers and brochures, canvassing, networking with community organizations, coordinating with Property Management Companies, and meeting with City and community officials.
Program VII-D-2. Continue to provide assistance through the Emeryville Housing Rehabilitation Program for weatherization and energy efficiency repairs.	*Objective VII-D.*	Ongoing	The Agency added a $50,000 Weatherization Grant to the Housing Rehabilitation Program. In the past, when applicable, energy efficiency repairs have been included as part of the grant and loan programs. In 2010, there were no participants in the weatherization grant program. It is projected that the program will be utilized in 2011 and will assist at least three households. Energy efficiency repairs will continue to be included when possible as part of the other grants.
Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects.	*Objective VII-D.*	FY09/10	Energy conservation measures and green building materials are included in the work write up of Housing Rehabilitation Inspections.

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

Jurisdiction City of Emeryville

Reporting Period 1/1/2010 to 12/31/2010

General Comments:

The economic recession and difficult commercial lending market have stalled several residential developments in Emeryville that have received their planning entitlements but have not yet pulled building permits. These projects may go forward as the market revives. In the mean time, the Emeryville Redevelopment Agency is moving forward with family friendly 100% affordable housing projects.