



CITY OF EMERYVILLE

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Housing Policy Department
Received on:

APR 18 2014

March 25, 2013

Housing and Community Development
Housing Policy Department
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TRANSMITTAL:
CITY OF EMERYVILLE 2013 GENERAL PLAN ANNUAL PROGRESS REPORT

The Emeryville City Council approved the 2013 General Plan Annual Progress Report on March 18, 2014. 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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Planning and Building Department
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RESOLUTION NO. 14-29

Resolution Of The City Council Of The City Of Emeryville Approving The Annual Progress Report On Implementation Of The General Plan For Calendar Year 2013 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 2013 ("the Report") has been prepared which Report includes an Annual Progress Report on the Implementation of the Housing Element of the General Plan; and

WHEREAS, on February 5, 2014 the Emeryville Housing Committee reviewed the Annual Progress Report on the Implementation of the Housing Element for calendar year 2013 and recommended that the City Council forward the it to the California Department of Housing and Community Development; and

WHEREAS, on February 27, 2014 the Emeryville Planning Commission reviewed the Report and recommended that the City Council forward it to the Governor's Office of Planning and Research and the California Department of Housing and Community Development; and

WHEREAS, on March 18, 2014 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 Report, attached hereto as Exhibit A, to the California Governor's Office of Planning and Research and the California Department of Housing and Community Development, as required by statute; and be it

FURTHER RESOLVED, that the City Council hereby finds and determines that the Report is not a project subject to the requirements of the California Environmental Quality Act because as provided by State CEQA Guidelines Section 15378 (b)(5) it is an administrative activity of the City that will not result in direct or indirect physical changes in the environment.

APPROVED, by the City Council of the City of Emeryville at a regular meeting held on Tuesday, March 18, 2014.

ATTEST:



CITY CLERK



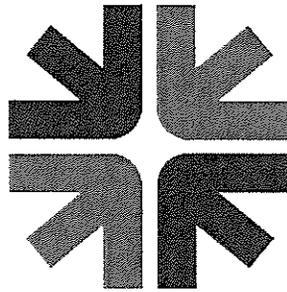
MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY

2013 General Plan Annual Progress Report



City of Emeryville

**Prepared by
Planning and Building Department
Economic Development and Housing Department**

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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 Department of Housing and Community Development (HCD). The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs.

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 and 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 eight years according to a schedule set by the State. For these reasons the Emeryville Housing Element is contained in a separate document which was adopted by the City Council on July 20, 2010 and certified by the State HCD on October 7, 2010. The 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.

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 updated in 2009 according to OPR’s Guidelines and remained consistent with the Guidelines through 2013.

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. Exhibit A shows the implementation status of each General Plan policy.

A. REVIEW OF IMPLEMENTATION PROGRAM

Progress Report Highlights

Following are highlights of the progress made in calendar year 2013 organized by general plan element:

Land Use:

- *Zoning Update.* New Planning Regulations were adopted on February 5, 2013. They took effect on March 7, 2013.
- *Planning Approvals and Building Permits.* The Planning Commission made decisions on 14 applications, including Emeryville Center of Community Life joint City-School District project, 3800 San Pablo Avenue residential mixed-use project, Shell Gas Station and Mart rebuild, Broken Rack billiards hall relocation, City Storage with caretaker unit and cafe,

Counter Culture Coffee, Western Institute of Social Research, Napa Valley Linen, AT&T Wireless, a massage establishment, and signs for Bay Street Porch and Escuela Bilingüe. All project approvals had findings of consistency with the General Plan. Building permits were issued for Marketplace Redevelopment Phase IA – 64th/Christie apartments, Broken Rack relocation, and City Storage.

- *Implementation of Area Plans.* The City implemented parts of the Park Avenue District Plan by posting “no truck parking overnight” signs, and by producing community events on Park Avenue Plaza and a parade on Park Avenue. The City implemented parts of the North Hollis Area Design Program by obtaining funding for and designing two Greenway segments.
- *Economic Development Committee.* This new committee worked on expanding Internet fiber and wifi, developing a marketing plan for the Emeryville-Berkeley bio-science cluster, and installing America’s cup banners.

Transportation:

- *Regional and Countywide Planning.* The City participated in completion of Plan Bay Area and the Alameda County Priority Development Areas Plan, which will help the County distribute One Bay Area Grant funds for transportation projects.
- *San Pablo Avenue Crossing Improvements.* The City received a Safe Routes to School grant and a Safe Routes to Transit grant to improve crossings on San Pablo Avenue at 43rd, 45th and 47th Streets.
- *Emeryville-Berkeley-Oakland Transit Study.* The City gathered input on transit needs for input into development of options.

Parks, Open Space, Public Facilities and Services:

- *Parks and Recreation Committee.* The new Parks and Recreation Advisory Committee recommended Point Emery shoreline protection and made a list of repairs needed in parks.
- *Emergency Preparedness.* Alameda County Fire Department taught a personal emergency preparation class in Emeryville.

Urban Design:

- *Pedestrian and Bicycle Amenities.* The Planning Commission required pedestrian and bicycle amenities when approving the Shell Station Rebuild, and requested such amenities in study sessions on redevelopment of the Nady site, Marketplace parking lots, and Sherwin-Williams site.
- *Public Art.* The City updated the Public Art Walking Guide, selected a proposal for a sculpture on Point Emery, and reinstalled the art piece Peninsula Tell-Tale to Marina Trail.

Conservation, Safety and Noise:

- *Temescal Creek Park.* Renovation of Temescal Creek Park included trimming and cabling of old trees and installation of play equipment.
- *Noise Mitigation Measures.* The Planning Commission required mitigation of noise impacts as a condition of approval for the 3800 San Pablo Avenue residential mixed-use project.

Sustainability:

- *Water Efficient and Bay Friendly Landscaping.* The Planning Commission required compliance with the Water Efficient Landscaping Ordinance and Bay Friendly Landscaping standards when approving the Shell Station Rebuild and 3800 San Pablo Avenue projects; the City implemented these standards in the Temescal Park renovation.

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 26 are scheduled for completion within the first five years of adoption. The remaining 2 were intended for implementation within the 6 to 20 year timeframe.

Table I in Exhibit A tracks all progress made in 2013 on those actions. Progress was made in 2013 on 66 actions. Of the remaining ongoing and 0-5-year actions, 4 were completed before 2013. The uncompleted items are T-A-20 development of a path along the Emeryville Crescent, CSN-A-5 protecting biota when that path is built, CSN-A-9 updating the Emergency Operations Plan, CSN-A-10 updating the Local Hazards Mitigation Plan, ST-A-6 implementing the Environmental Purchasing Program, and ST-A-7 identifying sites for developers to provide for farmers markets.

General Plan Amendments

The City did not amend the General Plan in 2013.

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

No changes to goals, policies, objectives, standards or other plan proposals were identified.

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

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 2009-2014 Housing Element, adopted in 2010. This is the fourth progress report that is measured against the 2009-2014 Housing Element. The State of California Department of Housing and Community Development has required a report format that consists of six Excel spreadsheets, which are attached as Exhibit B.

Housing Element Implementation Highlights

Following are highlights of the Calendar Year 2013 Housing Element Annual Progress Report:

- Ninety percent 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 62% of the very low income goal, 5% of the low income goal, 21% of the moderate income goal, and 122% of the market rate goal. Overall, the City has met 75% of the total goal of 1,137 units.
- The Housing Rehabilitation Program funded four projects in 2012, including one exterior paint grant, one minor home repair grant, and two accessibility grants.
- The City furthered its goals of promoting affordable housing for a variety of housing types and income levels through the advancement of two new developments.
 - The Ambassador Housing Development at 3610 Peralta Street, a 69-unit multi-family affordable residential development for very low income households, was completed and occupied. The Project was awarded Low Income Housing Tax Credits. The Ambassador Development promotes the 2009-2014 Housing Element policy of providing affordable housing for families through larger unit sizes. One-third of the development units are three-bedroom units.
 - The City selected a developer for an affordable, family friendly housing project at 3706 San Pablo Avenue.
- Two Affordable Housing Set Aside (AHSA) projects are under construction. Parkside will provide 8 units of very low income housing and 13 units of moderate income housing. The 64th and Christie project includes 29 units of very low income housing.

**2013 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Implementation Report- 2013**

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
 Reporting Period 1/1/2012 to 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions, and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
64th and Christie	5+	R	29	0	0	164	193	193	RDA	INC	0
(9) Total of Moderate and Above Moderate from Table A3			0								
(10) Total by income Table A/A3			29	0	0	164	193	193			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Emeryville
 Reporting Period 1/1/2013 to 12/31/2013

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 which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
 Reporting Period 1/1/2013 to 12/31/2013

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 1/1/2011 to 12/31/2011

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 Non-deed restricted	186	5	0	0	0	5	0			0
Low	Deed Restricted	174	6	3	0	0	0	0	0	0	0	9	165
	Non-deed restricted												
Moderate	Deed Restricted	219	18	15	0	0	0	0	13	0	46	173	
	Non-deed restricted												
Above Moderate		558	95	127	127	0	0	6	167	161	683	0	
Total RHNA by COG: Enter allocation number:		1,137	124	145	127	0	5	6	256	190	853	409	
Total Units													
Remaining Need for RHNA Period													

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

2013 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Element Progress Report- 2013

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

Jurisdiction: City of Emeryville
Reporting Period: 1/1/2013 to 12/31/2013

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	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. Program I-A-2. Conduct annual review of Emeryville's Housing Rehabilitation Program and projected program demand for next fiscal year. 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. Promote preservation of existing housing stock through the Emeryville Housing Rehabilitation Program. Objective I-A.	Every two years with Budget Cycle Annually	Due to the demise of the Emeryville Redevelopment Agency this program will only be funded through CDBG Funds. The CDBG program funded one paint grant project in 2013. The program is reviewed on a monthly basis to determine encumbered funds, pending projects and available funds. Each year, the CDBG Allocation is reviewed and funds are budgeted for this program. 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.	

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>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.</p>	<p>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.</p>	<p>Ongoing</p>	<p>The Community Preservation Committee administers this program, assisted by the Chief Building Official 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.</p>
<p>Policy I-B-2. Retain and continue implementing the Residential Preservation Ordinance, which requires Council approval for demolition of residential structures.</p>	<p>Objective I-B.</p>	<p>Ongoing</p>	<p>The new Planning Regulations adopted February 5, 2013, (Article 12) prohibit 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; the building will be replaced by publicly accessible landscaped open space; or it is in the best interest of the public health, welfare, and safety for it to be demolished.</p>
<p>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.</p>	<p>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.</p>	<p>Annually</p>	<p>No residential units were demolished in 2013. Due to the demise of the Emeryville Redevelopment Agency, there are no longer reports due to the State Department of Housing and Community Development.</p>

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		
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. Due to the demise of the Emeryville Redevelopment Agency, there are no longer reports due to the State Department of Housing and Community Development.
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 2013. Due to the demise of the Emeryville Redevelopment Agency, there are no longer reports due to the State Department of Housing and Community Development.
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 11/12	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. The new Planning Regulations, which were adopted in February 2013, do not change the zoning map of the interim zoning regulations and continue to accommodate those housing densities.
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 11/12	The new Planning Regulations include a Density Bonus which complies with State density bonus law.
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 11/12	The new Planning Regulations facilitate the development of secondary dwelling units by allowing by-right (non-discretionary) development of units that meet specific requirements. The new ordinance brings the regulations into compliance with State law.

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		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 received their planning approvals in 2013. However, two projects that have previously received their planning approvals, Parkside and 64th and Christie, continued their development process. Parkside received its building permit in 2012. 64th and Christie received its building permit in 2013.
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	In 2013 the City chose EAH Housing as the developer of 3706 San Pablo Avenue for a 86 unit development with extremely low, very low and low family households.
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	The 64th and Christie project that was negotiated in 2010 began construction in 2013 with 29 very low income units. The Parkside project will meet the inclusionary requirements but have not included further affordability.
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	The Emeryville Redevelopment Agency no long exists. The program is currently available for moderate income homebuyers using funds from loan repayments.

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	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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	The City was awarded a \$720,000 grant from the State Housing and Community Development Department CalHOME Program. In 2013, only 18,000 remained under CalHOME grants awarded before 2010 and was insufficient to provide assistance. The \$ 1 million in grant funds awarded in 2010 were available in mid 2011. Due to the uncertainty and unavailability of redevelopment agency funds during 2011, CalHOME loans are not used for BMR units because the grant requires additional subsidy for price restricted units and no redevelopment funds are available. The Ambassador Housing Project was awarded over \$10 million in Affordable Housing Tax Credits in 2011.
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 in previous years; however, no BMR Units designated for very-low income units were on the market in 2013.
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 2013, the City continued to implement its 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; assisting Emeryville residents who are participants in City homebuyer or rehabilitation loan programs 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; and distributing information throughout the City and at City Hall. There were three short sales of City loans, where the City forgave a total \$196,300 of accrued interest and principal.

Goal III. Promote development of affordable housing for persons with special needs.

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		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 2013.
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	The Parkside project will meet the inclusionary requirements but have not included further affordability or services.
Policy III-A-3. Support development of Residential Care Facilities for the Elderly (RCFE) projects and independent senior housing developments.	Objective III-A.	FY 11/12	The new Planning Regulations 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.
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 collaborative 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.

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.

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		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 development of a variety of housing types.	FY 11/12	The New Planning Regulations designate approximately one fourth of the city's land area for residential mixed use development.
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 11/12	The new Planning Regulations 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.
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 10/12-ongoing	The new Planning Regulations provide a bonus for density, floor area ratio, and/or building height for residential projects that provide family friendly housing. Family friendly units must have a minimum of three bedrooms, in-unit laundry hook-ups, and an additional 15 square feet of common open space.
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 11/12	The new Planning Regulations allow emergency shelters by right (non-discretionary) in the Mixed Use with Residential South (MURS) zoning district (Figure 9-3.103(a)). Staff plan to amend the Planning Regulations in early 2014 such that transitional and supportive housing developments are subject only to those restrictions that apply to other residential uses of the same type in the same zone.
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 11/12	The new Planning Regulations treat group homes and residential care facilities for six or fewer residents the same as single unit residential uses (Section 9-5.211).
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 11/12	The new Planning Regulations allow the Planning Director to exempt projects with a negligible visual impact from design review and secondary residential units (Section 9-7.403(b and f)). The Planning Regulations also only require minor design review for single unit and two unit residential uses (Section 9-7.404(a)(1)).

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		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>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.</p>	<p>Objective IV-A.</p>	<p>FY 11/12</p>	<p>The new Planning Regulations are consistent with the General Plan and will maintain the residential capacities for the sites identified in the sites inventory of the Housing Element.</p>
<p>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.</p>	<p>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.</p>	<p>ongoing/ annually</p>	<p>The City continues to offer affordable homeownership assistance to locally identified target groups through the First Time Homebuyer Program. Borrowers are required to provide a downpayment of at least 3% of their own funds.</p>
<p>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.</p>	<p>Objective IV-B.</p>	<p>ongoing/ annually</p>	<p>The City continues to offer affordable homeownership assistance to locally identified target groups through the First Time Homebuyer Program. Borrowers are required to provide a downpayment of at least 3% of their own funds.</p>
<p>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.</p>	<p>Objective IV-B.</p>	<p>as affordability Agreements are Negotiated</p>	<p>No private residential developments were subject to the AHSA ordinance in 2013. These set asides have been available through priorities in the lottery process for new BMR units sold by the developers. Two EUSD teachers have purchased new BMR units in prior years.</p>

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65563. Describe progress of all programs including local efforts to remove governmental constraints to the			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation	
<p>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.</p>	<p>Objective IV-B.</p>	<p>FY09/10</p>	<p>The new Planning Regulations provide developers with bonuses for residential density, floor area ratio, and/or building height who provide a public benefit, including family friendly housing meeting certain conditions. Some of these conditions are that all family friendly units shall have a minimum of 3 bedrooms, in-unit laundry hook-ups, and 15 additional square feet of common open space.</p>	
<p>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.</p>	<p>Objective IV-B.</p>	<p>FY09/10</p>	<p>The City conducted primary research and wrote the document "Social and Physical Indicators of Successful Affordable Family Housing". This document was included in the 3706 San Pablo Avenue RFQ/P. The city is working on expanding the "family residential" section of the City-wide design guidelines to include more features. This section will be used to define projects eligible for the family friendly housing density bonus.</p>	
<p>Policy IV-B-6. Ensure that new residential developments that include a set-aside of below market rate livelwork units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below market rate livelwork units by artists/craftspeople.</p>	<p>Objective IV-B.</p>	<p>As projects proposed</p>	<p>The Parkside project includes an affordable livelwork unit-Marketing will begin in 2014 and staff will work with the developer to target the unit to artists and craftspeople.</p>	
<p>Policy IV-B-7. Encourage development of affordable live-work space for artists and craftspeople.</p>	<p>Objective IV-B.</p>	<p>As projects proposed</p>	<p>The new Planning Regulations enable live-work development throughout most of the city (see Policy IV-A-2 above). The Parkside Project, which includes 8 live-work units, is under construction.</p>	
<p>Goal V. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.</p>				
<p>Program V-A-1. Continue providing funding through Emeryville's allocation of Community Development Block Grant funds to support the Berkeley Food and Housing Projects shelters, transitional housing, and Multi-Service Center to provide housing, meals and other support services to homeless individuals who have resided in Emeryville.</p>	<p>Objective V-A: Support activities to assist Emeryville residents who are at-risk of homelessness or are homeless.</p>	<p>Annually</p>	<p>Each year, a portion of the City's 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.</p>	

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		
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. In addition, tenants facing eviction are directed to ECHO Fair Housing or the 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	Staff coordinated with the Resource Specialist at EUSD to market the Ambassador units to families in need of affordable housing whose children attend EUSD schools.
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	The Ambassador project will have eight units restricted to very low income households. The finalist developer for the 3706 San Pablo project proposed nine very low income units with a total of 23 very low income bedrooms.
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	The City of Emeryville is 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 Hayward/Oakland-based ECHO Fair Housing 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 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		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>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.</p>	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.
<p>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.</p>	Objective VI-A.	As Affordability Agreements are Negotiated	Equal opportunity and anti-discrimination language is included in all contractual agreements with the City.
<p>Program VI-A-5. Continue Accessibility Grant Program through the Emeryville Housing Rehabilitation Program to provide grant assistance to lower income households with disabilities.</p>	Objective VI-A.		In 2013 the City completed one Accessibility Grant in 2013.
Goal VII. Promote environmental responsibility and long-term sustainability of City's housing development through remediation of brownfields and promotion of "green" and "healthy" housing development.			
<p>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.</p>	Objective VII-A. Encourage the remediation of former industrial sites through public-private partnerships and Redevelopment Agency assistance.	Ongoing	<p>In 2013 the Strategic Partnership Agreement with the State expired for CIERRA. It was not renewed as the State program, under which they partnered with cities for assessment loans locally administered to facilitate private development, is being revised or eliminated. The State may have future calls for funding to which the City of Emeryville would be eligible, but no such calls were made in 2013. Under CIERRA, the City of Emeryville also administers federal grants funds for cleanup awarded by the US Environmental Protection Agency. These loans were marketed to a private housing/commercial developer at the Emeryville Public Market in 2013. No housing remediation was funded through CIERRA in 2013. The 3706 San Pablo Avenue cleanup was funded in 2012 and the site's Sampling and Analysis Plan and Site Cleanup Plan were completed in 2013; remediation is planned in 2014.</p>

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		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>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.</p>	<p>Objective VII-A.</p>	<p>Ongoing</p>	<p>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. Remediation was completed and construction begun in 2013. The City was awarded a \$200,000 clean-up grant for 3706 San Pablo Avenue in 2012 from US EPA. The City also applied for an assessment grant in 2012 and a Technical Assessment Brownfields grant in 2013 for 5890, 6150 and 5900 Christie Avenue but did not receive funding. All of these sites are planned affordable housing. Ambassador and Magnolia Terrace both received grant funding for assessment and remediation.</p>
<p>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.</p>	<p>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.</p>	<p>Ongoing</p>	<p>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.</p>
<p>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.</p>	<p>Objective VII-B.</p>	<p>As RFP's issued</p>	<p>The RFQ/P for 3706 San Pablo included GreenPoint Rated and/or LEED certifications.</p>

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			Status of Program Implementation
Name of Program	Objective	Timeframe in H.E.		
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	The Emeryville website provides green building resources including information on green buildings and a directory of relevant agencies and organizations. Resource materials on green building standards are available 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.	FY11/12	No local ordinance has been adopted. However, the City does this on a case-by-case basis. The City follows 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.	FY09/10	The new Planning Regulations 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 draft Planning Regulations similarly provide bonuses for projects eligible for LEED platinum, gold, or silver certification. The new Planning Regulations also provide bonuses for alternative energy systems and water and energy efficiency measures.	
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	The new Planning Regulations include provisions requiring that multi-family projects provide 60 square feet of open space per dwelling or live/work unit (Section 9-4.303). The Emeryville Design Guidelines 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. Staff are also currently working on an amendment to the Design Guidelines to improve family friendly housing standards.	
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. The City continues to be a leader in constructing and requiring Low Impact Design which is the treating of stormwater with vegetation and other Best Management Practices.	

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		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>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.</p>	<p>Objective VII-D. Support property retrofits that reduce the City's carbon footprint through energy conservation, waste reduction, and transportation access measures.</p>	<p>Ongoing</p>	<p>In 2013 the Rising Sun Energy Center offered residences free energy conservation services and hardware through the California Youth Energy Services (CYES). CYES promoted the program at the Earth Day Celebration.</p> <p>The City received funding for staff to participate in a PG&E Innovative Pilot studying energy efficiency in multi-family housing. Alternative transportation programs such as Emery Go-Round and 8-To-Go (shuttle for seniors) were advertised in the Emeryville Activity Guide and in the Emeryville E-Newsletter. The new Planning Regulations include a bonus for transportation demand management (TDM) (bike sharing, bike lockers, transit info, ATM, child care, transit passes) and a bonus for electric vehicle charging stations (Table 9-4.204(c) (1) and (16)), and potential to reduce parking requirements with TCM with a conditions use permit (Section 9-4.404(g)(1)).</p>
<p>Program VII-D-2. Continue to provide assistance through the Emeryville Housing Rehabilitation Program for weatherization and energy efficiency repairs.</p>	<p>Objective VII-D.</p>	<p>Ongoing</p>	<p>The Emeryville Rehabilitation Program no longer has Redevelopment funding and is limited to the requirement of CDBG and CalHome funds for repairing substandard conditions. As such, repairs that increase energy efficiency or weatherization will only be funded for units in which the condition of items requires repair or replacement.</p>
<p>Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects.</p>	<p>Objective VII-D.</p>	<p>FY09/10</p>	<p>The new Planning Regulations include a bonus for transportation demand management (TDM) (bike sharing, bike lockers, transit info, ATM, child care, transit passes) and a bonus for electric vehicle charging stations (Table 9-4.204(c) (1) and (16)), and potential to reduce parking requirements with TDM with a conditional use permit (Section 9-4.404(g)(1)).</p>