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Housing Policy Department
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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT
AND HOUSING SUCCESSOR ANNUAL REPORT

City or County Name: Emeryville

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Reporting Period by Calendar Year: from Jan. 1, 2014 to Dec. 31, 2014

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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

Jurisdiction City of Emeryville
Reporting Period 1/1/2014 to 12/31/2014

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					
3900 Adeline	5+	R	5	0	7	68	80	80	Inclusionary	INC	0
(9) Total of **Moderate and Above Moderate** from Table A3					7						
(10) Total by income Table A/A3			5	0	7	68	80	80			
(11) Total **Extremely Low-Income** Units*			0								

* Note: These fields are voluntary

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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

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Reporting Period 1/1/2014 to 12/31/2014

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
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Jurisdiction City of Emeryville
Reporting Period 1/1/2014 to 12/31/2014

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	0	76	29	5	120	66
	Non-deed restricted												
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	7	53	166
	Non-deed restricted												
Above Moderate		558	95	127	127	0	0	6	167	161	68	751	0
Total RHNA by COG. Enter allocation number:		1,137	124	145	127	0	5	6	256	190	80	933	397
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

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

2014 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Element Progress Report- 2014

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Emeryville
Reporting Period: 1/1/2014 to 12/31/2014

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	Due to the demise of the Emeryville Redevelopment Agency, this program will only be funded through CDBG Funds. Staff worked with five applicants for rehabilitation projects. Five applicants were either over income or did not proceed with repairs. Two projects are ongoing.
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 quarterly basis to determine encumbered funds, pending projects and available funds. Each year, the CDBG Allocation is reviewed and funds are budgeted for this program.
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; and quarterly on the City's TV Channel – E-News.

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**
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 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.
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	The 2013 Planning Regulations (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 or better design and will 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.
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 2014. Due to the demise of the Emeryville Redevelopment Agency, there are no longer reports due to the State Department of Housing and Community Development.

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**
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 2014. 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 allocation for the planning period 2014 to 2022 is 1,498 housing units, including 138 extremely low, 138 very low, 211 low, and 259 moderate income units. The new Housing Element adopted in 2014 shows that existing zoning is adequate to accommodate the City's regional housing needs allocation. Tables 4-1, 4-2 and 4-3 of the new Housing Element show that Emeryville has sites for 3,807 more units than the overall total allocation, and 3,078 more units than the combined extremely low, very low,and low income allocation. However, zoning alone does not address the affordability issue or ensure that affordable units will be built. New tools are needed to address the affordability crisis.
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 2013 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 2013 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 maintenance, improvement, and development of housing as identified in the housing element.		
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	Two projects that are subject to the AHSA ordinance continued construciton in 2014 - Parc on Powell and EMME on Christie Avenue. The City adopted a housing impact fee in 2014. It helps to offset the loss of affordable housing funds due to the dissolution of Redevelopment.
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 Planning Commission held a study session in October 2014 on 3706 San Pablo Avenue, an 86 unit development with extremely low, very low and low income 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 EMME project on Christie Avenue, which was negotiated in 2010, continued construction in 2014 with 29 very low income units. The Parc on Powell (formerly Parkside) project will meet the inclusionary requirements but has not included further affordability. The 3900 Adeline Project includes eight units of moderate income housing and five units of very low income, meeting the inclusionary requirements, but has 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 longer exists. The program is currently available for moderate and below-moderate income homebuyers using funds from the General Fund.

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**
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 affordable 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. The 3706 San Pablo Project was awarded federal HOME funds from Alameda County and is pursuing several state and federal funding sources including tax credits.
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 below market rate units designated for very-low income households were on the market in 2014.

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**
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 2014, 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 are 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. The City had one short sale in 2014 resulting in a total loss of just under $56,140 in principal and accrued interest. Additionally, one one-bedroom unit in the Andante project was lost to foreclosure.
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 Affordable Housing Set Aside ordinance in 2014.
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 Parc on Powell (formerly Parkside) project will meet the inclusionary requirements but has not included further affordability or services. This County program ran out of funding in 2014.

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**
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 2013 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 Homeles Management Information System (HMIS) through Community Develoopment Block grant (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.			
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 2013 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 2013 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 2013 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. The City is working on family friendly residential design guidelines.

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**
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 2013 Planning Regulations allow emergency shelters by right (non-discretionary) in the Mixed Use with Residential South (MURS) zoning district (Figure 9-3.103(a)). The City amended the Planning Regulations in 2014 so 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 2013 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 2013 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)).
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 11/12	The 2013 Planning Regualtions are consistent with the General Plan and maintain the residential capacities for the sites identified in the sites inventory of the 2009-2014 Housing Element. The new 2014-2022 Housing Element shows that the 2013 zoning provides ample sites to accommodate the City's regional housing need allocation.

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**
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 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.
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 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.
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 ownership residential developments were subject to the AHSA ordinance in 2014. 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.
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	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. The city is developing design guidelines for family friendly housing.

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**
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	The 3706 San Pablo Avenue project, which is in the design stage, will provide affordable family housing. Its design utilizes the City's document "Social and Physical Indicators of Successful Affordable Family Housing". 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.
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	The Parc on Powell (formerly Parkside) project includes an affordable live/work unit. Staff is working with the developer to market the unit to artists and craftspeople. The 3900 Adeline Project includes one live/work unit, and when construction nears completion, staff will work with the developer to market to artists and craftspeople.
Policy IV-B-7. Encourage development of affordable live-work space for artists and craftspeople.	*Objective IV-B.*	As projects proposed	The 2013 Planning Regulations enable live-work development throughout most of the city (see Policy IV-A-2 above). The Parc on Powell Project, which includes 8 live-work units, is under construction.
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 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. In addition, the City has allocated $20,000 from the General Fund to homeless engagement, outreach and case management.
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 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**
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, Parc on Powell and EMME below market rate units to families in need of affordable housing whose children attend EUSD schools. Staff works with EUSD staff when families are facing housing issues to find appropriate referrals as needed.
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 was occupied in 2014. It has eight units restricted to very low income households. The 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 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 .

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**
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.
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.*		The City completed one Accessibility Grant in 2013. Staff is working with two applicants for accessibility Grants.
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.			

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**
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	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. In 2014 the City of Emeryville negotiated with the State to strategically partner for use of revolving loan funds administered by the State on City owned properties, including housing assets. An agreement is expected in 2015. Under CIERRA, the City of Emeryville also administers federal grants and revolving loan 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 loans in 2013 or 2014. 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 2014; remediation is planned in 2015. In 2014, a Targeted Brownfields Assessment (TBA) Report for the property at 3602 Adeline Street and 1122 36th Street was provided to the City, reporting on physical testing completed under the Environmental Protection Agency's (EPA's) TBA technical assistance award. The testing indicated lead and petroleum are present above residential standards within 2 feet of the surface of the property; remediation will be completed prior to reuse as a housing asset. VOC's were tested for and not found on the site.

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**
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	Construction continued on EMME at 64th/Christie; the site was remediated using a $5 million 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). The City completed the Site Clean-up Plan for 3706 San Pablo, for which the City had received a $200,000 cleanup grant from USEPA. Ambassador affordable family housing project was completed, having received grant funding for assessment and remediation. The City received a Technical Assistance Brownfield grant for Phase I and Phase II Assessment of property on 36th Street owned by the City as Successor Agency to the Redevelopment Agency. The City began negotiations with the State for a strategic relationship for Brownfield Revolving Loans funds targeted to affordable housing sites.
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 City continues to require developers to 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	The 3706 San Pablo Avenue affordable family housing project will be GreenPoint Rated.

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**
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. The 3706 project will be GreenPoint rated.
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 2013 Planning Regulations offers bonuses for sustainable design (projects eligible for LEED gold or platinum certification or equivalen)t; for projects eligible for LEED platinum, gold, or silver certification; and 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 2013 Planning Regulations require multi-family projects to 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 aimed at improving the design of residential development. Staff is working on an amendment to the Design Guidelines to improve family friendly housing.
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 maintenance, improvement, and development of housing as identified in the housing element.		
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 2014 the Rising Sun Energy Center offered residences free energy conservation services and hardware through the California Youth Energy Services (CYES). 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-News.
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 Emeryville Rehabilitation Program no longer has Redevelopment funding and is limited to the requirement of Community Development Block Grant 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.
Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects.	*Objective VII-D.*	FY09/10	The 2013 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).