

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Housing Policy Dept
Received
MAR 14 2016

Jurisdiction City of Emeryville
Reporting Period 1/1/2015 to 12/31/2015

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 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development	7 Deed Restricted Units	8 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					
5532 Doyle Street		O				2	2	n/a	0	0	
(9) Total of Moderate and Above Moderate from Table A3						0	0				
(10) Total by income Table A/A3						0	0				
(11) Total Extremely Low-Income Units*						0	2				

* 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's 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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Table A3

Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)

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

* Note: This field is voluntary

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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.		2014	2015	2016	2017	2018	2019	2020	2021	2022	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	5	0	0	0	0	0	0	0	0	5	271
	Non-deed restricted											
Low	Deed Restricted	0	0	0	0	0	0	0	0	0		211
	Non-deed restricted											
	Deed Restricted	7	0	0	0	0	0	0	0	0	7	252
Moderate	Deed Restricted											
	Non-deed restricted											
Above Moderate		176	2	0	0	0	0	0	0	0	178	384
Total RHNA by COG. Enter allocation number:		188	2	0	0						190	1,118
Total Units												
Remaining Need for RHNA Period												

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

2015 General Plan Annual Progress Report
 Exhibit B: Housing Element Annual Element Progress Report- 2015

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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.	Timeframe in Housing Element	Status of Program Implementation
Name of Program	Objective		
Goal I. Preserve and improve the city's existing neighborhoods and housing stock.			
Program H-1-1-1. Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Objective H-1-1. Promote the preservation and improvement of existing homes through the Emeryville Housing Rehabilitation Program	Allocate funds annually	The Housing Rehabilitation Program was contracted to Alameda County Healthy Homes Department during 2015.
Program H-1-1-2. Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.	Objective H-1-1.	Annually	Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place.
Program H-1-1-3. Continue to offer home maintenance education.	Objective H-1-1.	Review education program annually, conduct classes quarterly or as appropriate	Not yet implemented.

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 Housing Element	Status of Program Implementation
<p>Program H-1-2-1. Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.</p>	<p><i>Objective H-1-2. Maintain and improve the city's older housing stock, particularly the homes located in the Triangle neighborhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.</i></p>	<p>Hold quarterly committee meetings, review progress monthly, process code violations as needed</p>	<p>The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations.</p>
<p>Program H-1-2-2. Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.</p>	<p><i>Objective H-1-2.</i></p>	<p>Ongoing, implement as the demolition of residential structures is proposed</p>	<p>Two residential structures were approved by the City Council for demolition in 2015. They will be replaced by two new residential structures.</p>
<p>Program H-1-3-1. Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.</p>	<p><i>Objective H-1-3. Maintain the availability and affordability of existing units that are restricted for occupancy by lower- and moderate-income households.</i></p>	<p>Review the affordable inventory twice yearly, take actions to preserve affordable units as needed.</p>	<p>The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate. The City is working with an owner of a BMR unit at risk of foreclosure and is working on exercising its right of first refusal in order to maintain its affordability restrictions.</p>
<p>Program H-1-3-2. Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.</p>	<p><i>Objective H-1-3.</i></p>	<p>Monitoring and compliance ongoing, report annually or as required</p>	<p>The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis. The City did not use any Housing Asset funds in 2015.</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 maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation	
Goal II. Encourage the development of housing affordability to extremely low-, very low-, and low-income households. Program H-2-1-1. Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing.	Objective H-2-1. Ensure that the Planning Regulations continue to facilitate the development of affordable housing.	Ongoing, implement as projects with affordable units are proposed	The Planning Regulations were revised to require affordable housing in residential projects in order to receive a density bonus.	
Program H-2-1-2. Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.	Objective H-2-1.	Ongoing, implement as housing development projects are proposed	Affordable housing is required in rental housing. An impact fee is required in ownership housing, and affordable units may be provided in lieu of the fee.	
Program H-2-2-1. Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.	Objective H-2-2. Support new housing opportunities for extremely low-, very low-, low-, and moderate-income households.	Collect fees as projects are proposed; prioritize as funds become available	The City collected \$840,000 in Affordable Housing Impact Fees in 2014-2015.	
Program H-2-2-2. Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Objective H-2-2.	Ongoing, implement as City-assisted housing development projects are proposed	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo which will be affordable to extremely low, very low and low income households.	
Program H-2-2-3. Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level.	Objective H-2-2.	Ongoing, implement as development projects are proposed	While the Marketplace development project was not subject to the Affordable Housing Program, the City was able to negotiate 11% of the units to be affordable with 22 Low Income units and 28 units of Moderate.	

Housing Programs Progress Report - Government Code Section 65583.			
Program Description (By Housing Element Program Names)	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 Housing Element	Status of Program Implementation
Program H-2-2-4. Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.	Objective H-2-2.	Fund programs annually, process loans applications as they are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2015 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
Program H-2-2-5. Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.	Objective H-2-2.	Fund programs annually, process loans applications as they are received	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo to identify and leverage funding. This project was one of the first in the state to be awarded Cap and Trade funds.
Program H-2-2-6. Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Objective H-2-2.	Ongoing	The City has worked with regional housing advocacy groups to lobby the County of Alameda to provide between \$5M and \$7M annually in funds that would have previously been set aside for affordable housing through Redevelopment.
Program H-2-2-7. Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.	Objective H-2-2.	Annually	The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase in property tax) to support affordable housing in the City.

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 Housing Element	Status of Program Implementation	
Goal III. Promote the development of affordable housing for persons with special needs. Program H-3-1-1. Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.	<i>Objective H-3-1. Support development of affordable housing for disabled persons, developmentally disabled persons, persons with HIV/AIDS, single-parent families, and seniors.</i>	Ongoing, implement as projects are proposed	Staff is working with the developers of 3706 San Pablo to include additional special needs populations. Currently there are developmentally disabled and physically disabled. The developer is applying for funds to create units for people who with HIV/AIDS.	
Program H-3-1-2. Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.	<i>Objective H-3-1.</i>	Ongoing, implement as projects are proposed	Staff conducted a feasibility analysis of developing senior housing on the Recreation Center site after the Recreation Center moves to Emeryville Center of Community Life. Staff intends to issue a Request for Proposals in 2016 for an affordable housing developer to build senior housing on the site.	
Program H-3-1-3. Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.	<i>Objective H-3-1.</i>	2016	Some universal design features are now part of the State Building Code. Development bonuses are available for projects that include additional universal design features.	
Program H-3-1-4. Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.	<i>Objective H-3-1.</i>	Evaluate annually	The City is preparing to issue a request for proposals for Senior housing on the Recreation Center Site. This will include units for disabled Seniors. The development at 3706 San Pablo includes 6 units reserved for households with a developmentally disabled member.	

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Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
<p>Program H-3-2-1. Continue to support the countywide effort to prevent and end homelessness through strategies described in the "EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan." Monitor the plan's progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium technical Advisory Committee.</p>	<p><i>Objective H-3-2. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.</i></p>	<p>Provide ongoing support, participate in groups monthly or as meetings or activities are scheduled</p>	<p>The City is a member of EveryOne Home and volunteered as a reviewer in EveryOne Home's annual Notice Of Funding Availability process. The City continues to work with EveryOne Home on an ongoing basis. The City continues to participate in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee.</p>
<p>Program H-3-2-2. Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.</p>	<p><i>Objective H-3-2.</i></p>	<p>Allocate funds annually</p>	<p>The City provides homeless services through General Funds and Community Development Block Grant (CDBG) funds for outreach, harm reduction (including food) and providing case management services to people experiencing homelessness in Emeryville.</p>
<p>Program H-3-2-3. Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.</p>	<p><i>Objective H-3-2.</i></p>	<p>Ongoing, verify and update resource information quarterly</p>	<p>The City continues to provide information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.</p>
<p>Program H-3-2-4. Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.</p>	<p><i>Objective H-3-2.</i></p>	<p>Ongoing, as need is identified</p>	<p>Housing staff regularly works with EUSD staff to identify resources for EUSD families who are experiencing housing crises or homelessness. Staff worked with the Community Services Department to provide information, computers and assistance when the Housing Authority of the County of Alameda opened its Section 8 Voucher and Project Based Voucher waiting lists in July/August of 2015 and helped 60-80 households apply for Vouchers.</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 maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Goal IV. Provide a wide variety of housing types appropriate for households at all socioeconomic levels and with a variety of lifestyles and preferences. Program H-4-1-1. Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the	<i>Objective H-4-1. Ensure the Zoning Ordinance facilitates the development of a variety of housing types.</i>	Ongoing, update the inventory as new projects are approved	Of planned and approved residential developments, 579 units are under construction and 1258 units remain to be built. Vacant and underutilized sites have not changed.
Program H-4-1-2. Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	<i>Objective H-4-1.</i>	Ongoing, implement as projects are proposed	Mixed-use projects are at various stages: Parc on Powell is completed, the Intersection is under construction, and Marketplace theater and Shellmound Street sites are approved.
Program H-4-2-1. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	<i>Objective H-4-2. Promote opportunities for affordable housing that serves locally identified target groups, including employees of the Emery Unified School District, City personnel, and artists/craftspeople.</i>	Ongoing, offer loans as applications are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No teachers have applied for the program.
Program H-4-2-2. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.	<i>Objective H-4-2.</i>	Ongoing, offer loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No city staff have applied for the program.
Program H-4-2-3. Advertise the availability of below-market-rate units (BMRS) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	<i>Objective H-4-2.</i>	Ongoing, as BMRS become available	Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units.

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Program H-4-2-4. Ensure that new residential developments that include a below-market-rate livel/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate livel/work units by artists/craftspeople.	Objective H-4-2.	Ongoing, as development projects with below-market-rate livel/work units are approved	The City has worked with the management company of Parc on Powell to advertise the livel/work unit to artists in Emeryville.
Program H-4-2-5. Encourage the development of affordable livel/work space for artists and craftspeople.	Objective H-4-2.	Ongoing	Parc on Powell has one livel/work unit that is affordable to moderate income households, and the 3900 Adeline development will have one livel/work unit that is affordable to a very low income household. When the units are marketed, staff requires the developer to outreach to the artist community.
Program H-4-2-6. Promote quality and diversity in the architectural style of new housing developments.	Objective H-4-2.	Implement as housing development projects are proposed	Marketplace Parcels A, C and D with varying architectural styles were approved during this period.
Goal V. Promote equal opportunity in housing.			
Program H-5-1-1. Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	Objective H-5-1. 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 County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. Information on their services is available at City Hall on the website.
Program H-5-1-2. Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.	Objective H-5-1.	Ongoing, update advertising and information as needed	Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Information on services is available at City Hall on the website as well as in the E-news.

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Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
<p>Program H-5-1-3. Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance).</p>	<p><i>Objective H-5-1.</i></p>	<p>Ongoing, as agreements are prepared</p>	<p>The City of Emeryville requires fair housing language and logos on all Marketing Plans for affordable units as well as requiring the management companies to provide special outreach to populations least likely to apply and to translate marketing materials for language isolated populations.</p>
<p>Program H-5-1-4. Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.</p>	<p><i>Objective H-5-1.</i></p>	<p>Allocate funds annually, provide assistance as applications are received</p>	<p>The City provides an Access Improvement Program and has worked with 3 homeowners to rehabilitate their units. None of the units were completed in 2015, but at least two are expected to be completed in 2016. The City has contracted with Alameda County Healthy homes to provide the program in the future.</p>
<p>Goal VI. Improve the balance in housing tenure and unit sizes to specifically address the need for family-friendly housing and increase owner occupancy.</p>			
<p>Program H-6-1-1. Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.</p>	<p><i>Objective H-6-1. Support the development of a variety of housing types for families, the provision of family-friendly amenities, and family-friendly design in housing developments.</i></p>	<p>Adopt guidelines by 2015, implement as projects are proposed</p>	<p>The family-friendly residential amendment to the City Design Guidelines was adopted on May 19, 2015.</p>

Housing Programs Progress Report - Government Code Section 65583.			
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Program H-6-1-2. Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.	<i>Objective H-6-1.</i>	Examine opportunities annually	A family affordable housing project at 3706 San Pablo Avenue was approved in 2015.
Program H-6-2-1. Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.	<i>Objective H-6-2. Promote homeownership opportunities and encourage the development of new for-sale residences.</i>	Initiate advertising by 2015, update as needed	Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville Buyers and works with mortgage brokers involved in the resale of below-market-rate (BMR) units to review the program for their buyers.
Program H-6-2-2. Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.	<i>Objective H-6-2.</i>	Initiate efforts by 2015, implementation ongoing	Outreach to the homeowners associations is expected to start in 2016.
Program H-6-2-3. Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	<i>Objective H-6-2.</i>	Allocate and apply for funding annually, provide loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2015 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.

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.		
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<p>Program H-6-3-1. Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.</p>	<p><i>Objective H-6-3. Work with existing and potential Emeryville homeowners to prevent predatory lending and foreclosure.</i></p>	<p>Ongoing</p>	<p>Staff continues to assist people at risk of losing their homes to foreclosure. The foreclosure activities have slowed down and the Unity Council assistance program has been cancelled. Staff continues to refer people to Keep Your Home California. Staff has been working with a BMR owner who is in foreclosure.</p>
<p>Goal VII. Promote environmental responsibility and long-term sustainability in residential development through the remediation of brownfields and promotion of "green" and "healthy" housing development.</p>			
<p>Program H-7-1-1. Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.</p>	<p><i>Objective H-7-1. Encourage the remediation of former industrial sites to create safe sites for housing development.</i></p>	<p>Ongoing, as residential development projects are proposed</p>	<p>The City sought 2016 US EPA grants for \$200,000 for assessment of affordable housing's Transited Oriented Development opportunity sites owned by the City or potentially to be acquired to by the City in the Emeryville Priority Development Area. Remediation of 3706 San Pablo Avenue was completed for development of affordable housing on a City owned parcel.</p>
<p>Program H-7-1-2. Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.</p>	<p><i>Objective H-7-1.</i></p>	<p>Ongoing</p>	<p>The City markets Revolving Loan Fund for remediation by private developers through website and pre-construction meetings.</p>
<p>Program H-7-2-1. Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.</p>	<p><i>Objective H-7-2. Encourage housing development that provides clean indoor air, maximizes energy and water efficiency, addresses stormwater treatment, prevents stormwater intrusion, and utilizes high quality, eco-friendly building materials.</i></p>	<p>Ongoing, enforce as development applications are submitted</p>	<p>The 39th and Adeline residential project and the Intersection (Maz) project required completing the appropriate GreenPoint or LEED checklist with their submittals.</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 maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
<p>Program H-7-2-2. Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.</p>	<p><i>Objective H-7-2.</i></p>	<p>Ongoing, as RFPs are issued</p>	<p>The City did not issue any RFPs in 2015 but did include GreenPoint or LEED in the 3706 San Pablo RFP previously and will include in the RFP for the former Rec Center Site.</p>
<p>Program H-7-2-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.</p>	<p><i>Objective H-7-2.</i></p>	<p>Ongoing, review and update information twice yearly</p>	<p>The City website's Green Building website was updated in 2015. It is at http://www.emeryville.org/334/Green-Building and includes a definition and resources.</p>
<p>Program H-7-2-4. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.</p>	<p><i>Objective H-7-2.</i></p>	<p>Ongoing, as development projects are proposed</p>	<p>Vegetative stormwater treatment is required in projects with 500 or more square feet of new landscaping. In 2015, these were addressed for 39th and Adeline residential project and the Intersection (Maz) project.</p>
<p>Program H-7-2-5. Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.</p>	<p><i>Objective H-7-2.</i></p>	<p>Ongoing, as development projects are proposed</p>	<p>The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.</p>
<p>Program H-7-3-1. Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.</p>	<p><i>Objective H-7-3. Encourage the development of housing in close proximity to transit, parks, and services, and encourage site and building design that includes social spaces, emphasizes transit access, provides bicycle parking, and features a strong interface with the street.</i></p>	<p>Ongoing, review funding sources annually and/or as potential projects are proposed</p>	<p>The City recently received a Cap and Trade grant to help fund the family affordable housing project at 3706 San Pablo Avenue in Emeryville's Priority Development Area, partly because San Pablo Avenue is a key regional corridor with many Priority Development Areas along it.</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 maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
<p>Program H-7-3-2. Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.</p>	<p><i>Objective H-7-3.</i></p>	<p>Implement based on the time frame identified in EBOTS</p>	<p>Emeryville worked with AC Transit to ensure that AC Transit's Service Expansion Plan meets several of the goals identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS).</p>
<p>Program H-7-3-3. Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.</p>	<p><i>Objective H-7-3.</i></p>	<p>2015</p>	<p>The amendment to the Design Guidelines that was adopted in May included general Residential guidelines regarding landscaped walkways, community multi-purpose rooms, mailbox placement, access from units to streets and common open spaces, active or articulated street frontages, porches, and views from units to streets or other exterior spaces.</p>
<p>Program H-7-4-1. Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and carsharing pods.</p>	<p><i>Objective H-7-4. Support property retrofits that reduce the city's carbon footprint through energy conservation, waste reduction, and transportation access measures.</i></p>	<p>Ongoing, review and update information twice yearly</p>	<p>The City's Energy Conservation and Green Building webpages include up-to-date directories of products, agencies and organizations. The Bicycle and Pedestrian webpage describes new Translink lockers at Amtrak and the bike racks program.</p>
<p>Program H-7-4-2. Encourage energy conservation measures and use of green building materials in residential remodel projects.</p>	<p><i>Objective H-7-4.</i></p>	<p>General fund</p>	<p>The Building Code requires energy conservation measures.</p>

ANNUAL ELEMENT PROGRESS REPORT

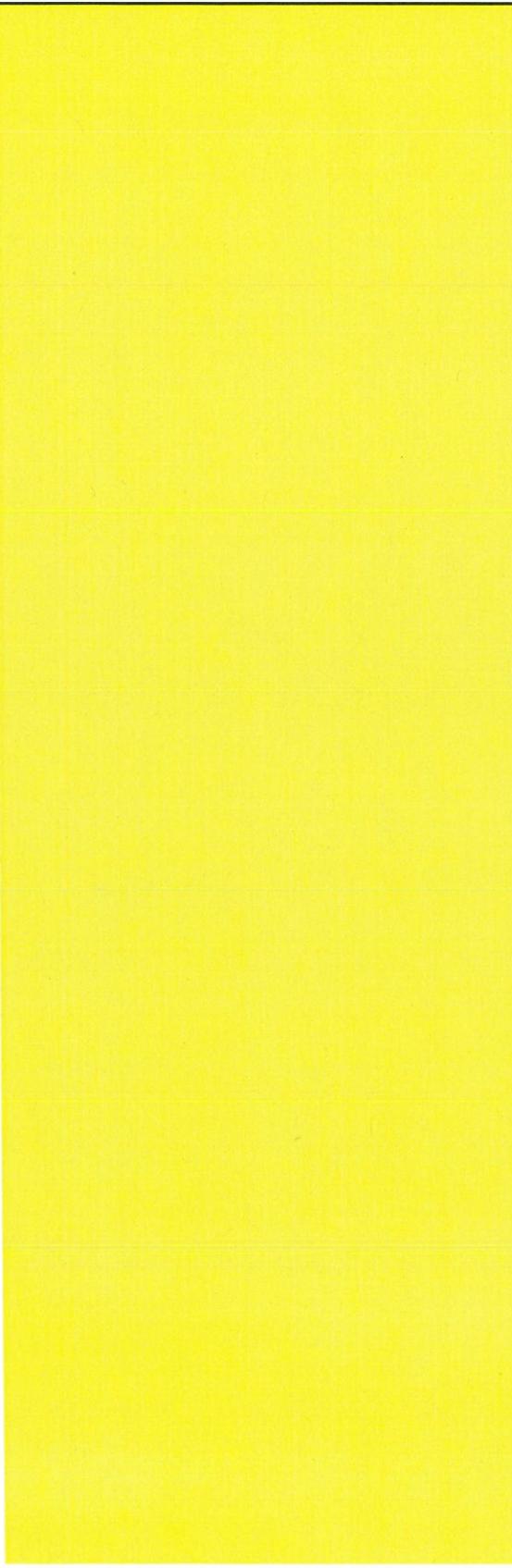
Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Emeryville
Reporting Period 1/1/2015 to 12/31/2015

General Comments:

Due to the loss of the Redevelopment Agency in 2012, the City was not able to carry out many of the housing activities that it had in the past. The City renegotiated two Affordable Housing Set Aside Affordability Agreements that will result in 37 very low income units and 13 moderate income units. The City issued an RFQ/P in 2012 for an affordable housing project at 3706 San Pablo Avenue. There were 45 program participants who City staff assisted in avoiding foreclosure as part of the Eight-Point Foreclosure Prevention and Predatory Lending Prevention Strategy. The City also prepared new Planning Regulations in 2012 that were adopted in February 2013 that support the goals and policies of the Housing Element.



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

Jurisdiction City of Emeryville
Reporting Period 1/31/2015 - 12/31/2015

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 that is 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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units: (not including those units reported on Table A)

No. of Units Permitted for Moderate	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 Above Moderate						0

* Note: This field is voluntary

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

Jurisdiction City of Emeryville
Reporting Period 1/31/2015 - 12/31/2015

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.		RHNA Allocation by Income Level	Year	Total Units to Date (all years)	Total Remaining RHNA by Income Level							
			1	2	3	4	5	6	7	8		
Very Low	Deed											
	Restricted Non-deed											
	restricted											
Low	Deed											
	Restricted Non-deed											
	restricted											
Moderate	Deed											
	Restricted Non-deed restricted											
Above Moderate												
Total RHNA by COG. Enter allocation number:												
Total Units												
Remaining Need for RHNA Period												

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

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

Jurisdiction City of Emeryville
Reporting Period 1/31/2015 - 12/31/2015

General Comments:

**2015 General Plan Annual Progress Report
Exhibit B: Housing Element Annual Element Progress Report- 2015**

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

Received
MAR 14 2016

Jurisdiction: City of Emeryville
Reporting Period: 1/1/2015 to 12/31/2015

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.	Timeframe in Housing Element	Status of Program Implementation
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Goal I. Preserve and improve the city's existing neighborhoods and housing stock. Program H-1-1-1. Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Objective H-1-1. Promote the preservation and improvement of existing homes through the Emeryville Housing Rehabilitation Program	Annually	The Housing Rehabilitation Program was contracted to Alameda County Healthy Homes Department during 2015.
Program H-1-1-2. Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.	Objective H-1-1.	Annually	Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place.
Program H-1-1-3. Continue to offer home maintenance education.	Objective H-1-1.	Review education program annually, conduct classes quarterly or as appropriate	Not yet implemented.

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 Housing Element	Status of Program Implementation
<p>Program H-1-2-1. Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.</p>	<p><i>Objective H-1-2. Maintain and improve the city's older housing stock, particularly the homes located in the Triangle neigh- borhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.</i></p>	<p>Hold quarterly committee meetings, review progress monthly, process code violations as needed</p>	<p>The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations.</p>
<p>Program H-1-2-2. Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.</p>	<p><i>Objective H-1-2.</i></p>	<p>Ongoing, implement as the demolition of residential structures is proposed</p>	<p>Two residential structures were approved by the City Council for demolition in 2015. They will be replaced by two new residential structures.</p>
<p>Program H-1-3-1. Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.</p>	<p><i>Objective H-1-3. Maintain the availability and affordability of existing units that are restricted for occupancy by lower- and moderate-income households.</i></p>	<p>Review the affordable inventory twice yearly, take actions to preserve affordable units as needed.</p>	<p>The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate. The City is working with an owner of a BMR unit at risk of foreclosure and is working on exercising its right of first refusal in order to maintain it affordability restrictions.</p>
<p>Program H-1-3-2. Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.</p>	<p><i>Objective H-1-3.</i></p>	<p>Monitoring and compliance ongoing, report annually or as required</p>	<p>The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis. The City did not use any Housing Asset funds in 2015.</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 maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Goal II. Encourage the development of housing affordability to extremely low-, very low-, and low-income households. Program H-2-1-1. Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing. Program H-2-1-2. Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.	Objective H-2-1. Ensure that the Planning Regulations continue to facilitate the development of affordable housing.	Ongoing, implement as projects with affordable units are proposed	The Planning Regulations were revised to require affordable housing in residential projects in order to receive a density bonus.
Program H-2-2-1. Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.	Objective H-2-2. Support new housing opportunities for extremely low-, very low-, low-, and moderate-income households.	Ongoing, implement as housing development projects are proposed	Affordable housing is required in rental housing. An impact fee is required in ownership housing, and affordable units may be provided in lieu of the fee. The City collected \$840,000 in Affordable Housing Impact Fees in 2014-2015.
Program H-2-2-2. Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Objective H-2-2.	Ongoing, implement as City-assisted housing development projects are proposed	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo which will be affordable to extremely low, very low and low income households.
Program H-2-2-3. Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level.	Objective H-2-2.	Ongoing, implement as development projects are proposed	While the Marketplace development project was not subject to the Affordable Housing Program, the City was able to negotiate 11% of the units to be affordable with 22 Low Income units and 28 units of Moderate.

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.

Program Description (By Housing Element Program Names)	Objective	Timeframe in Housing Element	Status of Program Implementation
<p>Program H-2-2-4. Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.</p>	<p>Objective H-2-2.</p>	<p>Fund programs annually, process loans applications as they are received</p>	<p>The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2015 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.</p>
<p>Program H-2-2-5. Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.</p>	<p>Objective H-2-2.</p>	<p>Fund programs annually, process loans applications as they are received</p>	<p>The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo to identify and leverage funding. This project was one of the first in the state to be awarded Cap and Trade funds.</p>
<p>Program H-2-2-6. Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.</p>	<p>Objective H-2-2.</p>	<p>Ongoing</p>	<p>The City has worked with regional housing advocacy groups to lobby the County of Alameda to provide between \$5M and \$7M annually in funds that would have previously been set aside for affordable housing through Redevelopment.</p>
<p>Program H-2-2-7. Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.</p>	<p>Objective H-2-2.</p>	<p>Annually</p>	<p>The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase in property tax) to support affordable housing in the City.</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 maintenance, improvement, and development of housing as identified in the housing element.			
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation	
<p>Goal III. Promote the development of affordable housing for persons with special needs.</p> <p>Program H-3-1-1. Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.</p>	<p><i>Objective H-3-1. Support development of affordable housing for disabled persons, developmentally disabled persons, persons with HIV/AIDS, single-parent families, and seniors.</i></p>	<p>Ongoing, implement as projects are proposed</p>	<p>Staff is working with the developers of 3706 San Pablo to include additional special needs populations. Currently there are developmentally disabled and physically disabled. The developer is applying for funds to create units for people who with HIV/AIDS.</p>	
<p>Program H-3-1-2. Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.</p>	<p><i>Objective H-3-1.</i></p>	<p>Ongoing, implement as projects are proposed</p>	<p>Staff conducted a feasibility analysis of developing senior housing on the Recreation Center site after the Recreation Center moves to Emeryville Center of Community Life. Staff intends to issue a Request for Proposals in 2016 for an affordable housing developer to build senior housing on the site.</p>	
<p>Program H-3-1-3. Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.</p>	<p><i>Objective H-3-1.</i></p>	<p>2016</p>	<p>Some universal design features are now part of the State Building Code. Development bonuses are available for projects that include additional universal design features.</p>	
<p>Program H-3-1-4. Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.</p>	<p><i>Objective H-3-1.</i></p>	<p>Evaluate annually</p>	<p>The City is preparing to issue a request for proposals for Senior housing on the Recreation Center Site. This will include units for disabled Seniors. The development at 3706 San Pablo includes 6 units reserved for households with a developmentally disabled member.</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 maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program H-3-2-1. Continue to support the countywide effort to prevent and end homelessness through strategies described in the "EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan." Monitor the plan's progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium technical Advisory Committee.	<i>Objective H-3-2. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.</i>	Provide ongoing support, participate in groups monthly or as meetings or activities are scheduled	The City is a member of EveryOne Home and volunteered as a reviewer in EveryOne Home's annual Notice Of Funding Availability process. The City continues to work with EveryOne Home on an ongoing basis. The City continues to participate in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee.
Program H-3-2-2. Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.	<i>Objective H-3-2.</i>	Allocate funds annually	The City provides homeless services through General Funds and Community Development Block Grant (CDBG) funds for outreach, harm reduction (including food) and providing case management services to people experiencing homelessness in Emeryville.
Program H-3-2-3. Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.	<i>Objective H-3-2.</i>	Ongoing, verify and update resource information quarterly	The City continues to provide information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.
Program H-3-2-4. Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.	<i>Objective H-3-2.</i>	Ongoing, as need is identified	Housing staff regularly works with EUSD staff to identify resources for EUSD families who are experiencing housing crises or homelessness. Staff worked with the Community Services Department to provide information, computers and assistance when the Housing Authority of the County of Alameda opened its Section 8 Voucher and Project Based Voucher waiting lists in July/August of 2015 and helped 60-80 households apply for Vouchers.

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 Housing Element	Status of Program Implementation	
Goal IV. Provide a wide variety of housing types appropriate for households at all socioeconomic levels and with a variety of lifestyles and preferences.				
Program H-4-1-1. Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the	<i>Objective H-4-1. Ensure the Zoning Ordinance facilitates the development of a variety of housing types.</i>	Ongoing, update the inventory as new projects are approved	Of planned and approved residential developments, 579 units are under construction and 1258 units remain to be built. Vacant and underutilized sites have not changed.	
Program H-4-1-2. Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	<i>Objective H-4-1.</i>	Ongoing, implement as projects are proposed	Mixed-use projects are at various stages: Parc on Powell is completed, the Intersection is under construction, and Marketplace theater and Shellmound Street sites are approved.	
Program H-4-2-1. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	<i>Objective H-4-2. Promote opportunities for affordable housing that serves locally identified target groups, including employees of the Emery Unified School District, City personnel, and artists/craftspeople.</i>	Ongoing, offer loans as applications are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No teachers have applied for the program.	
Program H-4-2-2. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any Income for market-rate units and with very low to moderate income for below-market-rate units.	<i>Objective H-4-2.</i>	Ongoing, offer loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No city staff have applied for the program.	
Program H-4-2-3. Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	<i>Objective H-4-2.</i>	Ongoing, as BMRs become available	Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units.	

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 Housing Element	Status of Program Implementation
Program H-4-2-4. Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.	<i>Objective H-4-2.</i>	Ongoing, as development projects with below-market-rate live/work units are approved	The City has worked with the management company of Parc on Powell to advertise the live/work unit to artists in Emeryville.
Program H-4-2-5. Encourage the development of affordable live/work space for artists and craftspeople.	<i>Objective H-4-2.</i>	Ongoing	Parc on Powell has one live/work unit that is affordable to moderate income households, and the 3900 Adeline development will have one live/work unit that is affordable to a very low income household. When the units are marketed, staff requires the developer to outreach to the artist community.
Program H-4-2-6. Promote quality and diversity in the architectural style of new housing developments.	<i>Objective H-4-2.</i>	Implement as housing development projects are proposed	Marketplace Parcels A, C and D with varying architectural styles were approved during this period.
Goal V. Promote equal opportunity in housing.			
Program H-5-1-1. Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	<i>Objective H-5-1. 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.</i>	Annually	The County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. Information on their services is available at City Hall on the website.
Program H-5-1-2. Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.	<i>Objective H-5-1.</i>	Ongoing, update advertising and information as needed	Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Information on services is available at City Hall on the website as well as in the E-news.

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 Housing Element	Status of Program Implementation
Program H-5-1-3. Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market-rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance).	<i>Objective H-5-1.</i>	Ongoing, as agreements are prepared	The City of Emeryville requires fair housing language and logos on all Marketing Plans for affordable units as well as requiring the management companies to provide special outreach to populations least likely to apply and to translate marketing materials for language isolated populations.
Program H-5-1-4. Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.	<i>Objective H-5-1.</i>	Allocate funds annually, provide assistance as applications are received	The City provides an Access Improvement Program and has worked with 3 homeowners to rehabilitate their units. None of the units were completed in 2015, but at least two are expected to be completed in 2016. The City has contracted with Alameda County Healthy homes to provide the program in the future.
Goal VI. Improve the balance in housing tenure and unit sizes to specifically address the need for family-friendly housing and increase owner occupancy.			
Program H-6-1-1. Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.	<i>Objective H-6-1. Support the development of a variety of housing types for families, the provision of family-friendly amenities, and family-friendly design in housing developments.</i>	Adopt guidelines by 2015, implement as projects are proposed	The family-friendly residential amendment to the City Design Guidelines was adopted on May 19, 2015.

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Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program H-6-1-2. Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.	<i>Objective H-6-1.</i>	Examine opportunities annually	A family affordable housing project at 3706 San Pablo Avenue was approved in 2015.
Program H-6-2-1. Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.	<i>Objective H-6-2. Promote homeownership opportunities and encourage the development of new for-sale residences.</i>	Initiate advertising by 2015, update as needed	Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville Buyers and works with mortgage brokers involved in the resale of below-market rate (BMR) units to review the program for their buyers.
Program H-6-2-2. Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.	<i>Objective H-6-2.</i>	Initiate efforts by 2015, implementation ongoing	Outreach to the homeowners associations is expected to start in 2016.
Program H-6-2-3. Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	<i>Objective H-6-2.</i>	Allocate and apply for funding annually, provide loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2015 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.

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Name of Program	Objective	Timeframe in Housing Element	Status of Program Implementation
Program H-6-3-1. Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.	<i>Objective H-6-3. Work with existing and potential Emeryville homeowners to prevent predatory lending and foreclosure.</i>	Ongoing	Staff continues to assist people at risk of losing their homes to foreclosure. The foreclosure activities have slowed down and the Unity Council assistance program has been cancelled. Staff continues to refer people to Keep Your Home California. Staff has been working with a BMR owner who is in foreclosure.
Goal VII. Promote environmental responsibility and long-term sustainability in residential development through the remediation of brownfields and promotion of "green" and "healthy" housing development.			
Program H-7-1-1. Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	<i>Objective H-7-1. Encourage the remediation of former industrial sites to create safe sites for housing development.</i>	Ongoing, as residential development projects are proposed	The City sought 2016 US EPA grants for \$200,000 for assessment of affordable housing's Transited Oriented Development opportunity sites owned by the City or potentially to be acquired to by the City in the Emeryville Priority Development Area. Remediation of 3706 San Pablo Avenue was completed for development of affordable housing on a City owned parcel.
Program H-7-1-2. Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	<i>Objective H-7-1.</i>	Ongoing	The City markets Revolving Loan Fund for remediation by private developers through website and pre-construction meetings.
Program H-7-2-1. Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	<i>Objective H-7-2. Encourage housing development that provides clean indoor air, maximizes energy and water efficiency, addresses stormwater treatment, prevents stormwater intrusion, and utilizes high quality, eco-friendly building materials.</i>	Ongoing, enforce as development applications are submitted	The 39th and Adeline residential project and the Intersection (Maz) project required completing the appropriate GreenPoint or LEED checklist with their submittals.

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 Housing Element	Status of Program Implementation
Program H-7-2-2. Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	<i>Objective H-7-2.</i>	Ongoing, as RFPs are issued	The City did not issue any RFPs in 2015 but did include GreenPoint or LEED in the 3706 San Pablo RFP previously and will include in the RFP for the former Rec Center Site.
Program H-7-2-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	<i>Objective H-7-2.</i>	Ongoing, review and update information twice yearly	The City website's Green Building website was updated in 2015. It is at http://www.emeryville.org/334/Green-Building and includes a definition and resources.
Program H-7-2-4. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	<i>Objective H-7-2.</i>	Ongoing, as development projects are proposed	Vegetative stormwater treatment is required in projects with 500 or more square feet of new landscaping. In 2015, these were addressed for 39th and Adeline residential project and the Intersection (Maz) project.
Program H-7-2-5. Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	<i>Objective H-7-2.</i>	Ongoing, as development projects are proposed	The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.
Program H-7-3-1. Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	<i>Objective H-7-3. Encourage the development of housing in close proximity to transit, parks, and services, and encourage site and building design that includes social spaces, emphasizes transit access, provides bicycle parking, and features a strong interface with the street.</i>	Ongoing, review funding sources annually and/or as potential projects are proposed	The City recently received a Cap and Trade grant to help fund the family affordable housing project at 3706 San Pablo Avenue in Emeryville's Priority Development Area, partly because San Pablo Avenue is a key regional corridor with many Priority Development Areas along it.

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.

Program Description (By Housing Element Program Names)	Objective	Timeframe in Housing Element	Status of Program Implementation
<p>Program H-7-3-2. Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.</p>	<p>Objective H-7-3.</p>	<p>Implement based on the time frame identified in EBOTS</p>	<p>Emeryville worked with AC Transit to ensure that AC Transit's Service Expansion Plan meets several of the goals identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS).</p>
<p>Program H-7-3-3. Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.</p>	<p>Objective H-7-3.</p>	<p>2015</p>	<p>The amendment to the Design Guidelines that was adopted in May included general Residential guidelines regarding landscaped walkways, community multi-purpose rooms, mailbox placement, access from units to streets and common open spaces, active or articulated street frontages, porches, and views from units to streets or other exterior spaces.</p>
<p>Program H-7-4-1. Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and carsharing pods.</p>	<p>Objective H-7-4. Support property retrofits that reduce the city's carbon footprint through energy conservation, waste reduction, and transportation access measures.</p>	<p>Ongoing, review and update information twice yearly</p>	<p>The City's Energy Conservation and Green Building webpages include up-to-date directories of products, agencies and organizations. The Bicycle and Pedestrian webpage describes new Translink lockers at Amtrak and the bike racks program.</p>
<p>Program H-7-4-2. Encourage energy conservation measures and use of green building materials in residential remodel projects.</p>	<p>Objective H-7-4.</p>	<p>General fund</p>	<p>The Building Code requires energy conservation measures.</p>