

Jurisdiction	Emeryville	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							51	0	38	0	0	0	13		102
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt		5+	R							2	2/11/2020	2
	049-1175-5-2	1026 47th Street			ADU	R							1	2/20/2020	1
	049-1084-5	4210 Adeline Street			ADU	O							1	8/11/2020	1
	049-1183-24	1203 54th Street			ADU	R							2	8/11/2020	2
	049-1175-008-03	1034-1042 47th Street	47th Street Homes		5+	R							6	10/6/2020	6
	049-0950-001-00 049-0950-006-01	3600-3610-3620 San Pablo Avenue	San Pablo Apartments		5+	R	51		38				1	10/20/2020	90
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B2		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-D		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B1		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-C		5+	R									0
	049-1026-12	4211 Adline Street	1031 43rd Street ADU		ADU	O									0
	049-15560-001	6301 Shellmound Street	Avalon Marketplace - D		5+	R									0
	049-1556-008	6251 Shellmound Street	Avalon Marketplace - C2		5+	R									0

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Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits							8	9
1					2	3	7							8	9
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							20	0	30	0	35	0	417		502
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt		5+	R							2	6/30/2020	0
	049-1175-5-2	1026 47th Street			ADU	R									0
	049-1084-5	4210 Adeline Street			ADU	O									0
	049-1183-24	1203 54th Street			ADU	R									0
	049-1175-008-03	1034-1042 47th Street	47th Street Homes		5+	R									0
	049-0950-001-00 049-0950-006-01	3600-3610-3620 San Pablo Avenue	San Pablo Apartments		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B2		5+	R	8		8		6		108	7-Apr-20	0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-D		5+	R	6		13		12		153	22-Apr-20	0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B1		5+	R	2		4		5		53	6-May-20	0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-C		5+	R	4		5		12		101	21-May-20	0
	049-1026-12	4211 Adline Street	1031 43rd Street ADU		ADU	O							1	2-Aug-19	0
	049-15560-001	6301 Shellmound Street	Avalon Marketplace - D		5+	R									0
	049-1556-008	6251 Shellmound Street	Avalon Marketplace - C2		5+	R									0

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Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy							11	12
1					2	3	10							11	12
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
Summary Row: Start Data Entry Below							0	0	0	0	0	0	150		165
	049-0619-004-00 049-0619-005-00	1221 40th Street	Bridgecourt		5+	R									0
	049-1175-5-2	1026 47th Street			ADU	R									0
	049-1084-5	4210 Adeline Street			ADU	O									0
	049-1183-24	1203 54th Street			ADU	R									0
	049-1175-008-03	1034-1042 47th Street	47th Street Homes		5+	R									0
	049-0950-001-00 049-0950-006-01	3600-3610-3620 San Pablo Avenue	San Pablo Apartments		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B2		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-D		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B1		5+	R									0
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-C		5+	R									0
	049-1026-12	4211 Adline Street	1031 43rd Street ADU		ADU	O							1	3/5/2020	0
	049-15560-001	6301 Shellmound Street	Avalon Marketplace - D		5+	R			3		5		90	3/10/2020	0
	049-1556-008	6251 Shellmound Street	Avalon Marketplace - C2		5+	R			3		4		59	7/27/2020	0

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Note: "+" in Cells in grey

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Project Identifier				Unit Types		Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes		
1				2	3	13	14	15	16	17	18	19	20			21	
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	How many of the units were Extremely Low Income? ⁺	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N ⁺	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000) ⁺	Number of Demolished/D destroyed Units ⁺	Demo or Destroyed Units ⁺	Demo/ Destroyed Units Owner or Renter ⁺	Notes ⁺
Summary Row: Start Data Entry Below						0	0						0	0	0		
	049-0619-004-00 049-0619-005-00	1221 40th St	Bridgecourt		5+	R	0	N	Y								
	049-1175-5-2	1026 47th St			ADU	R	0	N	Y								
	049-1084-5	4210 Adeline			ADU	O	0	N	Y								
	049-1183-24	1203 54th St			ADU	R	0	N	Y								
	049-1175-008-03	1034-1042 47th Street	47th Street Homes		5+	R	0	N	Y								
	049-0950-001-00 049-0950-006-01	3600-3610- 3620 San Pablo Avenue	San Pablo Apartments		5+	R	0	N	Y	Other	INC		75				
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B2		5+	R	0	N	Y		INC		55				
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-D		5+	R	0	N	Y		INC		55				
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-B1		5+	R	0	N	Y		INC		55				
	049-1041-26-15	1450 Sherwin Avenue	Sherwin Williams-C		5+	R	0	N	Y		INC		55				
	049-1026-12	4211 Adeline	1031 43rd Street ADU		ADU	O	0	N	Y								Unit not included in 2019 Annual Report
	049-15560-001	6301 Shellmound Street	Avalon Marketplace -D		5+	R	0	N	Y		INC		55				Temporary CO
	049-1556-008	6251 Shellmound Street	Avalon Marketplace - C2		5+	R		N	Y		INC		55				Temporary CO

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	276	5		81	1		20				107	169
	Non-Deed Restricted												
Low	Deed Restricted	211			16	3		30				49	162
	Non-Deed Restricted												
Moderate	Deed Restricted	259						35				60	199
	Non-Deed Restricted		7		14	4							
Above Moderate		752	178	1	201	70		417				867	
Total RHNA		1498											
Total Units			190	1	312	78		502				1083	530

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1-1-1	Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Ongoing	The City continues to contract with Alameda County Healthy Homes Department, using CDBG funds, and Rebuilding Together North East Bay, using General funds, to provide Minor Home Repair services to low income households. Due to the pandemic, both vendors saw a slow down in service this year. In 2020, at total of 5 homes were complete under both programs.
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.	Ongoing	Due to the closure of City hall associated with the Covid 19 Pandemic, the City has focused distribution of information on the Housing Rehab Programs to the City's website. The City Council's Housing Committee met to discuss strategies to increase awareness and utilization of both programs. Recommendations provided by the Committee included: continue to market the programs at the Senior Center, but also ensure local Home Owner Association Boards, General Contractors, Senior Support Groups and Real Estate Agents were aware of the various programs so that they could also reach out to the target audience. Additionally, the City revamped the Housing Notification System, to allow interested residents to register to obtain information on a variety of housing topics/programs, including the Housing Rehab Programs.
H-1-1-3	Continue to offer home maintenance education.	Ongoing	The EBB program is offered twice a year by the State with 6 weeks of submittals for consideration. The State prioritizes these applications by zip code. Emeryville has not received residential voluntary seismic upgrade permit application for this program within the 2020 calendar year.
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.	Ongoing	The City continues to enforce graffiti abatement in which cases have increased est. at 35% over the 2020 calendar year. The City continues to inform owners of their obligation to abate or utilizes a City vendor to abate.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-1-2-2	Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing	City Council approved in October 2020 an application to demolish four existing single-unit homes and replace them with three duplexes on one parcel at 1034-1042 47th Street. The applicant also agreed to the provision of one deed-restricted, two-bedroom affordable unit, for a period of 20 years, on the adjacent parcel to the north.
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.	Ongoing	The City maintains an inventory of rental and ownership units restricted for occupancy by low and moderate income households. This database is monitored annually. No rental or ownership units are or are expected to be at risk of converting to market rate in the next few years.
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.	Ongoing	The City continues to comply 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.

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Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City continues to offer a density bonus for development projects that include affordable housing units.
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.	Ongoing	The City continues to implement the Affordable Housing Program by requiring the inclusion of below market rate units in residential projects. An impact fee is required in rental housing development and affordable units may be provided in lieu of the impact fee. In 2020, only (1) rental housing development (3600 San Pablo Avenue) submitted for entitlement and that developer submitted an application for a 100% Affordable Project.
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.	Ongoing	The City collected \$120,753.26 in Affordable Housing Impact Fees in Calendar Year 2020.
H-2-2-2	Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Ongoing	The City entered into an Exclusive Rights to Negotiate Agreement with a Non-Profit Developer to redevelop 4300 San Pablo Avenue, into a 100% Affordable Housing project for extremely low, very low and low income households. Additionally, the City drafted an Affordable Housing Administration and Expenditure Plan, outlining approximately \$64 Million to support the production and preservation of housing units targeted to very low, low and moderate income households. The plan is anticipated to be adopted Q1 2021.

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Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City continues when feasible and appropriate, to consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program to support the inclusion of units at a deeper affordability level. The City executed an Affordable Housing Agreement in 2020 with a Developer utilizing the State Density Bonus, in lieu of the City's Affordable Housing Program, which resulted in the inclusion of units at a deeper affordability level than required by the City's ordinance.
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.	Ongoing	The City continues to provide a down payment assistance through the City's First-time Homebuyer Program and Ownership Assistance Program. One (1) FTHB application was approved and closed in 2020. The City is in the process of revising the FTHB Program Guidelines to increase utilization of the program. New FTHB Guidelines are anticipated to be released in 2021.
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.	Ongoing	The City continues to work with affordable housing developers to identify and leverage local, state and federal funding programs that will assist in maximizing the number the affordable units. The City worked with the Non-Profit Developer for 3600 San Pablo Avenue to ensure they will be aligned to apply for No Place Like Home and Affordable Housing and Sustainable Communities Funding in early 2021.
H-2-2-6	Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Ongoing	The City continues to support regional and statewide efforts to establish new sources of funding for affordable housing.
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.	Ongoing	The City continues to sets aside 20% of the boomerang funds to support affordable housing in the City. The City drafted an Affordable Housing Administration and Expenditure Plan, which outlines a plan to commit and expend the current balance of Boomerang Funds by 2023.

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Housing Programs Progress Report			
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City continues to encourage the inclusion of extremely low and very low income affordable units for people living with physical and/or developmental disabilities and Shelter-Plus-Care units in projects subject to the City's Affordable Housing Program. The City drafted an Affordable Housing Administration and Expenditure Plan in 2020, which outlines several programs that will require the preservation or production of affordable housing units for person with special needs. The Affordable Housing Plan is anticipated to be adopted in Q1 2021.
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.	Ongoing	The City entered into an Exclusive Rights to Negotiate Agreement with a Non-Profit Developer to redevelop 4300 San Pablo Avenue as an intergenerational housing project for low income seniors and transitional aged youth.
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.	Ongoing	Because the Building Code now requires Universal Design features, the City no longer offers bonus points for them.
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.	Ongoing	In 2020, the City received a feasibility report analyzing incentives for supportive housing. Developer Financial Incentives and a Master Lease Program were both recommended. The City will continue to explore the feasibility of implementing a Master Lease Program in Emeryville.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	In coordination with EveryOne Home, the City continues to take identify and implement many measures of the EveryOne Home Plan. Due to the Covid-19 Pandemic and changes in leadership to the EveryOne Home group, the City has not been invited to Technical Advisory Committee meetings recently. However, we are actively working with EveryOne Home on identifying ways to support those who are homeless and to implement efforts to prevent and end homelessness.
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.	Ongoing	The City provides General Fund money to support shelter, housing, food distribution and supportive services to homeless individuals and families who reside in Emeryville or have children who attend school in Emeryville.
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.	Ongoing	Due to the closure of City hall associated with the Covid 19 Pandemic, the City has focused distribution of information on available resources via the City’s website, posting of informational flyers, direct contact by the City Police department homeless liaison, and through direct outreach via the City’s contract homeless outreach and housing navigation team, Operation Dignity. Outreach efforts were also increased to include evening and weekend hours.

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City worked with East Oakland Community Project and Family Front Door to open a temporary shelter at 4300 San Pablo Avenue to serve the needs of families that are homeless or identified as at risk of homelessness. As part of the City's grant contract to Family Front Door (FFD), the agency is required to engage in outreach efforts with Emeryville United School District, EUSD.
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 planning period to meet the City's Regional Housing Needs Allocation (RHNA).	Ongoing	Of planned residential developments on the sites inventory table (Table 4-2) of the Housing Element, plus some on sites not in that table, all are approved, 840 units are completed, 574 units are under construction, and 211 approved units have not yet started construction.
H-4-1-2	Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	Ongoing	In 2020 the City received and approved its first project, the San Pablo Affordable Apartments, under SB35 for 90 units of affordable housing and a ground floor commercial space that will be used by ECAP (the Emeryville Citizens' Assistance Program, classified in the Emeryville Planning Regulations as a "Social Service Facility") at 3600 San Pablo Avenue.
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.	Ongoing	The City continues to provide a First time Homebuyers Program for Low to Moderate Income Teachers at Emery Unified School District. The program is available on Market rate developments only. In 2020, no teachers applied for the program.

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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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City continues to provide a First Time Homebuyers Program to City of Emeryville employees. The program is available on Market rate developments only. In 2020, no city staff applied for the 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.	Ongoing	Staff continues to work with the various City Departments and EUSD during the marketing of affordable units. People who work and live in Emeryville or have students at EUSD are given preference for the BMR Rental Units. Emails are also sent to City Staff and EUSD staff whenever a BMR ownership unit becomes available.
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.	Ongoing	The City continues to ensure that below market rate live/work units are marketed to artists and craftspeople when they become available. The City currently doesn't have any below market rate live/work units available, but there will be 4 live/work units at the Sherwin Williams development in the near future.
H-4-2-5	Encourage the development of affordable live/work space for artists and craftspeople.	Ongoing	The City continues to encourage the development of affordable live/work space for artists and craftspeople.
H-4-2-6	Promote quality and diversity in the architectural style of new housing developments.	Ongoing	During the review of the San Pablo Affordable Apartments at 3600 San Pablo Avenue, there was a community meeting as well as Planning Commission and City Council study sessions that provided feedback on the design and architecture of the building that the applicant incorporated into their approved plans.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Emeryville		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City contracts with ECHO and EBCLC to provide fair housing counseling, tenant/landlord counseling and legal referrals for low income tenants and landlords, through the use of CDBG and Local General Funds. In 2020, ECHO provided service to 54 households and EBCLC provided service to 32 households.
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.	Ongoing	Due to the closure of City hall associated with the Covid 19 Pandemic, the City has had to focus distribution of information on the Fair Housing Counseling Services through the City's website or through inquiries submitted electronically. Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Additionally, the City revamped the Housing Notification System in 2020 , to allow interested residents to register to obtain information on a variety of housing topics, such as Fair Housing.
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).	Ongoing	The City of Emeryville requires fair housing and equal opportunity language on all Marketing Plans for affordable units and within the Affordable Housing Agreements. The City will continue to review these documents as they come in to ensure compliance.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City continues to support Rebuilding Together East Bay-North and Alameda County Healthy Homes Program in providing accessibility grants for low income households.
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.	Adoption 2015, implementation ongoing	The family-friendly residential amendment to the City Design Guidelines was adopted in 2015. As projects are proposed, the City continues to implement these Design Guidelines.
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.	Ongoing	The City continues to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing.
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.	Ongoing	The City continues to work with Alameda County to make the Mortgage Credit Certificates (MCC) 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. MCC funds were not available in Alameda County in 2020. Allocation of funds will be reevaluated for 2021.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	Technical assistance was provided to several BMR Homeowners in working with their Condominium Homeowner Association (HOAs). The City will work to develop a program during the next reporting period to re-engage Condominium Homeowner Associations (HOAs) to encourage Owner Occupancy and determine their technical assistance needs.
H-6-2-3	Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Ongoing	The City continues to offer low-interest rate first time homebuyer assistance loans to low and moderate income households. One (1) application was approved and closed in 2020. The City is in the process of revising the FTHB Program Guidelines to increase utilization of the program. New FTHB Guidelines are anticipated to be released in 2021.
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.	Ongoing	Staff continues to assist people at risk of losing their homes to foreclosure by referring homeowners to HOPE Foreclosure program and legal assistance. The City adopted a Home Owner Association (HOA) foreclosure moratorium to prevent HOAs from foreclosing on homeowners for their inability to pay HOA dues from March - September 2020, due to a homeowners being impacted by COVID 19. Additionally, the City has included a Foreclosure Prevention Program in the draft Affordable Housing Administration & Expenditure Plan, that will be adopted in Q1 2021.
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.	Ongoing	The City continues to offer low-interest loans or grants to property owners and developers seeking to remediate housing development sites. Non-profit Developers are eligible to receive a partial grant within the Revolving Loan Fund.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Emeryville		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
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Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H-7-1-2	Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	Ongoing	The City's marketing of a Revolving Loan Fund (RLF) for remediation by private developers has been limited due to the need to coordinate three properties affected by the time line of a significant remediation on one property impacting another which precludes a third's relocation. The RLF will be marketed to developers partnering with the City to develop sites owned by the City, including housing sites on Christie Avenue and San Pablo Avenue. In 2020 staff explored using the RLF for a Successor Agency property that would allow redevelopment of housing sites when reused but found a City instrument more expeditious than this 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.	Ongoing	The City continues to require developers to complete the LEED or GreenPoint Rated checklist as part of Planning and Building submittals.
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.	Ongoing	The Evaluation the RFQ/P for 4300 San Pablo Avenue occurred in 2020. The selected developer has agreed to achieve "GreenPoint Rated" points plus meet all minimum requirements of LEED Silver certification.
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.	Ongoing	The City's Sustainability website includes information on a full complement of topics including grants available to the community, waste, stormwater, active transportation, energy, and building materials. Sustainability information is frequently communicated through City tweets and Newsflash articles.
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.	Ongoing	Vegetative stormwater treatment is required in projects disturbing or creating 5,000 or 10,000 or more square feet of permeable surface. Several large residential sites were completed with 100% treatment this year. The City is also reviewing all opportunities to incorporate vegetative treatment on new public projects regardless of size.
H-7-2-5	Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Ongoing	The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test. Multifamily residential projects subject to this policy continue to comply.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Emeryville		
Reporting Year	2020	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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.	Ongoing	The City has continued in 2020 to take action to redevelop two sites into affordable housing projects, located along the San Pablo Avenue corridor, within the Priority Development Area (4300 San Pablo and 3600 San Pablo). As funding resources or incentives become available, the City will continue to work with the developers of both sites to secure the additional resources, as appropriate.
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.	Ongoing	One of the projects recommended in the EBOTS is the 40th and San Pablo Bus Hub. In 2020, the City Council approved a revised concept design originally approved in 2019 for the 40th and San Pablo Bus Hub, which now extends to Shellmound Street. The concept design includes dedicated bus lanes, a two-way protected bikeway, bus boarding areas with passenger amenities, and pedestrian and bicycle interesection improvements.
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.	Adoption 2015, implementation ongoing	The design guidelines for open space and community interaction, which were adopted in 2015, continued to be used. During the review of the San Pablo Affordable Apartments at 3600 San Pablo Avenue the Planning Commission and City Council used these guidelines and provided feedback on the open space and community rooms to improve the design of the project.

Jurisdiction	Emeryville	
Reporting Period	2020	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field
 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Emeryville	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	20
	Non-Deed Restricted	0
Low	Deed Restricted	30
	Non-Deed Restricted	0
Moderate	Deed Restricted	35
	Non-Deed Restricted	0
Above Moderate		417
Total Units		502

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

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	100
Total Housing Units Approved:	94
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	90
Total Developments Approved with Streamlining	1
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Emeryville	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT					
Local Early Action Planning (LEAP) Reporting					
(CCR Title 25 §6202)					
Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.					
Total Award Amount	\$ 65,000.00				
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Outreach Strategy, Survey, Meeting	\$ 7,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Research, Analysis, Writing: Existing	\$ 14,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Research, Analysis, Writing: Potenti	\$ 9,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Study Sessions	\$ 4,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Drafts	\$ 5,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Approval Hearings, Finalize	\$ 8,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Environmental Review	\$ 4,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Draft, Response to Review	\$ 5,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Adoption Review, Hearings	\$ 6,000.00		Other (Please Specify in Notes)	Local General	RFP in Process
Final to HCD, Response, Certificatio	\$ 3,000.00		Other (Please Specify in Notes)	Local General	RFP in Process

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	51
	Non-Deed Restricted	0
Low	Deed Restricted	38
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		13
Total Units		102

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	20
	Non-Deed Restricted	0
Low	Deed Restricted	30
	Non-Deed Restricted	0

Moderate	Deed Restricted	35
	Non-Deed Restricted	0
Above Moderate		417
Total Units		502

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	6
	Non-Deed Restricted	0
Moderate	Deed Restricted	9
	Non-Deed Restricted	0
Above Moderate		150
Total Units		165