

EMERYVILLE REDEVELOPMENT AGENCY

FIVE-YEAR IMPLEMENTATION PLAN

Covering Period

January 2010 through December 2014

AND

**TEN YEAR
AFFORDABLE HOUSING COMPLIANCE PLAN**

Covering Period

January 2005 through December 2014

*Adopted by the Emeryville Redevelopment Agency on December 1, 2009
Pursuant to Resolution RD74-09*

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INTRODUCTION

The Emeryville Redevelopment Agency undertakes a variety of projects and programs for the purpose of revitalizing the community and building its economic base. The Agency focuses its redevelopment activities in two project areas: the 1976 Project Area ("1976 Area") and the Shellmound Park Project Area ("Shellmound Area"). These specific areas are targeted for revitalization because they are affected by a variety of blighting conditions. The activities of each project area are regulated by an adopted Redevelopment Plan and California Community Redevelopment Law (CRL). However, these plans do not stipulate specific activities for each property within the project areas. The plans instead authorize various tools that the Agency may utilize to implement projects and programs for the redevelopment of the project areas.

Redevelopment tools include activities such as acquiring land for resale to a developer, entering into contractual agreements with existing owners or tenants where the Agency provides financial or other assistance for building repairs or replacement on privately-owned land, developing comprehensive strategies or preparing studies to assist private developers to respond to local economic opportunities that result in local investment and job creation, and financing and constructing needed public facilities and improvements.

In addition, the Agency is also responsible for increasing, preserving, and improving the number of housing units for very low-, low- and moderate- income individuals and households. In the implementation of its housing programs, the Agency must comply with the following requirements for housing developed in a redevelopment project area.

- A. Set-Aside Rule - 20% of tax increment revenue must be expended to increase, improve, and preserve the supply of low and moderate income housing in the community.
- B. Replacement Rule - The Agency must replace low and moderate income housing which is removed as a result of a redevelopment project, in the same proportions at which it is removed.
- C. Inclusionary Rule - A fixed percentage of all housing constructed in a redevelopment project area must be affordable to low and moderate income persons and families.
- D. 30% of all *Agency* built housing must be for low or moderate income households. Half (50%) of these units must be for very low income households.
- E. 15% of all *Non-Agency* built housing must be for low or moderate income households. 40% of these units must be for very low income households
- F. These proportions are required on an aggregate basis for the project area(s), not project-by-project. The Agency is required to set aside a portion of tax increment revenues for this purpose, and to provide an adequate number of decent, safe, and sanitary dwelling units in the community available to these income groups in the proportions required by the CRL. These specific requirements are covered in the Housing Compliance Plan Requirements section.

In addition, through its Affordable Housing Set Aside Ordinance, the City of Emeryville requires that 20% of units within development projects of 30 or more units be affordable to moderate income households. In 2007, the Emeryville City Council approved a revision to the Ordinance whereby rental projects of 30

or more units will be required to set aside 9% of units within the project as affordable to moderate income households and 6% of units within the project as affordable to very low income households.

FIVE YEAR IMPLEMENTATION PLAN REQUIREMENTS

Implementation Plan Requirements

The Agency is required to prepare an implementation plan every five years to comply with State Assembly Bill 1290. In October 1993, then Governor Pete Wilson signed AB1290 into law. AB1290 provides that an agency implement adopted redevelopment plans in a manner that will eliminate blighting conditions. The implementation plan must include the following information:

- Blighting conditions targeted for mitigation.
- Specific goals and objectives of the Agency for the project areas.
- Specific redevelopment activities and programs and the corresponding blight to be eliminated by these activities and programs.
- Estimated expenditures proposed during the plan's five-year period.
- An explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the project area and meet the requirements of the Housing Compliance Plan (project descriptions).

The first section of the plan provides a list of the conditions of blight set forth in the 1976 and Shellmound Redevelopment Plans; a statement of each goal/objective that is intended to eliminate the blighting condition; and a list of programs/projects/activities designed to implement the goals and objectives, including an estimate of their costs and status of implementation. Table 3 summarizes the projects/programs, the estimated cost and status.

In addition to describing specific redevelopment activities planned for the next five years, the Implementation Plan also lists projects that have been completed since the Agency's inception with their corresponding cost and completion years. Table 4 summarizes planned and completed projects, demonstrates which objectives of blight elimination have been, or will be, addressed.

In 1995, 2000, and 2005, the Agency adopted five year implementation plans, the latter for the period 2005 through 2009. Redevelopment law allows the adoption of a single implementation plan for both project areas. The implementation plans are required, per redevelopment law, to be updated sometime between the second and third year of each implementation plan cycle. The agency adopted a mid-cycle amendment to the 2005-2009 implementation plan in October 2007. This Plan covers a new five-year period of 2010-2014.

Housing Compliance Plan Requirements

The California Community Redevelopment Law (CRL) requires that an agency adopt a Housing Compliance Plan in conjunction with their Implementation Plan. This Plan must include the following information:

A section addressing agency-developed and project area housing with the following information:

- Estimates of the number of new, substantially rehabilitated or price-restricted residential units to be developed or purchased both over the life of the plan and during the next 10 years.
- Estimates of the number of very low, low, and moderate income households required to be developed both over the life of the plan and during the next 10 years.
- The number of units of very low, low, and moderate income households which have been developed.
- Estimates of the number of agency-developed residential units which will be developed over the next five years.
- Estimates of the number of very low, low, and moderate income households which will be developed by the agency during the next five years.

A section addressing the Low and Moderate Income Housing Fund (LMIHF) including:

- Amount available in the LMIHF, and estimated deposit amounts through 2014.
- Housing program with estimates of the number of new, rehabilitated, and price-restricted units to be assisted during each of the five years and estimates of the expenditures of monies from the LMIHF.

In 1995, the Emeryville Redevelopment Agency adopted a ten-year Housing Compliance Plan covering the period January 1995 through December 2004. In December 2004, the Agency adopted a ten-year Housing Compliance Plan covering the period January 2005 through December 2014. The 2005-2014 Housing Compliance Plan was updated as part of the October 2007 mid-cycle amendment.

The Implementation Plan contained herein includes a Housing Compliance Plan, covering the second half of the ten-year Housing Compliance Plan period of January 2010 through December 2014, in conjunction with the Implementation Plan.

EMERYVILLE REDEVELOPMENT AGENCY

FIVE-YEAR IMPLEMENTATION PLAN

Covering Period

January 2010 through December 2014

IDENTIFIED BLIGHTING CONDITIONS

The following outlines the Blight Conditions from the 1976 and Shellmound Project Areas that have been targeted for mitigation during the 2010-2014 Implementation Plan period.

1. Residential structures, in the older areas of the City such as the Triangle neighborhood (bounded by San Pablo Avenue to west, Adeline Street to the east and 52nd Street to north) and North Hollis (between Hollis and Vallejo, and 67th and 55th Streets), exhibit advanced stages of deterioration. Public street improvements such as modifications to parking, resurfacing, accessibility and street beautification may be needed. Uses are sometimes incompatible, i.e., industrial uses interspersed among residential and commercial uses.
2. Some street systems are inadequate to serve potential parking, circulation, and loading demands of the commercial and industrial sections of the City.
3. There is still land with contamination that requires regulatory oversight prior to clean-up as well as the clean-up itself.
4. Many of the old manufacturing activities have provided the City with substantial tax income as well as jobs, but as some of these activities either relocate out of Emeryville or downsize, there is a need to replace both the tax base and the lost jobs.
5. A number of significant older industrial sites continue to remain vacant, underutilized, or improved with dilapidated or obsolete buildings.
6. As new development occurs, there is a potential for loss of small-scale manufacturing and other small businesses requiring programs to retain and assist them in continuing to successfully operate in Emeryville.
7. Structurally unsound and unreinforced masonry buildings remain in evidence creating potential seismic hazards.
8. Older commercial corridors contain buildings that are in a state of physical deterioration and are physically and economically obsolete. There is also a higher incidence of crime and other social problems in these areas.
9. As the City transitions from the older industrial base into new activities, there is increased strain placed on the aging infrastructure, particularly the streets and sewer systems.
10. Inadequate public facilities and services to accommodate the needs of residents and the private sector also limit development or redevelopment within the Project Area.
11. There is an uncoordinated development pattern of certain properties within the Project Area due to the unimproved, defective, and/or inadequate construction of some street improvements and public/private utilities within the Project Area.

GOALS AND OBJECTIVES

The Agency has identified several objectives in order to mitigate the targeted blighting conditions in the previous section. These objectives are as follows:

- A. To upgrade the residential environment through development of more neighborhood-serving commercial uses and services, open space, transportation and other public services.
- B. To improve transportation and circulation within Emeryville through street construction and upgrading programs, continue and expand implementation of a transit shuttle, and measures to improve pedestrian movements and the pedestrian environment. Included within this objective is development of more transit- and pedestrian-oriented development near transportation hubs such as the Amtrak Station, and the construction of pedestrian and bicycle infrastructure.
- C. To continue the Brownfields program of remediation of toxic contamination through the project area on both publicly owned properties and through assistance to private property owners.
- D. To continue to diversify the City's economic base through redevelopment of older industrial properties to new uses which generate both jobs for the future and tax revenues to the City.
- E. To redevelop the vacant and underutilized properties within the City into productive new uses which implement other goals. Large properties are a particular priority.
- F. To assist existing Emeryville businesses in meeting their needs to remain in Emeryville. Included within this goal is retention of small manufacturers, new businesses and other businesses that have expansion needs.
- G. To assist in the rehabilitation, seismic upgrading, and other improvements to existing dilapidated, obsolete, or structurally unsound buildings.
- H. To revitalize the older commercial areas. Revitalization efforts should be comprehensive including: redevelopment of vacant or underutilized parcels, rehabilitation of existing structures, public improvements (such as sidewalks, benches, etc.) and services to existing businesses.
- I. To continue to replace and upgrade the aging infrastructure such as storm drains.
- J. To improve inadequate public facilities which cannot be remedied by private or government action without redevelopment.
- K. The achievement of a physical environment reflecting a high level of concern for architectural and urban design principles deemed important by the community and property owners, and which contribute to the alleviation of blight.

SPECIFIC REDEVELOPMENT PROGRAMS AND ACTIVITIES

In addition to identifying Redevelopment funds allocated to specific projects, this Implementation Plan includes a description of available funding from the City and other sources. This demonstrates how the Emeryville Redevelopment Agency leverages redevelopment funds to alleviate blighting conditions.

This section explains how specific proposed projects achieve stated objectives to eliminate the corresponding identified targeted blighting condition. The expenditures for each project are also included; however, funding sources have not yet been identified for some projects. Allocations for each project appear as follows:

Total Budget

R: Redevelopment

C: City

O: Other- Includes State and Federal Funding, Developer Fees, and Other Non-City or Agency Funding

Italics: Funding sources not identified

* Following each list of proposed projects is a list of completed projects for each blight condition and redevelopment objective, which were completed during the prior two Implementation Plan periods of 2000-2004 and 2005-2009.

BLIGHT CONDITION 1:
STRUCTURES

DETERIORATED

Residential structures, in the older areas of the City such as the Triangle neighborhood (bounded by San Pablo Avenue to west, Adeline Street to the east and 52nd Street to north) and North Hollis (between Hollis and Vallejo, and 67th and 55th Streets), exhibit advanced stages of deterioration. Public street improvements such as modifications to parking, resurfacing, accessibility and street beautification may be needed. Uses are sometimes incompatible, i.e., with industrial uses interspersed among residential and commercial uses.

Redevelopment Objective: To upgrade the residential environment through development of more neighborhood-serving commercial uses and services, open space, transportation and other public services.

\$126,000 Concrete Buyback Grant

R: \$126,000 This program is open to all property owners regardless of income levels. The program
(Annual) provides for an instant “face-lift” of properties by improving the front yard setback area. Grants are given to properties whose front yard setback has been concreted over or yard area is barren. *Ongoing program.*

\$132,000 Wrought Iron Fence Grant

R: \$132,000 This program is open to all property owners regardless of income levels. The program
(Annual) provides funding for the removal of chain-link, as well as non-conforming fencing that is in the front yard setback area. The fence is then replaced with wrought iron, wood, or other fencing that conforms to zoning regulations. *Ongoing program.*

\$290,000 Housing Rehabilitation Program

R: \$290,000 This program provides funding from the Redevelopment Agency and Development Block Grants to assist moderate and low-income households with loans and grants for property improvements. The program provides low-interest or deferred loans for major rehabilitation and seismic retrofitting. The grants consist of exterior clean-up/paint, accessibility assistance, security bar retrofit, and minor home repair. Loans are also made available to rental property owners through a Rental Limitation Agreement assuring that the property remains affordable. The program also receives program income from repaid rehabilitation loans. *Ongoing program.*

Pending Concrete Buyback & Wrought Iron Fence Grants:

\$13,400 1054 45th St. – Concrete Buyback/Fence Grant

R: \$13,400

Pending Housing Rehabilitation Projects:

TBD 4230 Adeline St.

R: *unfunded* Owner-occupied single-family dwelling. Requesting garage conversion to alleviate overcrowding.

Completed Concrete Buyback/Wrought Iron Fence Grants (All funded with Agency funds)

• 4309 Essex St. - Concrete Buyback/Fence Grants (completed 2003)	\$10,237
• 4311 Essex St. - Concrete Buyback Grant (completed 2003)	\$6,200
• 4312 Essex St. - Concrete Buyback (completed 2003)	\$4,775
• 4313 Essex Street - Concrete Buyback Grant (completed 2003)	\$6,750
• 4315 Essex St. - Concrete Buyback Grant (completed 2003)	\$7,500
• 4316 Essex St. - Concrete Buyback Grant (completed 2003)	\$5,340
• 4321 Essex St. - Concrete Buyback Grant (completed 2003)	\$6,550
• 4323 Essex St. - Concrete Buyback Grant (completed 2003)	\$7,500
• 4326/4332 Essex St. - Concrete Buyback/Fence Grants (completed 2003)	\$15,950
• 4327 Essex St. - Concrete Buyback Grant (completed 2003)	\$6,975
• 4336 Essex St. - Concrete Buyback Grant (completed 2003)	\$6,575
• 1052 ~ 43 rd St. - Concrete Buyback/Fence Grant (completed 2003)	\$10,050
• 1060 ~ 48 th St. - Concrete Buyback/Fence Grants (completed 2003)	\$11,710
• 5541 Vallejo St. - Wrought Iron Fence Grant (completed 2003)	\$4,880
• 1025 ~ 47 th St. - Concrete Buyback/Fence Grant (completed 2003)	\$12,500
• 1016 ~ 47 th St. - Wrought Iron Fence Grant (completed 2004)	\$5,750
• 1266 ~ 61 st St. - Concrete Buyback Grant (completed 2004)	\$7,500
• 1026 ~ 47 th St. - Concrete Buyback Grant (completed 2004)	\$6,823
• 4200 Block Adeline St - Concrete Buyback Program (completed 2004)	\$5,397
• 4200 Adeline St. - Wrought Iron Fence Grant (completed 2004)	\$4,650
• 4220 Adeline St. – Concrete Buyback Grant (completed 2004)	\$4,439

• 4230 Adeline St. – Concrete Buyback Grant (completed 2004)	\$3,876
• 4240 Adeline St. – Concrete Buyback Grant (completed 2004)	\$3,169
• 4260 Adeline St. – Concrete Buyback Grant (completed 2004)	\$6,255
• 4270 Adeline St. – Concrete Buyback Grant (completed 2004)	\$4,897
• 4280 Adeline St. – Concrete Buyback Grant (completed 2004)	\$3,169
• 4210 Adeline St. – Concrete Buyback Grant (completed 2004)	\$3,976
• 1250 Ocean Ave. – Concrete Buyback/Fence Grant (completed 2004)	\$17,088
• 4511 Adeline St. – Wrought Iron Fence Grant (completed 2004)	\$4,880
• 4517 Adeline St. – Wrought Iron Fence Grant (completed 2004)	\$4,900
• 1012 47 th St. – Wrought Iron Fence Grant (completed 2004)	\$5,000
• 1044 45 th St. – Concrete Buyback Grant (completed 2005)	\$7,500
• 1228 53 rd St. – Concrete Buyback Grant (completed 2005)	\$7,500
• 3607 Peralta St. – Concrete Buyback Grant (completed 2005)	\$2,120
• 1055 45 th St. – Concrete Buyback/Fence Grant (completed 2005)	\$12,660
• 1055 48 th St. – Concrete Buyback/Fence Grant (completed 2005)	\$12,420
• 1075 45 th St. – Concrete Buyback/Fence Grant (completed 2005)	\$15,500
• 3604 Adeline St. – Concrete Buyback/Fence Grant (completed 2005)	\$12,750
• 1054 48 th St. – Wrought Iron Fence Grant (completed 2005)	\$4,640
• 1251 64 th St. – Wrought Iron Fence Grant (completed 2005)	\$4,900
• 1275 Ocean Ave. – Wrought Iron Fence Grant (completed 2005)	\$4,696
• 5894 Beaudry St. – Wrought Iron Fence Grant (completed 2005)	\$5,000
• 5896 Beaudry St. – Wrought Iron Fence Grant (completed 2005)	\$4,690
• 5998 Beaudry St. – Wrought Iron Fence Grant (completed 2005)	\$9,888

• 1059 48 th St. – Concrete Buyback/Fence Grant (completed 2006)	\$12,500
• 1250 63 rd St. – Wrought Iron Fence Grant (completed 2006)	\$5,000
• 1078 48 th St. – Wrought Iron Fence Grants (completed 2007)	\$4,295
• 6470 Vallejo St. – Concrete Buyback/Fence Grants (completed 2007)	\$12,495
• 1058 48 th St. – Concrete Buyback/Fence Grants (completed 2007)	\$12,500
• 119 Temescal Circle – Wrought Iron Fence Grant (completed 2007)	\$20,000
• 5873 Vallejo St. – Wrought Iron Fence Grant (completed 2007)	\$4,920
• 1236 45 th St. – Concrete Buyback Grant (completed 2007)	\$7,000
• 1268 Ocean Ave. – Concrete Buyback/Fence Grants (completed 2007)	\$12,475
• 1233-37 54 th St. – Concrete Buyback/Fence Grants (completed 2007)	\$14,500
• 1067 48 th St. – Concrete Buyback/Fence Grants (completed 2007)	\$7,090
• 1053 48 th St. – Concrete Buyback/Fence Grants (completed 2007)	\$12,500
• 1232 53 rd St. – Concrete Buyback Grant (completed 2007)	\$7,485
• 6409 Vallejo St. – Wrought Iron Fence Grant (completed 2008)	\$14,800
• 5506 Beaudry St. – Concrete Buyback Grant (completed 2008)	\$8,480
• 1075 41 st St. – Concrete Buyback/Fence Grants (completed 2008)	\$15,000
• 5894 Beaudry St. – Wrought Iron Fence Grant (completed 2008)	\$3,500
• 4385 Adeline St. – Concrete Buyback/Fence Grant (completed 2008)	\$20,576
• 5998 Beaudry St. – Wrought Iron Fence Grant (completed 2008)	\$10,500
• 5921 Vallejo St. – Concrete Buyback/Fence Grants (completed 2009)	\$15,000
• 1285 55 th St. – Concrete Buyback/Fence Grants (completed 2009)	\$18,000
• 5505 Vallejo St. – Wrought Iron Fence Grant (completed 2009)	\$20,000

• 4718 Salem St. – Concrete Buyback/Fence Grants (completed 2009)	\$21,850
• 4115 Adeline St. – Concrete Buyback/Fence Grants (completed 2009)	\$14,400
• 4119 Adeline St. – Concrete Buyback/Fence Grants (completed 2009)	\$14,875
• 1048 47 th St. – Concrete Buyback/Fence Grant (completed 2009)	\$19,397
• 1049 45 th St. – Wrought Iron Fence Grant (completed 2009)	\$14,600
• 5866 Beaudry St. – Concrete Buyback/Fence Grant (completed 2009)	\$14,990
• 5890 Beaudry St. – Concrete Buyback/Fence Grant (completed 2009)	\$15,000
• 5877 Beaudry St. – Wrought Iron Fence Grant (completed 2009)	\$14,300
• 1094 48 th St. – Concrete Buyback/Fence Grants (completed 2009)	<u>\$15,000</u>

Total: **\$722,553**

Completed Housing Rehabilitation Projects (funded with Agency funds unless otherwise noted; CDBG – federal Community Development Block Grant)

• 5541 Vallejo St. – Exterior Paint Grant (completed 2003 - CDBG)	\$13,623
• 106 Temescal Circle – Accessibility Grant (completed 2003 - CDBG)	\$2,155
• 1263 62 nd St. – Exterior Pain Grant (completed 2003 - CDBG)	\$14,404
• 5921 Vallejo St. – Exterior Pain Grant; Rehabilitation Loan (completed 2003 - CDBG)	\$28,219
• 1216 ~ 54 th St. - Major Rehabilitation of Rental Unit (completed 2003)	\$75,000
• 5517B Vallejo St. - Security Bar Retrofit (completed 2003 - CDBG)	\$440
• 6401 Shellmound St. - Accessibility grant (completed 2003 -CDBG)	\$1,171
• 4311 Essex St. - Exterior Paint Grant (completed 2004)	\$14,500
• 4310 Adeline St. - Minor Home Repair (completed 2004 - CDBG)	\$782
• 6470 Vallejo St. - Exterior Paint Grant (completed 2004 - CDBG)	\$10,600
• 1046 ~ 48 th St. - Exterior Paint Grant (completed 2004 - CDBG)	\$13,220
• 1026 47 th St. – Exterior Paint Grant (completed 2004)	\$10,000

• 1067 48 th St. – Exterior Paint Grant (completed 2004 – CDBG)	\$10,230
• 4310 Adeline St. – Tree Removal; Exterior Clean-up (completed 2005 – CDBG)	\$850
• 1420 45 th St. – Owner-Occupied Loan (completed 2005 – CDBG)	\$37,983
• 3604 Adeline St. – Owner-Occupied Loan; Exterior Paint (completed 2004/05 -CDBG)	\$105,000
• 1007 45 th St. – Exterior Paint Grant (completed 2005 – CDBG)	\$28,195
• 4311 Essex St. – Exterior Paint Grant (completed 2005)	\$14,500
• 1087 45 th St. – Exterior Paint Grant; Security Bar Retrofit (completed 2005 – CDBG)	\$14,191
• 4336 Essex St. – Exterior Paint Grant (completed 2005 – CDBG)	\$12,825
• 1026 45 th St. – Exterior Paint Grant (completed 2005 – CDBG)	\$15,000
• 1276 61 st St. – Exterior Paint Grant (completed 2005 – CDBG)	\$14,980
• 4385 Adeline St. – Exterior Paint Grant (completed 2005 – CDBG)	\$24,120
• 1026 47 th St. – Exterior Paint Grant (completed 2005)	\$10,000
• 4052 Harlan St. #308 – Minor Home Repair (completed 2005 – CDBG)	\$987
• 1047 48 th St. – Exterior Paint Grant (completed 2005 - CDBG)	\$14,900
• 1053 45 th St. – Exterior Clean-up Grant (completed 2005 – CDBG)	\$800
• 1012 47 th St. – Exterior Paint Grant (completed 2005 - CDBG)	\$15,000
• 1078 48 th St. – Accessibility Grant (completed 2005 – CDBG)	\$1,369
• 6312 Doyle St. – Exterior Paint/Exterior Clean-up Grants (completed 2005 - RDA)	\$13,850
• 1234 54 th St. – Exterior Paint Grant (completed 2005 – CDBG)	\$13,100
• 4310 Adeline St. – Exterior Clean-up/Fencing Grants (completed 2005 - CDBG)	\$5,900
• 4270 Adeline St. – Accessibility Grant (completed 2005 - CDBG)	\$6,675
• 1048 43 rd St. – Accessibility Grant; Security Bar Retrofit (completed 2005 - CDBG)	\$3,827

• 1265 62 nd St. – Exterior Clean-up Grant (completed 2005)	\$2,950
• 1250 63 rd St. – Exterior Paint Grant; New Roof (completed 2005 - CDBG)	\$14,310
• 1121 40 th St. #4108 – Accessibility Grant (completed 2005 CDBG)	\$8,981
• 1019 47 th St. – Exterior Paint Grant (completed 2005 - CDBG)	\$23,730
• 1011 47 th St. – Exterior Paint Grant (completed 2005)	\$15,000
• 1011 47 th St. – Rehabilitation Loan (completed 2005)	\$15,000
• 4250 Horton Street – Access Grant (completed 2005)	\$38,000
• 4250 Horton Street – Rehabilitation Loan (completed 2005)	\$35,000
• 1067 48 th Street – Exterior Paint Grant (completed 2005 – CDBG)	\$10,230
• 1048 43 rd Street – Exterior Clean-up Grant (completed 2005)	\$15,000
• 5889 Beaudry St. – Exterior Paint Grant (completed 2006 – CDBG)	\$14,910
• 1060 43 rd St. – Roof Repair Loan (completed 2006 – CDBG)	\$15,000
• 1060 43 rd St. – Minor Home Repair (completed 2006)	\$920
• 4230 Adeline St. – Accessibility Grant (completed 2006 – CDBG)	\$9,600
• 1250 63 rd St. – Owner-Occupied Loan; Roof Repair (completed 2006 – CDBG)	\$31,475
• 8 Captain Dr. #E259 – Rehabilitation Loan (completed 2006 – CDBG)	\$13,150
• 8 Captain Dr. #E259 – Minor Home Repair (completed 2006)	\$1,000
• 6466 Vallejo St. – Exterior Clean-Up Grant (completed 2006)	\$15,000
• 5855 Horton St. #406 – Accessibility Grant (completed 2007)	\$8,750
• 5873 Vallejo St. – Exterior Paint Grant (completed 2007 – CDBG)	\$2,155
• 5525 Beaudry St. – Exterior Paint Grant (completed 2007 – CDBG)	\$14,825
• 1087 45 th St. – Minor Home Repair Grant (completed 2007)	\$950
• 14383 – 89 Adeline St. – Foundation Repair (completed 2007 – CDBG)	\$50,863

• 4315 Essex St. – Exterior Paint Grant (completed 2007)	\$15,000
• 1052 43 rd St. – Exterior Paint Grant (completed 2007)	\$30,000
• 6466 Vallejo St. – Exterior Paint Grant (completed 2007)	\$14,900
• 4106 Adeline St. – Exterior Clean-up Grant (completed 2008)	\$14,984
• 1121 40 th St. #4108 – Minor Home Repair Grant (completed 2008)	\$2,209
• 1053 45 th St. – Exterior Pain Grant (completed 2008 – CDBG)	\$15,000
• 1465 65 th St. #187 – Accessibility Grant (completed 2008)	\$3,355
• 4379-83 Adeline St. – Exterior Paint Grant (completed 2008)	\$30,000
• 4379-83 Adeline St. – Rehabilitation Loan (completed 2008)	\$50,000
• 5899 Beaudry St. – Exterior Paint Grant (inc rental unit) (completed 2008)	\$30,000
• 5899 Beaudry St. – Accessibility Grant (completed 2009)	\$10,000
• 5899 Beaudry St. – Minor Home Repair Grant (completed 2009)	\$1,000
• 1285 55 th St. – Accessibility Grant (completed 2009)	\$10,146
• 1045 43 rd St. – Exterior Paint Grant (completed 2009 – CDBG)	\$15,000
• 5873 Vallejo St. – Minor Home Repair Grant (completed 2009 – CDBG)	\$1,000
• 1265 62 nd St. – Exterior Clean-up Grant (completed 2009 – CDBG)	\$15,000
• 1465 65 th St. #187 – Amend accessibility Grant (completed 2009)	<u>\$1,865</u>
Total:	\$1,164,654

BLIGHT CONDITION 2:**INADEQUATE STREET SYSTEMS**

Some street systems are inadequate to serve potential parking, circulation, and loading demands of the commercial and industrial sections of the City.

Redevelopment Objective: To improve transportation and circulation within Emeryville through street construction and upgrading programs, implementation of a transit shuttle, and measures to improve pedestrian movements and the pedestrian environment. Included within this objective is development of more transit- and pedestrian-oriented development near transportation hubs such as the Amtrak Station, or on corridors such as San Pablo Avenue. Also included are pedestrian and bike path projects to provide alternate means of circulation.

\$258,900	Bicycle Circulation Modifications
R: \$100,000 C: \$158,900	This program will facilitate the movement of bicycles on existing City streets to improve bicycle traffic flow and safety for bicyclists, pedestrians and autos. <i>Work began in FY 2005/2006, to continue through FY 2010/2011.</i>
\$200,000	ADA Sidewalk and Curb Cut Improvements
C: \$200,000	The purpose of this project is to establish an on-going program to repair and improve sidewalks throughout the City to further overall public safety, public convenience, and accessibility per the Americans with Disabilities Act (ADA). Priority will be given to curb cuts and sidewalks serving bus stops and heavily traveled public pedestrian areas in the City. <i>Ongoing project.</i>
\$635,000	Pedestrian Safety Improvements
R: \$635,000	This project will fund the recommended improvements identified in a Pedestrian Safety Study prepared by the University of California Traffic Safety Center (2005) for the intersections of Powell Street and Christie Avenue, Powell Street and Frontage Road, Powell Street and the I-80 off-ramp, and Shellmound Street and Christie Avenue. Measures will include: enhanced visibility crosswalks, overhead signage, pedestrian warning signs and beacons, pedestrian countdown signals, a bicycle lane with improved signage, etc. <i>Ongoing project.</i>
\$7,666,005	Critical Circulation Improvements
R: \$945,210 C: \$5,093,795 O: \$472,000 <i>\$1,155,000 unfunded</i>	This project includes street reconstruction programs, slurry seal applications; 40 th Street bridge seal coat; traffic signal installation at 40 th and Harlan, 45 th and Bay Street and Ohlone Way; pedestrian activated signal at Powell Street and Hollis, and Doyle Street; widening at 40 th Street and San Pablo; I-80 off- Eastbound ramp; widening at San Pablo Avenue; creation of exclusive turning lane at 40 th Street and Horton; wayfinding signage; lighted crosswalks; and quiet railroad crossings at 65 th , 66 th , and 67 th Streets to improve circulation throughout the City. <i>Ongoing project</i>
\$10,500,000	Traffic/Circulation Improvements for Major Development Projects
Not including ROW <i>Unfunded</i>	This project will fund future traffic and circulation improvements constructed to mitigate traffic impacts from four major projects proposed for the City of Emeryville: Bay Street Site B, the Marketplace Expansion, the BRE Gateway, and the Transit Center. Traffic mitigations may include street widening at the I-80 Eastbound Ramp and Powell, Powell and Christie, Powell and Hollis intersections, street realignments at San Pablo and

Stanford, 40th and Horton Street, 40th and Emery, 40th and San Pablo, and Mandela Parkway and Horton, and signal modifications at Powell and Christie, Power and Hollis, 40th and Horton Street, 40th and Emery Street, 40th and San Pablo, and 65th and Shellmound and Overland Streets, and Shellmound/Christie One-Way Loop, pedestrian recall at key intersections at peak hours. *Design development of streetscape improvements for Powell Street and Christie Avenue currently underway. May impact implementation of traffic/circulation improvements.*

\$13,520,000 Greenway: Stanford Avenue to Berkeley City Limits

R: \$11,060,000 This project is a street reconstruction and pedestrian/bike lane corridor improvement on
O: \$1,770,000 the former 9th Street railroad drill track right of way. The project has reconstructed Doyle
\$690,000 Street and the former railroad right-of-way as a meandering green way for pedestrians
unfunded and bicycles from Stanford Avenue to the Berkeley border. *Segments of the Greenway between Powell – midblock to 59th St. and Ocean to 65th St. (private development) have been completed.*

\$100,000 Bus Shelters

R: \$100,000 This project would establish 5-10 shelters at key locations served by AC Transit and the Emery Go-Round. Providing bus shelters will make alternative transportation modes more convenient and attractive for Emeryville commuters and residents. Each bus shelter may also contain a public art component. *Project underway. Four bus shelters approved, each to include a public art component.*

\$200,000 Frontage Road Bicycle Path Improvements

R: \$200,000 This project will make improvements to the mixed-use bicycle/sidewalk (Bay Trail) along Frontage Road from the Shorebird Park to the Hilton Garden Inn. The improvements will include the installation of a landscape buffer adjacent to the edge of the sidewalk, and modifications to the curb return radius at the roadway entrance to the Watergate Offices. *Design is currently on hold.*

\$1,300,000 Horton Park Landing and Lighting

R: \$300,000 This project will remove existing surface parking and add to the City's open space, while
O: \$1,000,000 playing a critical role in the linkage of the City's bicycle and pedestrian system, connecting the Greenway with the proposed South Bayfront Pedestrian-Bicycle Bridge. *Project to proceed in 2009-2010.*

\$13,960,000 South Bayfront Pedestrian/Bicycle Overcrossing

R: \$13,960,000 This project involves the development of a bicycle bridge spanning the Union Pacific railroad tracks, connecting the Bay St. development on the west to the Emeryville Greenway/Novartis area on the east. The eastern landing of the bridge is located on the site of Horton Landing Park. A single tied arch as the design of the bridge span has been chosen, and it will be comprised of a single, 48-foot arch, with a deck that curves. *Project to proceed in 2009-2010.*

\$33,879,406 Ashby and Shellmound Interchange Improvements

R: \$70,000 This project was included in the San Pablo Corridor Study adopted in 1999. It will provide
O: \$809,406 complete access/egress for traffic destined for, or originating from, the City of Emeryville.
\$33,000,000 Additionally there will be a separate, ADA compliant, overcrossing, dedicated solely to
unfunded bicyclists and pedestrians, which connects Shellmound street on the east side with the

frontage road on the west side opposite Emery Point. *Project currently on hold.*

\$230,000 53rd Street – 55th Street Path

R: \$230,000 This project will create a public pedestrian and bicycle path from 53rd Street to 55th Street east of Hollis Street through the Pickleworks property and the parking lot of the Thoroughbred Building. The project will require the acquisition of right-of-way easements through the parking lots, estimated at 4,500 sq. ft. *Property acquisition underway.*

\$15,400,000 Shellmound/Powell Street Bridge Improvements

R: \$200,000
O: \$200,000
\$15,000,000
unfunded This project consists of two main improvements: (1) landscape and streetscape improvements to the area under the elevated portion of Powell Street and Shellmound Street, between 64th Street and Christie Avenue; and (2) improvements to the elevated portion of Powell Street, between Peladeau and Christie, to improve pedestrian and bicycle circulation and safety. *Construction of improvements will coincide with the construction of the adjacent development projects in order to consolidate the disruption caused by construction in the area.*

\$1,432,000 San Pablo Avenue and Adeline Intersection Improvements

\$1,432,000
unfunded This project will include conversion of some traffic lanes to on street parking, expansion of medians, bulb-outs, landscaping and wider sidewalks. These improvements will complement the Agency's other revitalization activities on the San Pablo Avenue corridor, and particularly at the intersection where the Flatiron and the Adeline Place projects were acquired for redevelopment into commercial and mixed-use projects, in compliance with the 1976 Area Redevelopment Plan and the San Pablo Avenue Urban Design Guidelines. *Project is on hold until further funding is available.*

Pending Bicycle/Pedestrian Paths and Bridges

\$9,910,000 Pedestrian/Bicycle Bridge over I-80 at 65th Street

R: \$190,000
\$9,720,000
unfunded This project would construct a pedestrian/bicycle bridge over I-80 at 65th Street, and would replace the pedestrian/bicycle element of the Ashby interchange project. *Project study report completed 2009. Environmental process and selection of a preferred alternative anticipated in 2010.*

Completed Projects:

- Traffic Warning Signals at Central Fire Station, Hollis Street \$30,000
- Ashby Spit/Point Emery Improvements (Completed 1991) \$100,000
- Amtrak Station Improvements (Completed 1993) \$6,331,000
- Implementation of City Transit Shuttle (Completed 1994) \$1,380,000
- West Emeryville Assessment District Improvements (Completed prior to 96/97) \$2,400,000
- Installation of Curb Cuts/Ramps (Completed prior to 96/97) \$125,000
- Street Reconstruction Program (Completed prior to 96/97) \$3,500,000
- Railroad Spur Acquisition (Completed prior to 96/97) \$92,400

• Amtrak Station Pedestrian/Bike Overcrossing (Completed 1996)	\$2,000,000
• Amtrak Intermodal Transfer Improvements (Completed 96/97)	\$12,000
• Bay/Shellmound Street Extension (Completed 1997)	\$25,040,566
• Hollis and 53 rd Street Improvements (Completed 1998)	\$1,884,600
• Horton-Landregan-Stanford Extension Phase I (Completed 1998)	\$1,800,000
• Bay Trail from Powell/I-80 to Shellmound Street (Completed 1999)	\$222,000
• Shellmound Loop Improvements (Completed 2000)	\$2,247,567
• Shellmound Corridor Improvements (Completed 2000)	\$2,604,586
• San Pablo Avenue Traffic Signal Interconnect (Completed 2000)	\$339,630
• Temescal Creek Bridge Widening (Completed 2000)	\$511,215
• Greenway Railroad Spur Acquisition (Completed 2003)	\$2,107,000
• 64 th Street Emergency Crossing (complete 2003)	\$100,000
• Horton-Landregan-Stanford Avenue Improvements, Phase II (Completed 2004)	\$3,000,000
• ADA Curb Cuts/Accessibility Improvements (Partially Complete 2004)	\$2,277,000
• Lighted Crosswalk on San Pablo Avenue (Completed 2005)	\$30,000
• MacArthur On-Ramp Construction (Completed 2005)	\$9,000,000
• Doyle Street Greenway: 59 th - 67 th Street (Partially Complete 2006)	\$3,455,000
• Spur Alley Path (Completed 2009)	<u>\$1,200,000</u>
Total:	\$71,789,564

BLIGHT CONDITION 3:**CONTAMINATED PROPERTIES**

There is still land with contamination that requires regulatory oversight prior to clean-up as well as the clean-up itself.

Redevelopment Objective: To continue the program of remediation of toxic contamination through the project area on both publicly and privately-owned properties and through assistance to private property owners.

\$2,000,000 Brownfields Loan Program

O: \$2,000,000 The loan program involves issuance of assessment and cleanup grants/loans to property owners for site cleanup, and technical assistance, using funds from the U.S. Environmental Protection Agency and California Pollution Control Finance Authority. Includes ECCL, community gardens, Horton Landing Park, Emeryville Greenway, Marketplace Redevelopment, Cultural Arts Center, Emerystation Greenway, CBS (formerly Westinghouse) "mound" site, and Ambassador sites. *Ongoing project.*

\$16,600,000 Land Assemblage and Development

R: \$16,600,000 The Land Assemblage and Development Program may also be used to acquire, remediate, and sell for new development, land that is underutilized due to contamination. *Ongoing project.* (Also meets Blight Condition #5)

Completed Projects

• Amtrak Station Site Remediation (Completed 92/93)	\$6,331,000
• Replacement of Underground Gasoline Fuel Tanks (Completed 97/98)	\$145,000
• Marriott Hotel Site Remediation (Completed 2000)	\$1,100,000
• Brownfields Phase I (Completed 2001)	\$428,134
• Gateway Housing Site Remediation (Completed 2001)*	\$NA
• EmeryStation North (Completed 2001)*	\$NA
• Brownfields Program - Phase II (Completed 2002)	\$200,000
• Hollis Business Center Site Remediation (Completed 2002)*	\$NA
• Bay Street Site Remediation (Completed 2002)	\$11,000,000
• EmeryStation North Clean-up (Completed 2002)	\$300,000
• Green City Lofts Site Remediation (Completed 2003)	\$1,175,000
• Elevation 22 Site Remediation (Completed 2003)	\$NA
• Andante Site Remediation (Completed 2003)	\$500,000
• Courtyards at 65 th Street (Ryerson) Site Remediation (Completed 2004)*	\$NA
• Liquid Sugar Site Remediation (Completed 2004)*	\$NA

• 5701 Hollis Street Site Remediation (Completed 2004)	\$213,300
• Acquisition of the Triangle Parcel in the South Bayfront (Completed 2004)	\$2,500,000
• Portions of Greenway Spur Remediation (Completed 2006)	\$1,470,000
• Glashaus Site Remediation (Completed 2006)*	\$NA
• Avenue 64 (formerly Pinnacles) Site Remediation (Completed 2007)*	\$NA
• Doyle-Hollis Park (Completed 2008)	\$657,000
• Oak Walk (Completed 2008)*	\$NA
• Union Pacific Railroad Parcel D Remediation (Completed 2009)	\$1,776,000
• South Bayfront Site B Remediation (Completed 2009)	\$17,700,000
Total:	\$45,495,300

* Cost information not available. Cleanup conducted by private parties.

BLIGHT CONDITION 4:

LOSS OF TAX BASE AND JOBS

Many of the old manufacturing activities have provided the City with substantial tax income as well as jobs, but as some of these activities either relocate out of Emeryville or downsize, there is a need to replace both the tax base and the lost jobs. [Projects in Blight Condition 5 also respond to this Blight Condition]

Redevelopment Objective: To continue to diversify the City's economic base through redevelopment of older industrial properties to new uses that generate both jobs for the future and tax revenues to the City.

BLIGHT CONDITION 5:

VACANT AND UNDERUTILIZED BUILDINGS

A number of significant older industrial sites continue to remain vacant, underutilized, or improved with dilapidated or obsolete buildings.

Redevelopment Objective: To redevelop the vacant and underutilized properties within the City into productive new uses which implement other goals. Large properties are a particular priority.

\$16,600,000 Land Assemblage and Development

R: \$16,600,000 The Land Assemblage and Development Program provides opportunities for the Redevelopment Agency to purchase or to assist in the purchase of properties for development. This allows the Agency to guide development in key areas of the City to ensure that such development will provide a net benefit to the General Fund and assist in the transformation of the community into a more attractive and economically vital environment. Areas that may be appropriate for Agency land banking include the South Bayfront Site B property and the southwest and northeast corners of Hollis and Powell Streets. *Ongoing project.* (Also meets Blight Condition #3)

\$6,700,000 San Pablo Avenue Development Assistance

R: \$4,565,000 This project provides assistance to the redevelopment of key parcels on San Pablo Avenue identified in the San Pablo Avenue Urban Design Plan. Activities may include parcel consolidation, demolition of obsolete buildings, toxic remediation and on-site/off-site improvements, and tenant subsidies to attract key tenants to the Avenue. Potential sites for redevelopment include Black/White Liquor; 40th and San Pablo Avenue, and 41st and San Pablo Avenue. *Ongoing project.* (Also meets Blight Condition #8)

\$2,000,000 Novartis (Chiron) Development Assistance

R: \$2,000,000 This project will help pay for the various extraordinary development costs associated with the Chiron development, including demolition, toxic remediation, and off-site circulation improvements. *Designs developed.*

\$5,000,000 Marketplace Renovation/Expansion

R: \$5,000,000 This project provides assistance for the cost of additional parking, utilities, and public improvements, including expansion of Christie Avenue Park, required to allow additional commercial and residential development at the Marketplace (Christie/Shellmound, 64th Street). *Preliminary Development Plan (PDP) approved 2009. Application for Final Development*

Plan for Phase I under review.

\$2,250,000 Pixar Development Assistance

R: \$2,250,000 The Agency paid \$2 million towards Pixar's fees pursuant to a 1998 Development Agreement that limited total Pixar fees for Phase I and II to \$1.1 million. At the commencement of the Phase II improvements, Pixar is only required to pay development fees related to public entities other than the City or Agency, which were not in place at the execution of the Development Agreement, such as school impact mitigation fees. *Completion anticipated in 2010.*

*Unknown
unfunded*

Bay Street Site B

Bay Street Site B will be continuation and completion of the existing Bay Street Mixed-Use Development. The project will serve as a northern end-cap for the existing Bay Street development and may consist of retail (possibly a department store), a hotel, and structured parking. *Designs underway and Exclusive Right to Negotiate Agreement with Development amended to expire in September 2010.*

*Unknown
unfunded*

BRE Christie/Powell Project

This proposed mixed-use project is anticipated to include residential and hotel uses. Assistance for this project may include structured parking and property acquisition to widen Christie Avenue and Powell Street as a traffic mitigation for the project. *Project commencement expected to occur 2012, with completion anticipated in 2014.*

Completed Projects:

• PG&E Land Acquisition (Completed 1991)	\$2,927,000
• Pixar Site Assistance Phase I (Completed 2001)	\$800,000
• Bay Street Mixed Use project (Retail completed 2002. Residential completed 2006.)	\$35,457,000
• Chiron Phase I Building #4 (Completed 2005)	\$2,239,000
• Billboard Acquisition Ambassador Site (Completed 2008)	\$0
Total:	\$41,423,000

BLIGHT CONDITION 6:**LACK OF BUSINESS EXPANSION**

As new development occurs, there is a potential for loss of small-scale manufacturing and other small businesses requiring programs to retain and assist them in continuing to successfully operate in Emeryville.

Redevelopment Objective: To assist existing Emeryville businesses in meeting their needs to remain in Emeryville. Included within this goal is retention of small manufacturers, new businesses and other businesses that have expansion needs.

\$1,896,494 Facade Improvements and Commercial Rehabilitation/Business Retention**R: \$1,896,494 Programs**

The Commercial Rehabilitation Program provides financial assistance to owners or tenants of commercial buildings in an effort to revitalize commercial properties. Assistance may be provided for a range of projects, including storefront facade improvements and substantial rehabilitation of targeted properties. The Business Retention Program includes identification of existing businesses with expansion potential which the Agency would like to retain in the City. Assistance may include, but not be limited to, renovation of space, assistance in financing tenant improvements, fixtures and equipment, development of incubator space, and site location assistance. *Ongoing project.* (Also meets Blight Condition #7)

Completed Projects

• Renovation of ECAP at 3610 San Pablo Avenue (Completed 1997)	\$105,000
• Head Over Heels Business Loan (Completed 1999)	\$32,500
• Daryl Rush Builders (Completed 1999)	\$20,000
• Trader Vics Warehouse (Completed 1999)	\$30,500
• 1195 Park Avenue (Completed 1999)	\$12,100
• Scends Restaurant (Completed 1999)	\$1,700
• Avalon Apartments Commercial Space (Partially completed October 2000)	\$475,000
• CityLine Building (Completed 2000)	\$15,000
• Doug's BBQ Facade Renovation (Completed 2002)	\$15,000
• Master Lease of Promenade Retail Center (Partially completed June 2002)	\$1,000,00
• Cuppa Cabana Facade Improvements (Completed 2003)	\$7,450
• Cuppa Cabana Start-Up and Tenant Improvement Loans (Completed 2003)	\$215,000
• Arizmendi Start-Up and Equipment Business Loan (Completed 2003)	\$350,000
• Arizmendi Tenant Improvement Grant (Completed 2003)	\$226,000
• Cassava Tenant Improvement Loan (Completed 2003)	\$80,000

• 4340 San Pablo Avenue Facade Renovations (Completed 2004)	\$42,500
• 4348 San Pablo Avenue Facade Renovations (Completed 2004)	\$65,500
• Emeryville Farms Signage Improvements (Completed 2004)	\$23,500
• Scends Facade Renovation (Completed 2004)	\$30,000
• 1375 Park Avenue Facade Renovations (Completed 2004)	\$75,000
• Khana Khazana Restaurant Start-Up Loan (Completed 2004)	\$100,000
• Maz Façade Improvements (Completed 2005)	\$90,000
• Athlete's Foot (Avalon) (Completed 2005)	\$14,500
• Marsh Interiors (Avalon) Façade Improvements (Completed 2005)	\$5,415
• Kilohana Grill Façade Improvements (Completed 2006)	\$27,750
• MiYozen Façade Improvements (Completed 2006)	\$60,000
• Recreation Department Façade Improvements (Completed 2006)	\$64,500
• Head Over Heels Tenant Improvement Loan (Completed 2006)	\$100,000
• Bank Club Façade Improvements and loan (Completed 2007)	\$81,000
• Oasis Pamper Bar Façade Improvements (Completed 2008)	\$14,815
• Avalon Commercial Façade Improvements (Completed 2009)	<u>\$37,500</u>
Total:	\$2,417,230

BLIGHT CONDITION 7:

STRUCTURALLY UNSOUND BUILDINGS

Structurally unsound and unreinforced masonry buildings remain in evidence creating potential seismic hazards.

Redevelopment Objective: To assist in the rehabilitation, seismic upgrading, and other improvements to existing dilapidated, obsolete, or structurally unsound buildings.

\$1,896,494 Commercial Rehabilitation/Business Retention Program

R: \$1,896,494 The Commercial Rehabilitation Program provides financial assistance to owners or tenants of commercial buildings in an effort to revitalize commercial properties, including substantial rehabilitation and seismic retrofit of targeted properties including buildings in the Commercial Rehabilitation Areas of Park Avenue, San Pablo Avenue, Adeline Street, portions of Hollis and 65th Streets and the Watergate Shopping Center. *Ongoing project.* (Also meets Blight Condition #6)

See Blight Condition #6 for Completed Projects

BLIGHT CONDITION 8:**DETERIORATED COMMERCIAL CORRIDORS**

Older commercial corridors and areas contain buildings that are in a state of physical deterioration and are physically and economically obsolete. There is also a higher incidence of crime and other social problems in these areas.

Redevelopment Objective: To revitalize older commercial corridors and areas, including San Pablo Avenue, portions of Hollis and 65th Street, Adeline Street and the Watergate Shopping Center. Revitalization efforts should be comprehensive including: redevelopment of vacant or underutilized parcels, rehabilitation of existing structures, public improvements (such as sidewalks, benches, etc.) and services to existing businesses.

\$1,896,494 Commercial Rehabilitation/Business Retention Program

R: \$1,896,494 The Commercial Rehabilitation Program provides financial assistance to owners or tenants of commercial buildings in an effort to revitalize commercial properties in the Commercial Rehabilitation Areas of Park Avenue, San Pablo Avenue, Adeline Street, portions of Hollis and 65th Streets and the Watergate Shopping Center. *Ongoing project.* (Also meets Blight Condition #6)

\$6,700,000 San Pablo Avenue Development Assistance

R: \$4,565,000 This project provides assistance to the redevelopment of key parcels on San Pablo Avenue
\$2,135,000 identified in the San Pablo Avenue Urban Design Plan. Activities may include parcel
unfunded consolidation, demolition of obsolete buildings, toxic remediation and on-site/off-site
improvements, and tenant subsidies to attract key tenants to the Avenue. Potential sites for
redevelopment include Black/White Liquor; 40th and San Pablo Avenue, and 41st and San
Pablo Avenue. *Ongoing project.* (Also meets Blight Condition #5)

To Be

Oaks Club Parking Development

Determined

This project will assist with the acquisition of parcels from the Oaks Club that are currently used for surface parking, inconsistent with the San Pablo Avenue Urban Design Guidelines, for their re-sale and redevelopment as mixed-use projects. Includes consolidation of parking on Oaks Club block which may require additional property acquisition on the Oaks Club Block. *On hold.*

Completed Projects

- San Pablo Avenue Beautification Phase I 36th - 40th Street (Completed 1995) \$1,500,000
- San Pablo Avenue Beautification Phase II 40th 53rd Street (Completed 1999) \$2,600,000
- Avalon Commercial Space (Completed 2000) \$475,000
- Promenade Retail Center (Construction completed 2002.) \$1,300,000
- Jug Liquor Acquisition (Completed 2003) \$485,000
- Andante Mixed-Use Development Phase I & II (Completed 2004) \$2,500,000
- Andante Signage and Storefront Guidelines (Completed 2004) \$112,500

• Adeline Place Acquisition (Check Cashing) (Completed 2005)	\$650,000
• Adeline Place Redevelopment (Check Cashing) (Completed 2009)	\$4,417,500
• Flatiron (Jug Liquors) Disposition (Completed 2009)	<u>\$1,264,000</u>
Total:	\$15,304,000

BLIGHT CONDITION 9:**INADEQUATE INFRASTRUCTURE**

As the City transitions from the older industrial base into new activities, there is increased strain placed on the aging infrastructure, particularly the streets and sewer systems.

Redevelopment Objective: To continue to replace and upgrade the aging infrastructure such as storm drains.

\$2,765,754 Street Reconstruction Program

R: \$415,950 This on-going project will continue the program of reconstructing existing
C: \$2,349,804 streets to allow implementation of a cost-effective maintenance program. The program
will prevent the further deterioration of streets which would be more difficult and
expensive to maintain. *Ongoing project.* [Also included in Blight Condition #2, under Critical
Circulation Improvements]

\$2,220,000 Sanitary Sewer Rehabilitation Program

C: \$1,970,000 This program calls for the continual maintenance and scheduled
O: \$250,000 replacements of existing sewer mains throughout Emeryville. In 2006, all improvements to
the sewer system were completed. Annual improvements to the system are scheduled as
follows: Peninsula Pump Station (2006/2007); 54th Street, west of Boyer, to 53rd Street;
MacArthur, San Pablo to Oakland border (2007/2008); Powell Street, I-80 to Trader Vic's
(2008/2009). *Ongoing project.*

\$100,000 Sewer Improvements: 53rd/Horton

O: \$100,000 This project will install lining in an existing sewer line to eliminate infiltration and inflow
between the sanitary sewer system and the storm drainage system. *Project completion is
dependent on Chiron's occupancy of their second phase building, per Chiron's Development Agreement with
the Agency and City.*

\$2,500,000 64th Street Trunk Storm Drain

O: \$2,650,000 The Master Storm Drain Study identified the most northern storm drainage basin in the
City (Basin 27) as a priority for required improvements. This project will include the
construction of a new 60" trunk line drainage facility that would split Basin 27 into two
areas by adding a new outfall to the Bay from 64th Street. Given the size of the proposed
project, it qualifies as an Alameda County Flood Control District Facility (ACFCD).
Construction is anticipated FY 2009/2010.

\$1,120,000 Master Storm Drain Improvements

C: \$20,000 This project implements the Master Storm Drain Study to clean and remove
O: \$750,000 material from two major storm drains which connect to Temescal Creek and a smaller
\$350,000 drain on Christie Avenue from Shellmound Way to Shellmound Street, all of which are
Unfunded heavily silted. Project also includes installation of flood gates on both drains at their entry
to Temescal Creek. *Project currently on hold.*

\$1,945,000 Triangle Neighborhood Traffic Calming

R: \$1,870,000 This project develops a comprehensive traffic calming strategy for the
C: \$75,000 Triangle neighborhood based upon a series of facilitated meetings with residents. The
project diverts traffic away from the neighborhood by strategically installing bulbouts,

medians, islands, and traffic circles. Temporary measures have been installed at first in order to gauge effectiveness and analyze unintended consequences. *Construction anticipated in FY 2009-10.*

\$820,000

R:\$70,000

\$750,000

unfunded

Quiet Railroad Crossings

This project funds potential installation of safety measures that would allow the Federal Railroad Administration to establish a “quiet zone” at Emeryville’s three at-grade rail crossings, located at 65th, 66th, and 67th Streets. Trains are required by both Federal and State law to sound their horns as they approach these intersections for safety purposes. Given the frequency of train traffic through Emeryville, horns have become a nuisance for community members who work or live adjacent to or near the railroad crossings. In “quiet zones” train operators are able to refrain from blowing horns as the train approaches the intersection. *Project is on hold until further funding is available.*

\$10,600,000

\$10,600,000

future

Undergrounding Utilities on Hollis Street from Powell St. to Northern City Limits

This project will underground all the overhead utilities on Hollis Street north of Powell Street to the Berkeley border. It would also include undergrounding portions of the side streets to Hollis Street north of Powell Street. To pay for this improvement, it is proposed that the City consider adopting an Assessment District on all the properties affected by the undergrounding of the overhead utilities. *Project expected to commence in FY2011-12.[Also meets Blight Condition #11.]*

Completed Projects

• Sewer Rehabilitation - Doyle, Beaudry, Vallejo, Hubbard, and Halleck Streets (Completed 96/97)	\$500,000
• Powell Street Bridge Seismic Retrofit (Completed 1996)	\$5,600,000
• Sewer Rehabilitation Program (Completed prior to 96/97)	\$4,700,000
• Renovation of Elevators at Amtrak Station (Completed 2005)	\$279,804
• Amtrak Turn-Around Improvements for Baggage Cars (Completed 2005)	\$170,757
• Retrofit of Public Area Garbage Containers at Bay Street (Completed 2005)	\$8,010
• Corporation Yard Lighting Retrofit (Completed 2005)	\$21,629
• Sewer Rehabilitation Program (Phase II Completed 2006)	\$390,292
• Sanitary Sewer Master Plan and GIS (Completed 2006)	\$28,900
• Sanitary Sewer Lift Station Renovation (Completed 2007)	\$543,000
• Triangle Neighborhood Traffic Calming (Completed 2008)	\$1,945,000
• Quiet Zone Feasibility Study (Completed 2008)	<u>\$29,000</u>
Total:	\$14,216,392

BLIGHT CONDITION 10:**INADEQUATE PUBLIC FACILITIES**

Inadequate public facilities and services to accommodate the needs of residents and the private sector also limit development or redevelopment within the Project Area.

Redevelopment Objective: To improve inadequate public facilities that cannot be remedied by private or government action without redevelopment.

\$1,248,000 Major Maintenance of City Facilities

C: \$1,248,000 City facilities require replacement of items not budgeted in department operating budgets. An analysis was done for each facility to schedule repairs, additions, and/or replacement of equipment, building modifications, and painting. *Ongoing project.*

\$500,000 Bay Water Emergency Pumping Station

C: \$500,000 This project would provide seawater to the peninsula for fire fighting, in the event of a major seismic event which could damage EBMUD water lines. The pumping station will be located in an area of the peninsula that provides deep access to seawater. *Project currently on hold.*

\$310,000 Public Works Corporation Yard Improvements

R: \$300,000
O: \$10,000 This project will provide seismic safety improvements to the City's Corporation Yard warehouse. The project would first complete a seismic safety evaluation of the building to determine its capacity to withstand an earthquake and identify needed safety improvements. *Project expected for completion 2010.*

\$14,036,000 Emery Station Public Parking/Transit Center

R: \$6,000,000
O: \$8,036,000 The project is sited on the former Westinghouse "mound" parcel adjacent to the Emeryville Amtrak Station. The Agency has entered into an Exclusive Right to Negotiate Agreement with Wareham Development to redevelop the site as a transit center/research & development office project. *Environmental Studies commenced in FY 2004-05; removal of contaminated soils could begin in 2010.*

\$5,500,000 City Recreation Department Program Facility

\$5,500,000 unfunded
This project involves the development of a permanent facility for the City's Recreation Program, temporarily located on a city-owned site at 4300 San Pablo Avenue. The facility would include administrative offices and adequate space for the existing and expanded recreational programs, and could be freestanding or part of the larger Center for Community Life. The City also has an option to construct the recreation facility of a portion of the EUSD Field as part of the City's long-term lease agreement with the School District. *This project is expected to be completed within 3-5 years after a location is identified.*

\$13,960,000 South Bayfront Pedestrian-Bicycle Bridge

R: \$13,960,000 This project involves the development of a bicycle bridge spanning the Union Pacific railroad tracks, connecting the Bay St. development on the west to the Emeryville Greenway/Novartis area on the east. The eastern landing of the bridge is located on the site of Horton Landing Park. A single tied arch as the design of the bridge span has been chosen, and it will be comprised of a single, 48-foot arch, with a deck that curves. *Project to proceed in FY 2009/10.*

\$2,650,000	Horton Park Landing and Lighting
R: \$300,000	The site of Horton Park Landing is a strip of land that extends in a curve from Horton
O: \$2,350,000	Street to the vicinity of Temescal Creek, along the right-of-way of the 9 th Street drill track east of the Union Pacific mainline, to the north and west of Novartis's proposed Building 12 parking garage. This project will remove the existing surface parking and improve the open space as a linear park with landscaping and a pedestrian/bicycle path, playing a critical role in the linkage of the City's bicycle and pedestrian system, connecting the Greenway with the proposed South Bayfront Pedestrian-Bicycle Bridge.. <i>Acquisition and completion of park expected to occur by the end of FY 2009/10. [Also meets Blight Condition #2]</i>
\$9,125,000	Park Avenue Park— Land (Railroad) Acquisition
R: \$6,710,000	This project acquires a 2-acre parcel located adjacent to the railroad tracks near
O: \$815,000	Sherwin Williams for use as open space for residents and employees in Park Avenue area.
\$1,600,000	Property acquisition is complete (cost approximately \$5,625,000). Park site may be
<i>unfunded</i>	exchanged with adjacent property. Site remediation was completed in 2009. <i>Park construction is expected to occur as funds become available, and may be funded through a future park bond.</i>
\$100,000	Community Garden @ 48th St.
C: \$20,000	This project involves removal of lead-containing soil to make property conditions suitable
O: \$80,000	for use as a community garden. The source of lead in soil was determined during prior assessment activities to be lead-bearing paint from former property structures. <i>Site remediation expected to occur in FY 2009/10</i>
\$1,600,000	Greenway @59th St.
R: \$690,000	Extension of the Emeryville Greenway. <i>Project will be developed in conjunction with the</i>
\$910,000	<i>Emerystation Greenway.</i>
<i>unfunded</i>	
\$150,000	Vehicle Wash Station
C: \$150,000	This project will establish a wash facility for the fire trucks and other city vehicles that comply with the federal and state requirements through the City's Non-Point Discharge and Elimination System permit that only storm water enters into the City's storm drains. A topographical survey of the lot has been conducted. <i>Project on hold.</i>
\$10,645,600	Performing Arts/Cultural Center
R: \$6,945,600	This project completes the land assembly for the Civic Center complex through the
\$3,700,000	acquisition of 4060 Hollis (former United Stamping Company) and converts it from private
<i>unfunded</i>	to public use. The existing 30,000 square foot building will be seismically upgraded and adaptively reused to serve as a cultural and performing arts center, housing the annual Celebration of the Arts Exhibit and other arts-related tenants. <i>Capital campaign to raise funds for building renovation will begin in FY 2009/10</i>
\$1,500,000	Recreation Facility: EUSD Lease
R: \$1,500,000	In October 2002, the City entered into a long-term lease agreement with the Emery Unified School District (EUSD) that will provide public access to District recreational facilities when the facilities are not being used by the District. <i>Ongoing project.</i>

- \$120,000,000 Emeryville Center of Community Life**
R: \$25,350,000 The Emeryville Center of Community Life creates a new model for a 21st-century urban
\$95,000,000 place to play, learn, grow, and come together as a community. It will offer a variety of
unfunded educational, recreational, cultural, and social opportunities, as well as services and programs
that support lifelong learning and healthy lifestyles. The designated location is the Emery
Secondary School site at 1100 47th Street. *Architectural design work will begin in 2010 and should
be completed in 2013. Construction will begin in 2013 with an anticipated completion date of 2015.*
- \$220,000 Skateboard Park**
R: \$200,000 This project will add a skateboard facility to the City's recreational offerings. One option is
\$20,000 the Agency lease of Caltrans property beneath I-580, between 35th and 36th Streets. *On hold.*
unfunded
- \$350,000 Recreation Facility – Pool**
R: \$250,000 The City entered into a long-term (40-year) facilities lease with the Emery Unified School
C: \$100,000 District in October 2002. Part of the lease agreement specified that the City would operate
the swimming pool at Emery Secondary School and remove blight by upgrading and
maintaining the facility. *Ongoing Project*
- \$9,000,000 Police Administration Building Reconstruction**
R: \$9,000,000 This project will reconstruct and expand the current police facility on Powell Street.
Construction expected to begin early 2010.
- \$6,300,000 Civic Center Parking Structure**
unfunded This project will construct a two-level, 180-space parking structure, east of Hollis Street
adjacent to the Civic Center to replace the existing 95-space parking lot. This project is
pursuant to recommendations in the Park Avenue District Plan, which call for centralized
public parking to allow preservation and conversion of existing brick warehouses to more
intense commercial uses. *This project will be constructed when justified by parking demand that may
result from usage of the Performing Arts/ Cultural Center at 4060 Hollis Street.*
- \$12,000,000 Park Avenue West Parking Program**
unfunded This project will acquire public parking facilities on Park Avenue, west of Hollis Street. It
includes the acquisition of parking facilities constructed jointly with private development
on four different parcels within the Park Avenue area, as set forth in the Park Avenue
District Plan. *Acquisition of these facilities will occur when each of the identified sites has a private
redevelopment project approved, when justified by parking demand, and when funds become available.*
- \$620,000 Temescal Creek Park Improvements, Phase II**
unfunded This phase of the project may include improvements to the 53rd Street entrance (Oakland),
the establishment of an additional park entrance at Adeline, aesthetic and/or educational
features, such as a meandering “creek” pathway designed to commemorate the location of
Temescal Creek that is culverted under the park. *Project dependent upon identifying funding.*
- \$1,250,000 Parking Program Phase I – On-Street Paid Parking**
unfunded Phase I of the Parking Program involves the installation of paid parking and signage in the
North Hollis area, except in the low/medium density neighborhood east of Doyle Street.
The project does not include successive phases of the Parking Program. Meters in the

North Hollis area could be installed in phases, so that the full \$1.25 million estimated cost would not all be needed in the initial year of the program. *To be completed when justified by parking demand and when funding is available.*

\$1,000,000
unfunded

Point Emery Improvements and Memorial

This project includes the installation of a memorial to the late Duncan Rosby, a Public Works maintenance worker who died of natural causes at an early age and was responsible for many improvements in the landscape maintenance of city facilities. The project also includes the installation of rock rip rap to repair the erosion of the Point Emery Peninsula and to prevent the peninsula from washing away. The memorial consists of a columnar tree surrounded by a series of eccentric circles which serve as natural rock seating walls, with a radial extension of a north arrow, which collectively create a large sundial. *Since the area is within BCDC jurisdiction, BCDB and Army Corps of Engineers permits will be required to complete the work.*

\$20,000,000 Hollis Park at 45th Street

R: \$20,000,000 *unfunded* This project will acquire, design and construct a park at the location of the current PG&E yard at Hollis and 45th Streets, after PG&E has found a replacement site. It will implement the General Plan goal for a major new park south of Powell Street. *Anticipated to occur within the 2013-2014 timeframe.*

\$100,000

R: \$100,000
unfunded

Stanford Avenue Park Expansion

This project will expand the existing Stanford Avenue Park when the adjacent Papermill property redevelops. Property trade/acquisition will be required. *Anticipated to occur within the 2011-2012 timeframe.*

Completed Projects:

• Marina Improvements (Multi-year)	\$2,404,500
• Powell Street/Peninsula Mini-Park (Completed 1989)	\$125,000
• Police Station Rehabilitation (Completed in 1991)	\$53,000
• Temescal Creek Park (Completed 1991)	\$312,000
• Peninsula Fire Station Development (Completed in 1991)	\$2,265,000
• Old Town Hall Phase I Health and Safety Renovations (Completed 1992)	\$151,000
• Child Development Center (Completed in 1992)	\$2,100,000
• Stanford Avenue Park (Completed in 1992)	\$1,355,000
• Christie Avenue Park/Plaza (Completed 1994)	\$2,144,000
• Council Chambers Public Restroom Accessibility (Completed 1995)	\$50,000
• Veterans Memorial Building/Senior Center Rehabilitation (Completed 96/97)	\$1,101,500
• Corporation Yard Improvements Phase I (Completed 1998)	\$200,000

• Fire Station #2 (Hollis St.) Rehabilitation (Completed 1998)	\$2,167,786
• 61 st Street Mini-Park Playground and Landscaping Upgrade (Completed 1998)	\$160,000
• Acquisition of Whitney Tool for Corporation Yard (Completed 1999)	\$2,800,000
• Temescal Creek Park Improvements – Phase I (Completed 1999)	\$457,028
• Police Station Electrical System Improvements (Completed 2000)	\$19,864
• Temescal Park Mural (Completed 2000)	\$10,000
• Civic Center and Park Ave East Phase I (Completed 2001)	\$17,230,318
• Fire Station #2 Public Art Project (Completed 2001)	\$35,000
• Powell Street Bridge Fire Repairs (Completed 2001)	\$124,578
• Recreation Facility Lease with Emery Unified School District (Complete 2003)	\$1,500,000
• Doyle/61st & 62nd Park Acquisition (Completed 2003)	\$5,000,000
• Community Room at Bridgecourt Apartments (Completed 2003)	\$250,000
• Sports Facility Complex Preliminary Site Appraisal (Completed 2004)	\$50,000
• Marina Restroom (Completed 2007)	\$276,000
• Solar Panels Installation at City Hall (Completed 2006)	\$425,000
• Acquisition of 4060 Hollis Street, Site of Cultural/Performing Arts Center (Completed 2006)	\$3,665,000
• Hong Kong East Ocean Improvements (Completed 2007)	\$200,000
• Marina Breakwater Permanent Replacement (Completed 2007)	\$5,924,000
• Project: North Hollis (65 th /Hollis) Public Parking (Completed 2008)	\$2,100,000
• Rip Rap Installation (Completed 2008)	\$2,110,000
• Marina Navigation Channel Dredging (Completed 2008)	\$400,000
• Doyle Street Park (Completed 2009)	\$10,310,000
Total:	\$67,475,574

BLIGHT CONDITION 11:**UNCOORDINATED DEVELOPMENT PATTERN**

There is an uncoordinated development pattern of certain properties within the Project Area due to the unimproved, defective, and/or inadequate construction of some street improvements and public/private utilities within the Project Area.

Redevelopment Objective: The achievement of a physical environment reflecting a high level of concern for architectural and urban design principles deemed important by the community and property owners, and which contribute to the alleviation of blight.

\$100,000 Street Tree Program

C: \$100,000 This project is an ongoing program to plant trees, in areas that do not have trees. This program was previously combined with the ADA Sidewalk Project, but is now a separate project. *Ongoing project.*

\$86,000 Public Amenities/Clean City

C: \$86,000 This project provides a variety of public amenities along City streets and in City parks, including additional litter and/or recycling containers, outdoor tables and benches, bollards and bike racks. *Ongoing project.*

\$5,420,000 Park Avenue Beautification – Phase I**

R: \$3,420,000 This project will implement the Park Avenue Overlay District Plan. The public
C: \$2,000,000 improvements, which are designed to enhance the quality of the District streets, include wide sidewalks, street trees, special lighting, benches, and undergrounding of utilities. *Project to be completed in Summer 2010.*

** An additional \$1.5 million will be spent on the Park Avenue street improvements from the Street Reconstruction project budget, bringing the total cost of Park Avenue Phase I to \$6.9 million.

\$85,000 East Emeryville Lighting Improvements

R: \$85,000 This project will change out the bulbs to increase wattage in the existing 201 light poles in the Triangle Neighborhood and East Emeryville residential neighborhoods. In the process of changing the bulbs, the lens will be changed to a model that is resistant to dirt intrusion, a factor that greatly reduces the amount of light output. *Ongoing project.*

\$345,000 Frontage Road Landscaped Median Installation

O: \$100,000 This project will construct two landscaped medians on Frontage Road from Powell Street
\$245,000 to the Powell Street Interchange. The medians will total approximately 4,500 square feet
unfunded and will complement the recently installed freeway landscaping and the landscaping of privately developed properties to the west of Frontage Road. The medians will also improve traffic circulation around the Holiday Inn. *Once funding is identified, the design and construction of the project will take approximately 18 months.*

\$10,600,000 Undergrounding Utilities on Hollis Street from Powell St. to Northern City Limits

\$10,600,000 This project will underground all the overhead utilities on Hollis Street north of Powell
future Street to the Berkeley border. It would also include undergrounding portions of the side streets to Hollis Street north of Powell Street. To pay for this improvement, it is proposed that the City consider adopting an Assessment District on all the properties affected by the undergrounding of the overhead utilities. *Project expected to commence in FY2011-12.[Also meets Blight Condition #9.]*

\$3,400,000
unfunded

Park Avenue Beautification – Phase II

The Park Avenue Beautification Phase II project will construct the public improvements identified in the Park Avenue District Plan on the side streets in the District, including Halleck Street, Hubbard Street south of Park Avenue, Holden and Hollis Streets south of PG&E, Haven Street, Harlan Street, Watts Street, Emery Street. The public improvements, which will enhance the quality of the District streets, are designed in accordance with the Park Avenue District Guidelines. Improvements include wide sidewalks, street trees, special lighting, benches, and undergrounding of utilities. *Project currently on hold.*

\$1,432,000
\$1,432,000
unfunded

San Pablo Avenue and Adeline Intersection Improvements

This project will include conversion of some traffic lanes to on street parking, expansion of medians, bulb-outs, landscaping and wider sidewalks. These improvements will complement the Agency's other revitalization activities on the San Pablo Avenue corridor, and particularly at the intersection where the Flatiron and the Adeline Place projects were acquired for redevelopment into commercial and mixed-use projects, in compliance with the 1976 Area Redevelopment Plan and the San Pablo Avenue Urban Design Guidelines. *Project is on hold until further funding is available.*

\$350,000
unfunded

Powell Street Light Replacement Program

This project will install new light fixtures on Powell Street from Frontage Road to the Marina to match the light fixtures installed on 40th Street and San Pablo Avenue. *Ongoing project.*

\$150,000
unfunded

Shellmound Street Median Island

This project would extend the existing landscape median island on the north side of the IKEA store exit on Shellmound Street. The extended median would be a permanent installation to replace the temporary bollards that currently exist in front of the Bay Street parking structure. The extended median would include additional cobbles and landscaping and palm trees to complement the appearance of the existing median islands. *Project is currently on hold.*

Completed Projects

• Streetlight Maintenance Improvement Program	\$225,000
• Street Tree Planting/Greening of Emeryville (Completed 1988)	\$350,000
• North Shore Walkway (Completed 1990)	\$80,000
• Pedestrian Path Improvements - Emeryville Peninsula (Completed 1994)	\$70,000
• Street Light Purchase (Completed 1997)	\$105,000
• Powell Street Medians (Completed 1998)	\$84,300
• Undergrounding Hollis Street, from Stanford to 53 rd (Completed 1998)	\$1,138,800
• Undergrounding Hollis and Powell to Southern City Limits (Completed 1998)	\$2,930,000

• Stanford Park (Completed 1999)	\$176,506
• San Pablo Avenue Revitalization Phase II: 40 th St. - 53 rd St. (Completed 1999)	\$2,491,430
• Bay Trail from Powell/I-80 to Shellmound Street (Completed 1999)	\$153,311
• 40 th Street Median Island Improvements (Completed 2000)	\$35,016
• Citywide Banner Installation (Completed 2001)	\$45,000
• Undergrounding of Hollis and Park East of Hollis (Completed 2001)	\$2,324,101
• Street Tree Landscape Installation (Completed 2001)	\$176,739
• Stanford Avenue Undergrounding (from Hollis to Horton Streets) (Completed 2003)	\$469,500
• Powell Street Underpass Public Art Project (Completed 2004)	\$162,500
• Purchase and Installation of new combination litter/recycling containers for San Pablo Avenue (Completed 2006)	\$40,000
• Triangle Street Trees (Completed 2009)	<u>\$NA</u>
Total:	\$11,057,203

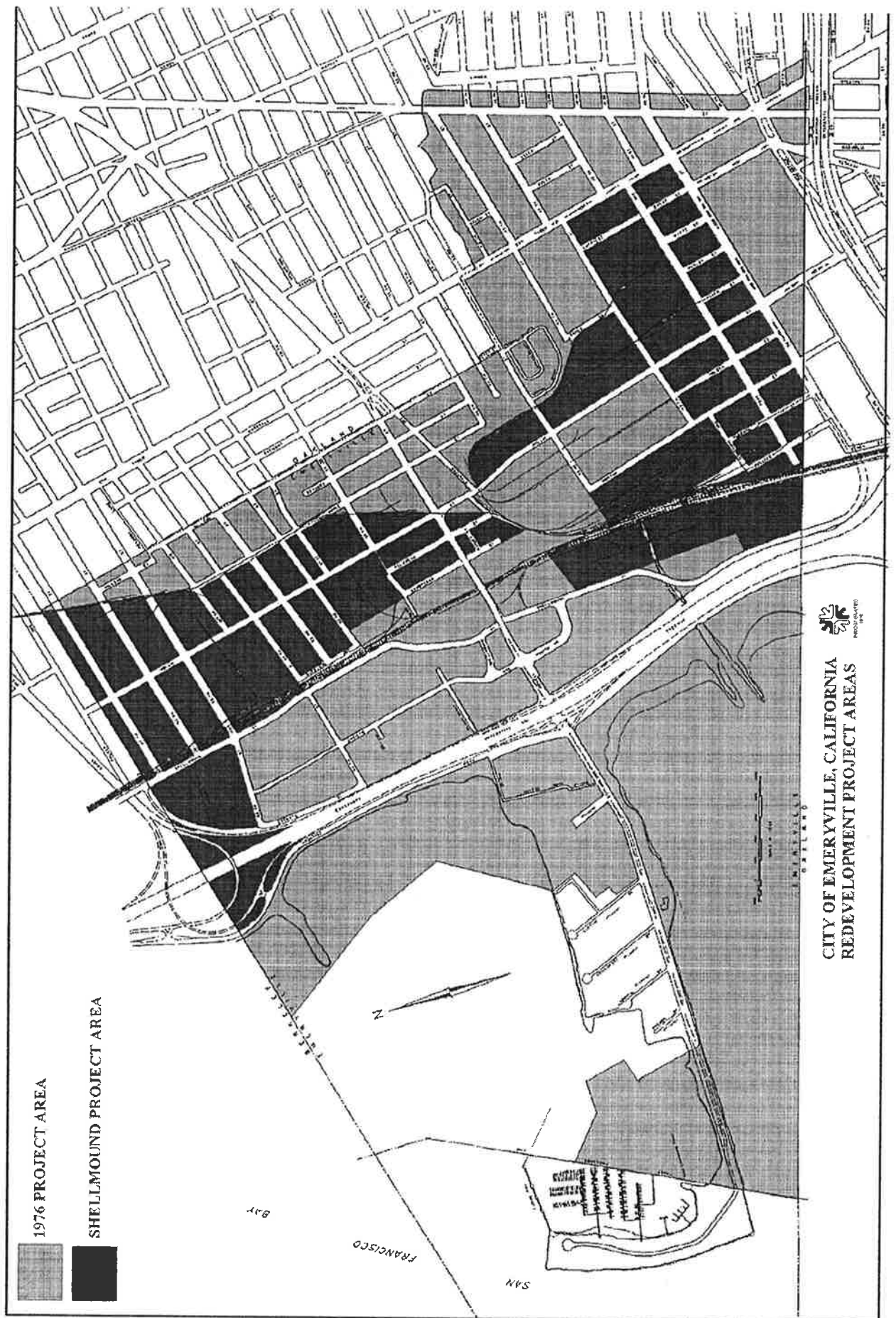


TABLE 1**EMERYVILLE REDEVELOPMENT PROJECT AREA NO. 1 (1976)
PROJECT AREA PROFILE**

	<u>Total Project Area</u>
Date Adopted	1976
Land Area	503± Acres
Land Use (At adoption)	(1,080 Ac. Including Water)
Developed Land	478 Acres
Vacant Land	25 Acres
Term Limit	40 Years
Deadline for Redevelopment Activities	2019
Tax Increment Limit	\$942.6 M
Deadline to Receive Tax Increment	2029
Current Bond Debt *	\$100.85 M
Current Bond Debt Service *	\$8.56 M

* Includes 2004 Series A Bonds

TABLE 2**SHELLMOUND PARK REDEVELOPMENT AREA
PROJECT AREA PROFILE**

	<u>Total Project Area</u>
Date Adopted	1987
Land Area	270± Acres
Land Use (At adoption)	
Public Right-of-Way	54.0± Acres
Recreation/Open Space	23.4± Acres
Developed Land	191.7± Acres
Residential	16.1 Acres
Commercial	59.6 Acres
Industrial	116.0 Acres
Vacant Land/Other	.7± Acres
Term Limit	40 Years
Deadline for Redevelopment Activities	2028
Tax Increment Limit	\$425.0 M
Deadline to Receive Tax Increment	2038
Bond Indebtedness Limit	\$180.0M
Current Bond Debt *	\$35.63 M
Current Bond Debt Service *	\$2.49 M

* Includes 2004 Series A Bonds

TABLE 3: Redevelopment Objectives, Projects, Budgets, and Status for 2010-2014

		Redevelop. Budget	Project Status
Objective A:	Upgrade Residential Environment		
Project 1	Concrete Buyback Program	\$126,000	Ongoing
Project 2	Wrought Iron Fence Grant	\$132,000	Ongoing
Project 3	Housing Rehabilitation Program	\$290,000	Ongoing
Project 4	1054 45th St. - Concrete Buyback and Wrought Iron Fence	\$13,400	Pending Approval
Project 5	4230 Adeline St. - Housing Rehabilitation	unfunded	Pending Approval
Objective B:	Transportation and Circulation Improvements		
Project 1	Bicycle Circulation Modifications	\$100,000	Completion FY 10-11
Project 2	ADA Sidewalk and Curb Cut Improvements	\$200,000	Ongoing
Project 3	Pedestrian Safety Improvements	\$635,000	Ongoing
Project 4	Critical Circulation Improvements	\$945,210	Ongoing
Project 5	Greenway: Stanford Ave to Berkeley City Limits	\$11,060,000	Under Construction
Project 6	Emery Station Public Parking / Transit Center	\$1,000,000	Construction to begin 2010
Project 7	Bus Shelters	\$100,000	Ongoing
Project 8	Frontage Road Bicycle Path Improvements	\$200,000	On hold
Project 9	Horton Park Landing and Lighting	\$300,000	On hold
Project 10	South Bayfront Pedestrian/Bicycle Overcrossing	\$13,960,000	Design underway
Project 11	Ashby and Shellmound Interchange Improve.	\$70,000	On hold
Project 12	53rd Street - 55th Street Path	\$230,000	Future
Project 13	Shellmound/Powell Street Bridge Improvements	\$200,000	Ongoing
Project 14	San Pablo Avenue/Adeline Intersection Improve.	unfunded	Future
Project 15	Pedestrian/Bicycle Bridge over I-80 at 65th Street	\$190,000	Ongoing
Objective C:	Toxic Remediation		
Project 1	Brownfields Loan Program	\$0	Ongoing
Project 2	Land Assemblage and Development	\$16,600,000	Ongoing
Objective D:	Redevelop Older Industrial Properties		
Objective E:	Redevelop Vacant and Underutilized Properties		
Project 1	Land Assemblage and Development	\$16,600,000	Ongoing
Project 2	San Pablo Development Assistance	\$4,565,000	Ongoing
Project 3	Marketplace Renovation/Expansion	\$5,000,000	Design underway
Project 4	Novartis (Chiron) Development Assistance	\$2,000,000	Design underway
Project 5	Pixar Development Assistance	\$2,250,000	Completion expected 2010
Project 6	Bay Street Site B	unfunded	Negotiating Agreement through 2010
Project 7	BRE Christie/Powell Project	unfunded	Expected 2012-2014
Objective F:	Assist Existing Emeryville Businesses		
Project 1	Facade Program/Business Retention Program	\$1,896,494	Ongoing
Objective G:	Rehabilitation of Existing Buildings		
Project 1	Commercial Rehabilitation/Business Retention	\$1,896,494	See Objective F
Objective H:	Revitalize Commercial Corridors		
Project 1	San Pablo Avenue Development Assistance	\$4,565,000	Ongoing
Project 2	Oaks Club Parking Development	unfunded	Unfunded - Future
Objective I:	Replace and Upgrade Aging Infrastructure		
Project 1	Street Reconstruction Program	\$415,950	Ongoing
Project 2	Sewer Rehabilitation Program	\$0	Ongoing
Project 3	Sewer Improvements: 53rd/Horton	\$0	Ongoing
Project 4	64th Street Trunk Storm Drain	\$0	Earliest completion FY08-09
Project 5	Master Storm Drain Improvements	unfunded	Unfunded- Future
Project 6	Quiet Railroad Crossings	\$70,000	Future

Objective J: Improve Inadequate Public Facilities			
Project 1	Major Maintenance of City Facilities	\$0	Ongoing
Project 2	Bay Water Emergency Pumping Station	\$500,000	Future
Project 3	Public Works Corporation Yard Improvements	\$300,000	Completion FY09-10
Project 4	Emery Station Public Parking / Transit Center	\$3,000,000	Remediation to begin 2010
Project 5	Police Building Upgrade	\$515,000	Design underway
Project 6	Recreation Department Facility	\$0	Future
Project 7	Horton Park Landing and Lighting	\$300,000	Completion FY09-10
Project 8	Park Avenue Park - Land (Railroad) Acquisition	\$6,710,000	Future
Project 9	Community Garden at 48th St.	\$0	
Project 10	Greenway at 59th St.		
Project 11	Vehicle Wash Station	\$0	Future
Project 12	Performing Arts/Cultural Center	\$6,945,600	Renovation to begin in 2009
Project 13	Recreation Facility: EUSD Lease	\$1,500,000	Ongoing
Project 14	Emeryville Center of Community Life	\$25,350,000	Completion 2011-2012
Project 15	Skateboard Park	\$200,000	Future
Project 16	Recreation Facility: Pool	\$250,000	Ongoing
Project 17	Civic Center Parking Structure	unfunded	Future
Project 18	Park Avenue West Parking Program	unfunded	Future
Project 19	Temescal Creek Park Improvements, Phase II	unfunded	Future
Project 20	Parking Program Phase I - On-street Paid Pkg	unfunded	Future
Project 21	Police Administration Building Reconstruction	\$9,000,000	Construction to begin 2010
Project 22	Point Emery Improvements and Memorial	unfunded	Future
Project 23	South Bayfront Pedestrian-Bicycle Overcrossing	\$13,960,000	Design underway
Project 24	Hollis Park at 45th Street	\$20,000,000	Future
Project 25	Stanford Avenue Park Expansion	\$100,000	FY 2011-12
Objective K: Enhanced Physical Environment			
Project 1	Street Tree Program	\$0	Ongoing
Project 2	Public Amenities / Clean City	\$0	Ongoing
Project 3	Park Avenue Beautification - Phase I	\$3,420,000	Completion Summer 2010
Project 4	East Emeryville Lighting Improvements	\$85,000	Completion FY06-07
Project 5	Frontage Road Landscaped Median Installation	\$0	Unfunded - Future
Project 6	Undergrounding Hollis/Powell to Nthn City Limits	unfunded	Unfunded - Future
Project 7	Park Avenue Beautification - Phase II	unfunded	Unfunded - Future
Project 8	San Pablo Ave and Adeline Intersection Improve.	unfunded	Unfunded - Future
Project 9	Powell Street Light Replacement Program	unfunded	Unfunded - Future
Project 10	Shellmound Street Median Island	unfunded	Unfunded - Future

Table 4: Redevelopment Projects and Objectives for 2005-2009

Existing & Proposed Projects											
	Objectives Addressed by Program										
	A	B	C	D	E	F	G	H	I	J	K
Residential Improvement/Rehabilitation Improvements											
Magnolia Street Plaza	X						X				X
Concrete Buyback Program	X						X				X
Wrought Iron Fence Grant	X						X				X
Housing Rehabilitation Program	X						X				X
1054 45th Street - Concrete Buyback/Wrought Iron Fence Grant	X						X				X
4230 Adeline Street - Housing Rehabilitation	X						X				X
Transportation Improvements											
Bicycle Circulation Modifications		X									X
ADA Sidewalk and Curb Cut Improvements		X									
Pedestrian Safety Improvements		X									
Critical Circulation Improvements		X									
Greenway: Stanford Avenue to Berkeley City Limits		X		X	X					X	X
Emery Station Public Parking / Transit Center		X		X	X					X	X
Bus Shelters		X		X	X						X
Frontage Road Bicycle Path Improvements		X								X	
Horton Park Landing and Lighting		X									
South Bayfront Pedestrian/Bicycle Overcrossing		X								X	X
Ashby and Shellmound Interchange Improvements		X							X		
53rd Street - 55th Street Path		X									
Shellmound/Powell Street Bridge Improvements		X									
San Pablo Avenue/Adeline Intersection Improve.		X									X
Pedestrian/Bicycle Bridge over I-80 at 65th Street		X									
Storm Drain Reconstruction											
Sewer Rehabilitation Program									X		
Sewer Improvements: 53rd/Horton									X		
64th Street Trunk Storm Drain									X		
Master Storm Drain Improvements									X		
City Facilities Improvements											
Peninsula Emergency Pumping Station										X	X
Public Works Corporation Yard Improvements							X		X	X	X
Emery Station Public Parking / Transit Center		X		X	X				X	X	X
Recreation Department Facility						X				X	
Horton Park Landing and Lighting										X	X
Park Avenue Park - Land (Railroad) Acquisition											X
Community Garden at 48th Street			X							X	
Greenway at 59th Street										X	
Doyle Street Park											X
Vehicle Wash Station											X
Performing Arts/Cultural Center											X
Recreation Facility: EUSD Lease										X	
Marina Breakwater Permanent Replacement										X	
Rip Rap Installation										X	
Marina Navigation Channel Dredging										X	
Emeryville Center of Community Life							X			X	
Skateboard Park										X	
Recreation Facility: Pool										X	
Civic Center Parking Structure						X				X	X
Park Avenue West Parking Program						X					X
Temescal Creek Park Improvements, Phase II											X
Parking Program Phase I - On-Street Paid Parking						X				X	
Police Administration Reconstruction										X	
Point Emery Improvements and Memorial										X	
South Bayfront Pedestrian-Bicycle Overcrossing		X								X	X
Hollis Park at 45th Street											X
Stanford Avenue Park Expansion											X
Economic Development Projects & Programs											
Land Assemblage and Development				X	X			X			
San Pablo Development Assistance	X		X		X			X			X
Marketplace Renovation/Expansion	X		X	X	X	X					X
Chiron Development Assistance				X	X						X
Pixar Development Assistance				X	X						X
Bay Street Site B			X	X	X						X
Facade Program/Business Retention Program						X	X				X
BRE Christie/Powell Project			X	X	X						X
Oaks Club Parking Development	X		X	X	X	X					X

EMERYVILLE REDEVELOPMENT AGENCY

**UPDATE TO 2005-2014
TEN-YEAR AFFORDABLE
HOUSING COMPLIANCE PLAN**

Covering Period

January 2010 through December 2014

*Adopted by the Emeryville Redevelopment Agency on December 1, 2009
Pursuant to Resolution RD74-09*

HOUSING COMPLIANCE PLAN REQUIREMENTS

Housing Compliance Plan Law

In 1991 the California State Legislature adopted Assembly Bill 315 which added Subsection 33413(b)(4) to the California Health and Safety Code. AB 315 requires each redevelopment agency to adopt a plan demonstrating how the agency will comply with the affordable housing production requirements of the Code. The plan is often referred to as an AB 315 Plan.

In 1993 the Legislature adopted Assembly Bill 1290, a comprehensive redevelopment reform bill. One of the key provisions is the requirement that each agency prepare and adopt an overall Implementation Plan every five years which must be reviewed at a public hearing. Implementation Plans are further required to be updated between the second and third year of each five-year implementation plan cycle.

The Implementation Plan incorporates the AB 315 requirements for the housing portion of the redevelopment activities and establishes a time frame and process for the plan as a whole. AB 1290 also specifies additional requirements with respect to housing production compliance and expenditures of the Agency's 20% Housing Fund monies. As with existing law, AB 1290 also requires that the Plan be consistent with the City's Housing Element, which has its own time for adoption and amendment. The City of Emeryville adopted its 2009-2014 Housing Element in June 2009. The State of California has not yet certified the 2009-2014 Housing Element; however, certification of the element is expected to be completed by early spring 2010. The State of California deemed the City's previously adopted 2001 Housing Element to be in full compliance with State Housing Element Law in February 2002.

Initial Housing Compliance Plan Covering 1995-2004

In January 1995, the Emeryville Redevelopment Agency adopted its first 10-year Affordable Housing Compliance Plan (AB 315 Plan) in conjunction with the 1995-1999 Implementation Plan, pursuant to the California Health and Safety Code. California State law requires that the Housing Compliance Plan be amended at least every five years in conjunction with the five-year Implementation Plan cycle. The first AB 315 Housing Compliance Plan was prepared in 1995 and amended mid-cycle in January 1998. The Housing Compliance Plan was amended again in January 2000 and in June 2002 in conjunction with the 2000-2004 Implementation Plan.

Current Housing Compliance Plan Covering 2005-2014

In January 2005, the Agency adopted a new 10-year Affordable Housing Compliance Plan covering the 2005 through 2014 period, in conjunction with the adoption of a new 2005-2009 Implementation Plan. The Implementation Plan and Housing Compliance Plan were amended and adopted by the Emeryville Redevelopment Agency in October 2007.

Update to Housing Compliance Plan

This document represents an update to the Affordable Housing Compliance Plan for Emeryville for 2005-2014. It details housing implementation activities achieved in the prior planning period, from January 1995 through December 2004, housing activities completed during the first five years of the ten-year period from January 2005 through December 2009, and housing activities proposed for the remainder of the ten-year period from January 2010 through December 2014.

The Housing Compliance Plan has been prepared to meet the requirements of State law and to guide the Redevelopment Agency in its housing related activities for the remainder of the ten-year Housing Compliance Plan period.

Specifically, this report addresses the following sections of the California Health and Safety Code:

- Low and Moderate Income Housing Production Requirements (Section 33413)
- Replacement Housing Requirements (Section 33413)
- Twenty percent (20%) Housing Set Aside Fund Requirements (Section 33334.2 and 33334.6)
- Housing Fund Expenditure Targeting Requirements (Section 33334.4)

Assembly Bill 637

On January 1, 2002, Assembly Bill 637 took effect, changing a number of requirements for redevelopment agencies statewide. The bill was the result of lengthy negotiations between the California Redevelopment Association and housing advocates. A major change is AB 637's requirement to increase the minimum duration on affordability restrictions to 55 years for rental units and 45 years for ownership units for Housing Fund-assisted new and substantially rehabilitated units, replacement housing units and project area production units. In addition, AB 637 requires that the proportion of affordable housing developed for seniors through agency funds correlates with the percentage of seniors in that jurisdiction.

In May 2002, the Emeryville City Council adopted a revision to the City's Affordable Housing Set Aside Ordinance (Article 62 of Chapter 4 of Title 9 of the Emeryville Municipal Code) to increase the duration of its affordability covenants from 25 years to 45 years for ownership and 55 years for rental projects, in keeping with AB 637. This revision has allowed the Agency to count affordable units created through the Affordable Housing Set Aside Ordinance towards the State Community Redevelopment Law housing production requirements. The City's Affordability Agreements entered into with developers for ownership and rental projects require, respectively, 45- and 55-year affordability terms.

Emeryville Redevelopment Project Areas

There are two redevelopment project areas in Emeryville. The first project area was adopted in 1976 and is known as the "1976 Project Area." The second project area, the "Shellmound Project Area," was adopted in 1987.

The production requirements of AB 315 and AB 1290 pertain to each project area. Therefore, the production compliance data for Emeryville's two project areas are presented separately in this Housing Compliance Plan.

Housing Production Requirements

The Housing Compliance Plan must include a report on the Agency's performance in meeting the following Housing Production requirements, set forth in Section 33413 of the California Health and Safety Code.

- 30% of all Agency-built* housing must be for low or moderate income households. Half (50%) of these units must be for very low income households.

- 15% of all Non-Agency-(Private Sector) built* housing must be for low or moderate income households. 40% of these units must be for very low income households.
- These proportions are required on an aggregate basis for the project area(s), not project-by-project.
- If agencies have exceeded the housing production requirements within the Housing Compliance Plan's ten-year period, they may count the units that exceed the requirements towards the next ten-year period.

***Definitions**

Agency-Built Housing	=	Housing developments in which the Agency acts as the developer.
Non-Agency Private Built	=	Housing developments developed by the private sector (for-profit or non-profit)
Agency-Assisted Housing	=	Housing developments developed by the private sector that receives Agency funding.
Moderate Income Median	=	Annual Household Income between 81-120% of Area Income (AMI)
Low Income	=	Annual Household Income between 51-80% of Area Median Income (AMI)
Very Low Income	=	Annual Household Income of 50% or less of Area Median Income (AMI)

HOUSING PRODUCTION COMPLIANCE AS OF DECEMBER 31, 2004

California Community Redevelopment Law requires information on affordable housing compliance for each project area. Tables 1, 2 and 3 on the following pages detail the housing projects completed during the Agency's initial Housing Compliance Plan period of 1995 through 2004. During this period, 726 units were built in the 1976 Project Area and 528 units in the Shellmound Project Area, with the following affordability levels:

1976 Area

726 Total Units

- 152 Low/Mod Units (21% of total)
- 100 Very Low Income Units (14% of total)

Shellmound Area

528 Total Units

- 99 Low/Mod Units (19% of total)
- 1 Very Low Income Unit (< 1% of total)

As of December 31, 2004 (the end of this initial Ten-Year Housing Compliance Plan period), the Agency's housing compliance numbers were as follows:

Agency-Built Units

- A 4-unit surplus in *Agency-built* units affordable to low or moderate income households.
- A 1-unit deficit in *Agency-built* units affordable to very low income households.

Non-Agency-Built Units

- A 134-unit surplus in *Non-Agency-built* units affordable to low or moderate income households.
- A 26-unit surplus in *Non-Agency-built* units affordable to very low income households.

TABLE 1: 1976 PROJECT AREA - COMPLETED UNITS 1995-2004							
<i>first ten-year Housing Compliance Plan period, 1995-2004</i>							
Project Name	Address	Tenure	Year completed	Total Number of Units	Low/Mod Income Units	Very Low Income Units	Agency- or Non-Agency Built
Christie Commons	5915 Christie	OWN	1994	22	0	0	Non-Agency
Temescal Lofts	1001 47th Street	OWN	1995	4	0	0	Non-Agency
Ocean Avenue Apartments	1265-69 Ocean	RENT	1996	6	0	6	Non-Agency
Bridgecourt Apartments	1325 40th Street	RENT	1997	220	67	22	Non-Agency
Ocean Avenue Lofts	Ocean/Doyle Streets	OWN	1997	5	2	0	Non-Agency
1258 & 1268 64th St. Affordable Condos	1258 64th Street	OWN	1998	5	5	0	Agency
Baybridge Apts.	1034/44 36th Street	RENT	1998	6	0	6	Non-Agency
Dollar Lofts	5950 Doyle Street	OWN	2000	20	0	0	Non-Agency
Avalon Senior Apts.	3850 San Pablo Ave.	RENT	2000	67	0	66	Non-Agency
Gateway Commons Townhouses	48th/San Pablo Ave.	OWN	2000	6	6	0	Non-Agency
Oliver Lofts	1200 65th Street	OWN	2002	50	10	0	Non-Agency
Bakery Lofts	1001 46th Street	RENT	2002	41	8	0	Non-Agency
Terraces at EmeryStation	5855 Horton Street	OWN	2002	101	20	0	Non-Agency
Elevation 22	1350 Powell Street	OWN	2004	71	14	0	Non-Agency
Andante Phase I	3998 San Pablo Ave.	OWN	2004	102	20	0	Non-Agency
TOTAL				726	152	100	

**TABLE 2: SHELLMOUND PROJECT AREA - COMPLETED UNITS
1995-2004**

first ten-year Housing Compliance Plan period, 1995-2004

Project Name	Address	Tenure	Year Completed	Total Number of Units	Low/Mod Income Units	Very Low Income Units	Agency- or Non-Agency Built
Holden Live/Work	Holden Street	OWN	1997	1	0	0	Non-Agency
Emeryville Warehouse Lofts	1500 Park Ave	OWN	2000	141	26	0	Non-Agency
Liquid Sugar	1284 65th Street	OWN	2003	55	11	0	Non-Agency
The Courtyards	Hollis/65th Streets	RENT	2004	331	62	1	Non-Agency
TOTAL				528	99	1	

TABLE 3: HOUSING COMPLIANCE STATUS as of 12/31/2004

Previous Ten-Year Compliance Period, 1995-2004

		Low and Moderate Income Units			Very Low Income Units		
		Total Units Built	Required	Built	Surplus or (Deficit)	Required	Built
Agency-Built Units							
1976 Project Area	5	1	5	4	1	0	-1
Shellmound Project Area	0	0	0	0	0	0	0
TOTAL	5	1	5	4	1	0	-1
Non-Agency Built Units							
1976 Project Area	721	65	147	82	43	100	57
Shellmound Project Area	528	48	99	51	32	1	-31
TOTAL	1,249	112	246	134	75	101	26

PLAN FOR ACHIEVING HOUSING PRODUCTION COMPLIANCE 2005-2014

California Community Redevelopment Law requires a description of the ways in which the Agency intends to meet its housing production inclusionary requirements for very low income, low and moderate income housing during the ten-year Housing Compliance Plan period. During the remainder of the 2005-2014 Housing Compliance Plan period, the Agency will continue to work pro-actively with developers, both from the for-profit and non-profit sectors, to meet established inclusionary requirements.

PROJECT DESCRIPTIONS

This section provides a description of each housing development that includes an affordability component including: 1) those that have been completed in each of the Agency's redevelopment project areas between January 2005 and December 2009; 2) those that are under construction as of the date of this Plan; 3) those that have been approved (ie., received Planning Commission approvals); and 4) those that have been proposed to be completed between 2010 and 2014.

Included with each project description is the location of the project, the final or proposed number of units by affordability level, and the level of Agency assistance either provided or estimated to be provided from the Agency's Low and Moderate Income Housing Fund. All the projects described below are listed in Tables 4 and 5 following this section.

The following project descriptions do not cover projects that do not include an affordability component (such as those with fewer than 30 units, thereby not triggering the City's Affordable Housing Set Aside Ordinance). However, projects without an affordability component are included in Table 4 and Table 5 for purposes of calculating the Agency's housing production requirements.

1976 PROJECT AREA

AGENCY BUILT HOUSING PROJECTS

The Agency has not built or purchased any housing between 2005 and 2009 and does not plan to construct or purchase any housing in the 1976 Project Area during the 2010-2014 time period.

PRIVATE BUILT HOUSING PROJECTS WITH AGENCY ASSISTANCE

COMPLETED PROJECTS:

Project:	City Limits	1165 67th Street	\$579,500
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This project consists of 92 ownership units, of which 31 units are located in Emeryville. Pursuant to an executed Agreement on Affordable Units, nine of the units located in Emeryville were set-aside for and sold at affordable levels to low and moderate income households. Four of the units were set aside for low income households, and five of the units were set aside for moderate income households. Downpayment assistance in the amount of \$440,000 was appropriated for the four low income units through the Ownership Housing Assistance Program. In addition, downpayment assistance for moderate-income households was available through the First Time Homebuyer Program. *Completed 2005.*

Project: Green City Lofts 4050 Adeline Street \$476,040

This project consists of 62 ownership units, of which 31 units are located in Emeryville. Pursuant to an executed Agreement on Affordable Units, nine of the units located in Emeryville were set-aside for and sold at affordable levels to low and moderate income households. Three of the units were set aside for low income households, and six of the units were set aside for moderate income households. Downpayment assistance in the amount of \$450,000 was appropriated for the three low income units through the Ownership Housing Assistance Program. In addition, downpayment assistance for moderate-income households was available through the First Time Homebuyer Program. *Completed 2006.*

Project: Andante Phase II 1121 40th Street \$550,000

This project was the second phase of the redevelopment of the former site of the King Midas card room at 40th Street and San Pablo Avenue. The first phase, which was completed in 2004, included 102 units, of which ten units were set aside at below market rate prices for low income households and ten units for moderate income households. Andante Phase II includes 23 ownership units. Pursuant to an executed Agreement on Affordable Units, five units were set aside for low income households. Downpayment assistance in the amount of \$550,000 was appropriated for the five units through the Ownership Housing Assistance Program. *Completed 2006.*

Project: Artisan Walk 66th Street and San Pablo Avenue \$260,475

This project contains 72 ownership units, of which six are located in Emeryville. Pursuant to an executed Agreement on Affordable Units, five of the six Emeryville units were set-aside at below market rate prices to moderate income households, and the remaining Emeryville unit was offered at an affordable sales price to a low income household. Due to the low income sales price, it was not necessary to appropriate funds through the Ownership Housing Assistance Program. However, the low income purchaser utilized a \$30,000 silent-second downpayment assistance loan through the CalHFA HELP Program managed by the City. Funding from the First Time Homebuyer Program was also available for the moderate income units. *Completed 2006.*

Project: Vue46 1001 46th Street \$492,690

This project contains 79 ownership units, of which 47 are located in Emeryville. Pursuant to an executed Agreement on Affordable Units, six of the Emeryville units were set aside at below market rate prices to moderate income households, and three of the units were set-aside for low income households. Downpayment assistance in the amount of \$330,000 was appropriated for the three low income units through the Ownership Housing Assistance Program. In addition, downpayment assistance for moderate-income households was available through the First Time Homebuyer Program. *Completed 2007.*

Project: Adeline Place 3801 San Pablo Avenue \$4,447,500

This project contains 36 ownership units, of which 13 are set aside for at below market rate prices to low and median income households. Three of the 13 units are set aside for low income households and 10 units are set aside for median income households. The Redevelopment Agency acquired the former Money Mart/Check Cashing property for redevelopment as a mixed use residential/retail project. The Agency entered into a Disposition and Development Agreement with the project developer and provided a land write-down, housing development grant, and housing development loan. *Completed 2009.*

Project: Oak Walk Single Family Homes Rehabilitation 1077-1085 41st Street \$1,600,000

As part of its development approvals for the Oak Walk site located between 40th and 41st Street on San Pablo Avenue, the developer was required to relocate and renovate five older single family homes along 41st Street as for-sale housing for moderate income households. Through an Ownership Participation Agreement executed between the Agency and the developer, the Agency provided a \$1.6 million housing development grant to the developer to fund a portion of the houses' renovation cost. *Completed 2009.*

Project: Oak Walk New Construction 4098 San Pablo Avenue \$440,000

This project contains 53 ownership units. Pursuant to an executed Agreement on Affordable Units, four of the units are set aside at below market rate prices for low income households. Downpayment assistance in the amount of \$440,000 was appropriated for the four low income units through the Ownership Housing Assistance Program. *Completed 2009.*

APPROVED PROJECTS:

Project: Magnolia Terrace 4001 Adeline Street \$1,380,000 (projected)

The Oak Walk Project approvals required that the developer of that project relocate a four-plex which had been located on the development site at 1077 41st Street to an Agency-owned parcel located at the northwest corner of Adeline and 40th Streets. The Agency issued a Request for Proposals in 2008 and selected Housing Consortium of the East Bay (HCEB) to renovate the structure as affordable housing for developmentally disabled households. The Agency entered into an Exclusive Right to Negotiate Agreement with HCEB in December 2008 and intends to enter into a Disposition and Development Agreement in late 2009. The development received its Planning Approvals in April 2009. The structure will be fully renovated as five units and provide affordable rental housing to households with incomes that are 20 percent or less of the Area Median Income. Construction is expected to begin in spring 2010. *Estimated completion spring 2011.*

Project: Ambassador Apartments 1168 36th Street \$11,000,000 (projected)

The Agency acquired the Ambassador Laundry property in July 2003 and has been in negotiations with Resources for Community Development to redevelop the site. After several years of delay resulting from litigation relating to the permanent billboard easement on the site, which was settled in November 2008, project negotiations resumed in late 2008. The Agency has entered into an Exclusive Right to Negotiate Agreement with RCD for the redevelopment of the site as an affordable, multi-family apartment development. The development expects to receive its Planning Approvals in December 2009 and the Agency is in negotiations with the developer on the Disposition and Development Agreement as of the date of this document. The developer will be seeking outside funding sources, including an allocation of Low Income Housing Tax Credits. Construction is expected to begin in early 2011. *Estimated completion 2012.*

Project: Christie Park Towers 6150 Christie Avenue \$1,140,000 (projected)

This development has received approvals for 60 ownership units. Pursuant to an executed Agreement on Affordable Units, 12 units are set-aside for moderate and low income households, six of which are set aside for moderate income households and six of which are set aside for low income households. Downpayment assistance in the amount of \$660,000 was appropriated for the low income units through the Ownership Housing Assistance Program. If the development is completed as a for-sale project, additional per unit assistance through OHAP could be required of

approximately \$150,000 per unit, or \$900,000 . In addition, downpayment assistance for moderate-income households would be available through the First Time Homebuyer Program. The project has been delayed for several years and construction has not begun. *Completion date: To be determined.*

PROPOSED PROJECTS:

Project: 36th/Adeline Parcels 3602 Adeline/1128 36th \$500,000 (projected)

The Agency purchased two parcels in 2000 for redevelopment as affordable housing. The parcels total 2,250 square feet and could potentially hold one to two residential units. The Agency intends to initiate housing activities on the site in spring 2010 through issuance of a Request for Proposals to developers to redevelop the site. *Estimated completion date: 2011.*

Project: Gateway/Equity Building Site NE Corner Powell/Christie \$5,080,000 (projected)

This project is proposed to include 265 residential rental units. Pursuant to the City's Affordable Housing Set Aside Ordinance, this project would require 16 very low income units and 24 moderate income rental set-aside units. Through additional Agency financial assistance estimated at \$5.28 million in Table 8, an additional 42 low income units could be provided as well as 22 additional moderate income units for a total of 46 moderate income units. The project has not started. *Estimated completion date: To be determined.*

Project: Marketplace Redevelopment Phase I - Shellmound Site \$4,160,000 (projected)

This project is proposed to include 247 for-sale residential units. Pursuant to the City's Affordable Housing Set-Aside Ordinance, 20%, or 49 of these units, would be required to be set aside for moderate income households. In order to provide a deeper level of affordability in the project, options to reduce the overall inclusionary requirement in exchange for the provision of a combination of low and moderate income units, or an allocation of downpayment assistance to support the inclusion of some of these 49 units as affordable to lower income households, would be explored with the developer. Table 8 provides a subsidy estimate of \$3 million to provide loans to 20 lower income households through the Ownership Housing Assistance Program. In addition, downpayment assistance for moderate-income households would be available through the First Time Homebuyer Program. Due to the downturn in the economy, condominium developments are not currently financeable; thus, Affordability Agreement negotiations have not begun. *Estimated completion date: To be determined.*

Project: Marketplace Redevelopment Phase I – 64th/Christie Site \$3,000,000 (projected)

This project is proposed to include 217 rental residential units. Pursuant to the City's Affordable Housing Set-Aside Ordinance, 15%, or 32 of these units, would be required to be set aside for and affordable to very low and moderate income households, with 13 for very low income households, and 19 for moderate income households. A direct developer subsidy is contemplated for this development site to enable all inclusionary units to be offered at the very low income level. In order to provide a deeper level of affordability in the project, options to reduce the overall inclusionary requirement in exchange for the provision of a combination of low and moderate income units, or a provision of direct developer assistance in support of the very low income units, would be explored with the developer. Due to the downturn in the economy, and lack of availability of construction financing, the Affordability Agreement negotiations for this project have not begun. *Estimated completion date: To be determined.*

Project: 3706 San Pablo Avenue (Golden Gate Key Site) \$10,700,000 (projected)

This development site previously received approvals for a 94-unit condominium development; however, the approvals have expired and the project did not begin due to the downturn in the economy. As of the date of this Plan, three of the five parcels on the site have been listed on the market by the construction lender for the project, since the original developers foreclosed on that portion of the site. The site could potentially be developed with 75 to 100 units of housing depending on the tenure of the units, development density, etc. Table 4 includes a projection for a 100% affordable rental development with 80 units, of which 38 units would be provided at the very low income level and 41 units at the low income level, with one market rate manager's unit. A funding projection of \$10.7 million has been estimated in Table 8 to support the inclusion of these units. *Estimated completion date: To be determined.*

Project: Oaks Lot/B of A Lot Redevelopment (San Pablo/41st to 43rd) \$2,280,000 (projected)

This project would involve consolidation of parcels to accommodate up to 78 ownership residential units. Pursuant to the City's Affordable Housing Set-Aside Ordinance, 20%, or 16 of these units, would be required to be set aside for and affordable to moderate income households. Table 4 projects 24 BMR units through provision of additional Agency assistance. Through a provision of \$1.8 million from the Ownership Housing Assistance Program, 12 out of the 24 BMR units could be reserved for and made affordable to lower income households. In addition, downpayment assistance for the 12 moderate-income households would be available through the First Time Homebuyer Program. No development plans have been submitted by the site owner for this site. *Estimated completion date: To be determined.*

PRIVATE BUILT HOUSING PROJECTS WITH NO PROJECTED AGENCY ASSISTANCE

COMPLETED PROJECTS:

Project: Avenue 64 6335 Christie Avenue No Agency Assistance

This project contains 224 rental units. Pursuant to an executed Agreement on Affordable Units, the project contains eight units set aside for and affordable to low income households, and 15 units set aside for and affordable to moderate income households. *Completed 2007.*

APPROVED PROJECTS:

Project: 39th/Adeline Apartments 1041-43 Yerba Buena No Agency Assistance Contemplated

This project will contain 101 rental units, of which 80 are located in Emeryville. Pursuant to the City's Affordable Housing Set Aside Ordinance, 15% of the Emeryville units, or 7.5% of the total project units, whichever is greater, would be required to be set aside for moderate and very low income households (9% and 6%, respectively). The proposed development would require 12 set-aside units, of which 7 would be set aside for moderate income households and 5 for very low income households. *Estimated completion date: To be determined.*

Project: Papermill Mixed Use 1255 Powell Street No Agency Assistance Contemplated

This project is proposed to include 173 residential units. Pursuant to the City's Affordable Housing Set-Aside Ordinance, 15%, or 26 of these units, would be required to be set aside for and affordable to very low and moderate income households, with 10 for very low income households, and 16 for moderate income households. Due to the downturn in the economy, and lack of availability of

construction financing, the Affordability Agreement negotiations for this project have not begun.
Estimated completion date: To be determined.

TABLE 4: 1976 PROJECT AREA
COMPLETED AND PROJECTED HOUSING UNIT PRODUCTION
AGENCY ASSISTED & PRIVATE PROJECTS
Current Ten-Year Compliance Period, January 2005-December 2014

Project Name	Address	Tenure	Total Number of Units	Low/Mod Income Units	Very Low Income Units	Status as of 12/31/09
CityLimits Townhomes	1165 67th Street	OWN	31	9	0	Completed 2005
Green City Lofts	4050 Adeline	OWN	31	6	0	Completed 2006
Key Route Lofts	Adeline & 40th	OWN	22	0	0	Completed 2006
Andante Phase II	3998 San Pablo Ave	OWN	23	5	0	Completed 2006
Artisan Walk	66th/Vallejo	OWN	6	6	0	Completed 2006
Vue46 Lofts	Adeline/46th	OWN	47	9	0	Completed 2007
Avenue 64 Apts	6335 Christie Avenue	RENT	224	23	0	Completed 2007
Icon at Doyle	Stanford/Doyle	RENT	27	0	0	Completed 2007
Salem Manor	4333 Salem Street	OWN	3	0	0	Completed 2008
Adeline Place	3801 San Pablo	OWN	36	13	0	Completed 2009
Oak Walk Single Family	1077-1085 41st Street	OWN	5	5	0	Completed 2009
Oak Walk Condos	San Pablo/40th	OWN	53	4	0	Completed 2009
Magnolia Terrace	4001 Adeline	RENT	5	0	5	Projected completion in 2011; approved
Vallejo Gardens	6315 Vallejo	OWN	3	0	0	Projected completion in 2011; approved
36th/Adeline Agency Parcels	3602 Adeline	OWN	2	2	0	Tentative project for RFP issuance 2010; completion 2011
Baker Metal Live Work & Townhouses	1265 65th Street	OWN	27	0	0	Proposed project; projected completion in 2012
Ambassador Apartments	1168 36th	RENT	69	0	68	Projected completion in 2012; approved
San Pablo Townhouses	4520 San Pablo	OWN	29	0	0	Approved but not started; projected completion in 2012
Bakery Lofts IV	53rd/Adeline	RENT	18	0	0	Projected completion in 2012; approved
39th/Adeline Apartments	1041-43 Yerba Buena; 3906-08 Adeline	RENT	80	7	5	Projected completion in 2012; approved; AHSA Rent levels
Papermill Mixed Use	1255 Powell	RENT	173	16	10	Projected completion in 2012; approved; AHSA Rent levels
Marketplace Redevelopment Phase I-Shellmound Site	Shellmound/Christie	OWN	247	49	0	Proposed project; would be subject to AHSA but additional Agency assistance contemplated; projected completion in 2013
Marketplace Redevelopment Phase I-64th/Christie Site	64th/Christie	RENT	217	0	34	Proposed project; would be subject to AHSA but additional Agency assistance contemplated; projected completion in 2013
Golden Gate Key Building Site Redevelopment	3706 San Pablo	TBD	80	39	40	Tentative project; would be subject to AHSA but additional Agency assistance contemplated; 2013.
MAZ Site Redevelopment	3800 San Pablo	TBD	80	7	5	Tentative project; would be subject to AHSA for rental project
Gateway/Equity Bldg Site	NE Powell/Christie	RENT	265	88	16	Tentative project; would be subject to AHSA but additional Agency assistance contemplated; 2013.
Oaks Lot/B of A Site Redevelopment	San Pablo/between 41st/43rd	OWN	78	24	0	Tentative project; would be subject to AHSA but additional Agency assistance contemplated; 2013.
Christie Park Towers	6150 Christie	OWN	60	12	0	Approved but not started; projected completion in 2013
TOTAL			1941	324	183	

SHELLMOUND PROJECT AREA

AGENCY BUILT HOUSING PROJECTS (SHELLMOUND)

The Agency has not built or purchased any housing between 2005 and 2009 and does not plan to construct or purchase any housing in the Shellmound Project Area during the 2010-2014 time period.

PRIVATE BUILT HOUSING PROJECTS WITH AGENCY ASSISTANCE

COMPLETED PROJECTS:

Project: Windsor Apartments at Bay Street (formerly Metropolitan Apartments) \$4,800,000

This major mixed-use commercial, entertainment, and residential development contains a 95-unit market rate condominium development (Bay Street One) and a 284-unit rental development (Windsor Apartments at Bay Street). Fifty-seven (20%) of the rental units are set-aside for and affordable to very low income households through a long-term Regulatory Agreement. The apartment development received \$4.8 million in Agency development assistance to support the very low income affordable units, of which \$3.8 million was an on-going commitment of tax increment and \$1 million was a housing development grant. In December 2007, the Agency approved a sale of the apartment development to a new owner, at which point the \$1 million housing grant was refunded to the Agency and the Agency was relieved of its on-going obligation to provide on-going tax increment. *Completed in 2006.*

Project: Glashaus Lofts 65th and Hollis Streets \$2,480,000

This development includes 145 ownership units and was completed in two phases. The townhome phase was completed in 2006 and the podium phase was completed in 2008. Of the total development units, 29 are set aside as affordable to moderate, low, and very low income households. Pursuant to an executed Agreement on Affordable Units, 18 of the project units are affordable to moderate income households, 6 units are affordable to low income households, and 5 units are affordable to very low income households. Downpayment assistance in the amount of \$1,760,000 was appropriated for the 11 low and very low income units through the Ownership Housing Assistance Program. In addition, downpayment assistance for the 18 moderate-income households has been available through the First Time Homebuyer Program. *Completed in 2006/2008.*

PROPOSED PROJECTS:

Project: Black and White Mixed Use – 40th/San Pablo (NW corner) \$1,900,000 (projected)

This project site could potentially include 52 ownership housing units, which would require the inclusion of 10 units affordable to moderate income households (20% of total) pursuant to the City's Affordable Housing Set Aside Ordinance if the project is developed as for-sale housing. Through the provision of Agency financial assistance, additional BMR units and deeper affordability levels could be supported. Table 5 includes 52 units, with 20 units reserved at the low and moderate income levels. Funding is appropriated in the City's current Capital Improvement Plan (CIP) in the amount of \$1.7 million as a development subsidy for the project, although no development plans have been submitted by the site owner and the funding appropriation could be adjusted in the next CIP update. Table 8 provides a subsidy estimate of \$1.9 million to provide loans to 20 households

through the Ownership Housing Assistance Program and First Time Homebuyers Program. *Estimated completion date: To be determined.*

Project: Sherwin Williams Mixed Use Horton Street \$6,540,000 (projected)

This project could potentially include 250 ownership housing units, which would require the inclusion of 50 units affordable including 50 units affordable to moderate income households pursuant to the City's Affordable Housing Set Aside Ordinance. Through the provision of Agency financial assistance, additional BMR units and deeper affordability levels could potentially be supported. Table 5 includes 250 units, with 81 units reserved at the moderate and lower income levels. Downpayment assistance in the amount of \$4.5 million is proposed to be appropriated so that 30 of the BMR units could be reserved for lower income households through the Ownership Housing Assistance Program. In addition, downpayment assistance for moderate-income households would be available through the First Time Homebuyer Program. Table 8 includes an overall projection of \$6.54 million needed to support this affordability component. No project plans have been submitted. *Estimated completion date: To be determined.*

PRIVATE BUILT HOUSING PROJECTS WITH NO PROJECTED AGENCY ASSISTANCE

COMPLETED PROJECTS:

Project: Icon at Park Apartments 1401 Park Avenue No Agency Assistance

This project includes of 53 rental units, of which 3 are affordable to very low income households pursuant to an approved and executed Agreement on Affordable Units. *Completed 2007.*

TABLE 5: SHELLMOUND PROJECT AREA COMPLETED AND PROJECTED HOUSING UNIT PRODUCTION AGENCY ASSISTED & PRIVATE PROJECTS <i>Current Ten-Year Compliance Period, January 2005-December 2014</i>						
Project Name	Address	Tenure	Total Number of Units	Low/Mod Income Units	Very Low Income Units	Status as of 12/31/09
Windsor at Bay Street Apts	5684 Bay Street	RENT	284	0	57	Completed 2006
Bay Street One Condos	Bay Street/Shellmound	OWN	95	0	0	Completed 2006
Blue Star Corner	Hubbard/Sherwin Williams Way	OWN	20	0	0	Completed 2006
Glashaus Lofts	65th/Hollis	OWN	145	24	5	Townhomes completed 2006; Podium completed 2008
Icon at Park Apartments	1401 Park	RENT	54	0	3	Completed 2007
AgeSong Assisted Living	4050 Horton	RENT	28	0	0	Under construction; completion early 2010
Black & White Mixed Use	San Pablo/40th	TBD	52	20	0	Tentative project; would be subject to AHSA but additional Agency assistance contemplated; 2013.
Sherwin Williams Redevelopment	Horton Street	TBD	250	81	0	Tentative project; would be subject to AHSA but additional Agency assistance contemplated; 2013.
TOTAL			928	125	65	

HOUSING PRODUCTION COMPLIANCE THROUGH DECEMBER 31, 2014

Table 6 below summarizes the Agency's housing compliance status as of December 31, 2014. It includes carry-over units from the previous ten-year period of 1995-2004 since there were surpluses in the aggregate for Low/Mod housing units (138-unit surplus) and Very Low income housing units (25-unit surplus).

TABLE 6: HOUSING COMPLIANCE STATUS as of 12/31/2014							
<i>Current Ten-Year Compliance Period, 2005-2014</i>							
	Total Units Built	Low and Moderate Income Units			Very Low Income Units		
		Required	Built	Surplus or (Deficit)	Required	Built	Surplus or (Deficit)
Agency-Built Units							
1976 Project Area	0	0	0	0	0	0	0
Shellmound Project Area	0	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0	0
Non-Agency Built Units							
1976 Project Area	1941	175	324	149	116	183	67
Shellmound Project Area	928	84	125	41	56	65	9
TOTAL	2,869	258	449	191	172	248	76
Carryover Surplus Units as of 12/31/2004 <i>Previous Ten-Year Compliance Period 1995-2004</i>							
		Low and Moderate Income Units			Very Low Income Units		
Surplus Units for Agency & Non-Agency-Built Housing				138			25
TOTAL PROJECTED SURPLUS UNITS as of 12/31/2014				328			101

Agency-Built Units

There are no surpluses or deficits with respect to Agency-built housing, since the Agency has not built and does not plan to build or purchase any housing units during the current 2005-2014 period.

Non-Agency Private Sector Built Units

Based on 2005-2014 housing production alone, there is a 191-unit surplus in units affordable to low and moderate income households, and a 76-unit surplus in units affordable to very low income households. With the carryover of surplus units from the 1995-2004 period, the Agency's projected housing production compliance at the end of 2014 will be as follows:

- A 328-unit surplus in units affordable to low or moderate income households
- A 101-unit surplus in units affordable to very low income households.

The above summary indicates that the Agency expects to exceed its redevelopment housing production requirements set forth by California State law. The Agency meets or exceeds its housing

production requirements when the low and moderate income unit production is aggregated between the two project areas as permitted by Section 33413(b)(2)(A)(v) of the Health and Safety Code.

HOUSING FUND RESOURCES AND EXPENDITURES

California Redevelopment law requires a redevelopment agency to set aside at least 20% of all tax increment revenues generated in its project areas into a separate Low and Moderate Income Housing Fund (LMIHF). These funds must be used for the purpose of increasing, improving or preserving the supply of low and moderate income units within the community. To meet these objectives, agencies may expend funds on land acquisition, building acquisition, construction of new units, on- and off-site improvements, rehabilitation of existing units, a portion of principal and interest payments on bonds, loans and subsidies to buyers or renters, and other programs that meet the stated objectives.

This section of the Plan summarizes the Agency's existing and expected Housing Fund resources, and how those resources will be expended to meet housing goals during the 2005 through 2014 planning period.

Housing Resources

As summarized in Table 7 below, the Agency is projected to have total housing resources during the 2005-2014 Housing Compliance Plan period of about \$56.7 million. This includes a projected bond sale in late 2010/early 2011 totaling \$25.5 million. The table also includes an anticipated "take" of \$11.3 million from Agency housing funds by the State of California in May 2010 which is intended to shift local funds to the State budget to address its budget deficit.

TABLE 7 EMERYVILLE REDEVELOPMENT AGENCY LOW AND MODERATE INCOME HOUSING RESOURCES	
FUNDING SOURCE	AMOUNT
Housing Capital Fund - Fund 482	7,900,000
2001 Taxable Bond - Fund 460	419,000
2004 Tax-exempt Housing Bond - Fund 468	16,555,644
State of California CalHOME Funds	1,900,000
CalHFA HELP Funds	1,500,000
EmeryBay II Ground Lease Sale	5,700,000
First Time Homebuyer Revolving Fund	5,194,000
Investment Earnings (2005-2009)	3,358,000
2010/2011 Bond Sale (Projected)	25,500,000
Less State SERAF Take	(11,300,000)
Total	56,726,644

Housing Expenditures

Redevelopment agencies may expend funds on a variety of housing-related activities to meet housing objectives. In addition to providing funding for specific housing developments, Agency housing resources are also used to fund various housing programs and cover other related expenses to further the goals of affordable housing in the project areas. Table 8 on the following page summarizes the project-related expenditures that are set forth in the Project Descriptions section for the 1976 Project Area and the Shellmound Project Area. Table 8 aggregates the projects and the projected resources available to fund the projects.

Based on the funding projections shown in Table 8, at the affordability levels projected in this Housing Compliance Plan, there is a deficit of approximately \$2.2 million in Agency funding if the proposed developments are developed at the affordability levels shown and with the Agency subsidy levels projected. Thus, some of the projects could not be funded at these levels and would require outside funding leveraging.

Section 33334.4(a) of the California Health and Safety Code

Section 33334.4(a) of the California Health and Safety Code states that it shall be the policy of each agency to expend the monies in its Low and Moderate Income Housing Fund to assist housing for persons of low and very low income in at least the same proportion as the total of housing units needed for those income groups within the community, as determined through the Regional Housing Need Allocation (RHNA) process (Govt. Code Section 65584).

On March 20, 2008, the Association of Bay Area Governments (ABAG), the Council of Local Government for the nine-County Bay Area region, approved the final housing need allocation for the RHNA for each jurisdiction in the Bay Area for the July 1, 2006 through June 30, 2014 period. Emeryville's allocation for this period is 1,137 units, broken down by income category as shown below.

Very low income units:	186	(16.4% of total)
Low income units:	174	(15.3% of total)
Moderate income units:	219	(19.3% of total)
<u>Above-moderate income units:</u>	<u>558</u>	<u>(49.0% of total)</u>
TOTAL:	1,137 units	

Table 8 includes a calculation of the Agency's housing expenditures with respect to very low and low income housing in relationship to the RHNA for the very low and low income categories.

- Very low income units represent 16% of the RHNA assigned to Emeryville for the 2006-2014 period while the Agency's expenditures for this income category represent **39%** of total projected Agency spending over the ten-year Housing Compliance Plan period.
- Low income units represent 15% of the RHNA assigned to Emeryville for the 2006-2014 period while the Agency's expenditures for this income category represent **41%** of total projected Agency spending over the ten-year Housing Compliance Plan period.

A list of housing projected to be completed during the 2006-2014 RHNA period in Emeryville, by income level, is included at the end of this Plan as Table 11. This list coincides fairly closely with the ten-year time frame of the Housing Compliance Plan. However, not included in Table 11 are projects for which building permits were pulled June 2006 or earlier, because those projects were measured against the prior RHNA period of January 1999 through June 2006. **The affordability level projections shown in Table 11 are consistent with those shown in Tables 4, 5, and 8 of this Housing Compliance Plan, and show 100% achievement of each of the very low, low, and moderate income goals set forth in the RHNA for Emeryville.**

TABLE 8 2005-2014 HOUSING COMPLIANCE PLAN – COMPLETED AND PROJECTED EXPENDITURES (see note below)												
FUNDING RESOURCES AVAILABLE 2005-2014												
		7,900,000										
Housing Capital Fund - Fund 482		419,000										
2001 Taxable Bond - Fund 460		16,555,644										
2004 Tax-exempt Housing Bond - Fund 468		1,900,000										
State of California CalHOME Funds		1,500,000										
CalIFA HELF Funds		5,700,000										
EmeryBay II Ground Lease Sale		5,194,000										
First Time Homebuyer Revolving Fund		3,358,000										
Investment Earnings (2005-2009)		25,500,000										
2010/2011 Bond Sale (Projected)		(11,300,000)										
Less SBA/F Tax May 2010 (Projected)												
Total		56,726,644										
1976 PROJECT AREA												
	Completion Year	Agency Assisted Units				Agency Assistance by Income Category				Market		Total
		Total	Very Low	Low	Moderate	Very Low	Low	Moderate	Total			
City Limits	2005	31	0	4	5	22	\$ -	\$ 440,000	\$ 139,500	\$ 579,500	Ownership; homebuyer assistance for low and moderate income units	
Green City Lofts	2005	31	0	3	3	25	\$ -	\$ 450,000	\$ 26,040	\$ 476,040	Ownership; homebuyer assistance for low and moderate income units	
Andante Phase II	2006	23	0	5	0	18	\$ -	\$ 550,000	\$ -	\$ 550,000	Ownership; homebuyer assistance for low income units	
Artisan Walk	2006	6	0	1	5	0	\$ -	\$ 30,000	\$ 230,475	\$ 260,475	Ownership; homebuyer assistance for low and moderate income units	
Vue46	2007	45	0	3	6	36	\$ -	\$ 330,000	\$ 162,690	\$ 492,690	Ownership; homebuyer assistance for low income units	
Adeline Place	2009	36	0	3	10	23	\$ -	\$ 1,344,920	\$ 3,102,080	\$ 4,447,000	Ownership; development subsidy	
Oak Walk Single Family Houses	2009	5	0	0	5	0	\$ -	\$ -	\$ 1,600,000	\$ 1,600,000	Ownership; development subsidy	
Oak Walk Condominiums	2009	53	0	4	0	49	\$ -	\$ 440,000	\$ -	\$ 440,000	Ownership; homebuyer assistance for low income units	
Magnolia Terrace	2011	5	5	0	0	0	\$ 1,380,000	\$ -	\$ -	\$ 1,380,000	Rental; development subsidy; projected amount	
36th/Adeline Agency Parcels	2011	2	0	0	2	0	\$ -	\$ -	\$ 500,000	\$ 500,000	Ownership; development subsidy	
Ambassador Apartments	2012	69	69	0	0	0	\$ 11,000,000	\$ -	\$ -	\$ 11,000,000	Rental; development subsidy; projected amount	
Christie Park Towers*	2013	60	0	6	6	48	\$ -	\$ 900,000	\$ 240,000	\$ 1,140,000	Ownership; homebuyer assistance for low and moderate income units	
Marketplace Redevelopment Phase I - Shellmound Site (Note 1)	2013	247	0	20	29	198	\$ -	\$ 3,000,000	\$ 1,160,000	\$ 4,160,000	Ownership; homebuyer assistance for low and moderate income units	
Marketplace Redevelopment Phase I - 64th/Christie Site (Note 2)	2013	217	34	0	0	183	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	Rental; development subsidy on BMR units above amount required per AHSA	
Golden Gate Site Redevelopment (3706 San Pablo) (Note 2)	2013	80	38	41	0	1	\$ 6,600,000	\$ 4,100,000	\$ -	\$ 10,700,000	Rental; development subsidy on BMR units above amount required per AHSA	
Oaks Lot/B of A Site Redevelopment (Note 1)	2013	78	0	12	12	54	\$ -	\$ 1,800,000	\$ 480,000	\$ 2,280,000	Ownership; homebuyer assistance for low and moderate income units	
Gateway/Equity Building Site (BRE) (Note 2)	2013	265	16	42	46	161	\$ -	\$ 4,200,000	\$ 880,000	\$ 5,080,000	Rental; development subsidy on BMR units above amount required per AHSA	

SHELLMOUND PROJECT AREA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		</
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HOUSING PROGRAMS

The Redevelopment Agency administers the programs listed below to promote the development and preservation of housing affordable to low and moderate income persons.

First Time Homebuyers Program

The First Time Homebuyers (FTHB) Program provides down payment assistance through low-interest, deferred payment second mortgages to moderate income home buyers purchasing a home in Emeryville. The program provides 1.5 times the buyer's down-payment amount, up to 15% of the cost of the home; the amount of the loans therefore varies between units. The Agency allocates \$220,000 annually of new funds to the program, and loan repayments are put into a revolving fund to support new loans. This level of expense is expected to continue during the remaining half of the 2005-2014 Housing Compliance Plan period. The loans through the FTHB Program are made on both Below Market Rate (BMR) units designated for Moderate Income households (set-aside through the City's Affordable Housing Set-Aside Ordinance), and on market-rate units.

Ownership Housing Assistance Program

The Ownership Housing Assistance Program (OHAP) provides down-payment assistance through low-interest, deferred payment second mortgages to low and very low income households purchasing BMR units set-aside in for-sale developments pursuant to the City's Affordable Housing Set Aside Ordinance. Buyers are required to make a 3% down-payment and obtain a first mortgage based on their household income. The Agency's loan fills the gap between the down-payment and the first mortgage loan. This program is targeted to low income and very low income buyers. For low income buyers, the maximum loan amount is \$110,000; for very low income buyers, the maximum loan amount is \$220,000. Agency Low/Mod Income Housing Funds are supplemented with funds through from both the State CalHome Program and the CalHFA HELP Program to provide the Agency's downpayment assistance loans at these levels. The CalHome Program is also available for use by lower income purchasers of market-rate units within the City. Table 9 on the following page shows OHAP expenditures from 2005 through 2009, and projected OHAP expenditures from 2010 through 2014.

Homebuyer Program Summary - Overall, during the FY08/09 program year, 26 homebuyer households were provided downpayment assistance loans through the FTHB Program and OHAP. City's Homebuyer Programs (including OHAP described below), of which 7 households purchased market rate units, 4 households purchased BMR resale units, and 17 households purchased new BMR units. The 7 households purchasing market rate units were assisted with an average loan amount of \$53,197 from the City, and 9 households purchasing Moderate Income-designated BMR units had an average loan of \$42,035. Ten households purchased BMR units using OHAP loans – 7 low income households obtained loans of \$110,000 each and three very low income households obtained loans of \$220,000 each, for a total of \$1,430,000 in OHAP loans made during FY08/09.

TABLE 9
OWNERSHIP HOUSING ASSISTANCE PROGRAM
EXPENDITURES PROJECTION

<u>Project Name</u>	<u># Low Income units</u>	<u>OHAP \$</u>	<u>Project Status</u>	<u>Completed Year</u>
<u>Expenditures through 12/31/09:</u>				
City Limits	4	\$ 440,000	Completed	2005
Green City Lofts	3	\$ 450,000	Completed	2006
Andante Phase II	5	\$ 550,000	Completed	2006
Artisan Walk	1	\$ 30,000	Completed	2006
Vue46	3	\$ 330,000	Completed	2007
Glashaus Lofts	11	\$ 1,760,000	Completed	2006/2008
BMR Resales	9	\$ 847,000	Completed	2007-2009
Adeline Place	3	\$ 240,000	Completed	2009
Expenditures:	39	\$ 4,647,000		
<u>Projected Expenditures 2010-2014</u>				
Oak Walk Condos	3	\$ 440,000	Completed	2009
BMR Resales	15	\$ 1,650,000	n/a	2010-2014
Market Rate Units*	6	\$ 390,000	n/a	2010-2011
Christie Park Towers**	6	\$ 900,000	Project not started	2013
Marketplace Shellmound Site**	20	\$ 3,000,000	Project not started	2013
Black & White Mixed Use**	10	\$ 1,500,000	Project not started	2013
Sherwin Williams Mixed Use**	25	\$ 3,750,000	Project not started	2013
Oaks/B of A Site**	8	\$ 1,200,000	Project not started	2013
Projected Expenditures:	93	\$ 12,830,000		
Total OHAP Expenditures 2005-2014		\$ 17,477,000		
* CalHome funds may be used to assist lower income purchasers of market rate units.				
** Projects assuming average OHAP loan at \$150,000.				

Housing Rehabilitation Program

This program offers owners low-interest or deferred payment loans for major rehabilitation and seismic retrofitting, and grants for minor home repairs, accessibility needs, and exterior painting and clean up. Loans are also made available to rental property owners through Rental Limitation Agreements assuring rental units remain affordable for fifteen years. The program receives an annual allocation of approximately \$50,000 from the federal Community Development Block Grant Program, as well as program income from repaid rehabilitation loans, and an annual allocation of \$290,000 in Redevelopment Agency funds. In the FY08/09 program year, 8 grants and 1 loan were provided through the Rehabilitation Program. The average grant amount was \$50,000 and the average loan amount was \$12,376. There were 8 properties that participated in the Concrete Buyback and Wrought Iron Fence Grants in FY08/09. The total spent on this program was \$135,201; \$53,375 in fencing grants and \$81,826 in landscape grants.

OTHER EXPENSES

Administration

\$646,000 annually

The Agency currently transfers funds from the Housing Fund to cover administrative staff and other expenses required to support the housing program. This level of expense is expected to continue over the 2005-2014 Housing Compliance Plan period.

Bond Debt Service

\$3,117,000 annually

This amount pays for the debt service on outstanding housing bonds that the Agency issues to finance the above projects.

HOUSING EXPENDITURES FOR NON-SENIOR HOUSEHOLDS

Section 33334.4(b) establishes the policy that each redevelopment agency will spend a certain amount of its Low and Moderate Income Housing Funds (LMIHF) to assist housing that is available to all persons regardless of age. This policy is designed to discourage the disproportionate production of senior housing. The policy requires that LMIHF funds be spent to assist housing that is available to all persons regardless of age in at least the proportion as the population under the age of 65 bears to the total population of the entire city population.

According to the 2000 U.S. Census, persons 65 and older comprised 8.7% of the City's population (6,882 persons) and persons under the age of 65 comprised 91.3% of Emeryville's population. Over the 2010-2014 Implementation Plan period, the Emeryville Redevelopment Agency is required to spend at least 91.3% of its LMIHF to assist housing that is available to all persons regardless of age, and no more than 8.7% on senior housing. No housing developments that the Agency projects to assist with financing during the 2010 through 2014 Implementation Plan period are planned to be restricted to seniors 65 and older. The Agency will therefore be in compliance with Section 33334.4(b).

HOUSING AFFORDABILITY

Section 50052.5 and 50053 establish affordability housing costs and rent, respectively, for very low, lower, and moderate income households. Based on annually adjusted income limits from HUD, the State of California Housing and Community Development Department provides information on area median income. The City's Housing Affordability Table for Year 2009 is found as Table 10. The table shows the affordable sales prices and rents by Moderate, Low, and Very Low Income levels pursuant to State law.

Table 10
CITY OF EMERYVILLE
HOUSING AFFORDABILITY TABLE: MAXIMUM SALES PRICES AND RENTS**
2009 Program Year (table updated on 4/28/09)

Pursuant to the City of Emeryville
Affordable Housing Set Aside Program Ordinance

Requires Ownership projects of 30+ units to include 20% of project units at moderate income, Requires Rental projects of 30+ units to include 6% of project units at very low income and 9% at moderate income.

ASSUMPTIONS:

Interest Rate 7.00% Annual
Monthly interest rate 0.58% Monthly
Mortgage Term 360 months
Downpayment 15%

PMI not required to be included for purposes of calculating maximum allowable housing costs.
PMI rate: 0.0052 costs.

Area Median Income (AMI)	1 person	2 person	3 person	4 person
	\$62,500	\$71,450	\$80,350	\$89,300

MODERATE INCOME HOUSEHOLDS: 120% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income	\$75,000	\$85,700	\$96,450	\$107,150
Amount Available for Housing= 35% of 110% of AMI*				
Mortgage	\$2,005	\$2,292	\$2,578	\$2,865
Prop. Tax	\$1,364	\$1,561	\$1,757	\$1,976
Condo Fee/Dues	\$241	\$276	\$311	\$349
Utilities/Maint.	\$300	\$350	\$400	\$425
PMI	\$100	\$105	\$110	\$115
MORTGAGE	\$205,021	\$234,671	\$264,116	\$296,959
AFFORDABLE SALES PRICE	\$241,201	\$276,083	\$310,725	\$349,364
GROSS AFFORDABLE RENT	\$1,719	\$1,965	\$2,210	\$2,456

NOTE: Gross affordable rent is equal to 30% of 110% of AMI and includes the total of monthly payments for a rental including a reasonable allowance for utilities and any service charges or fees required of tenants. Utility allowance and charges/fees must be deducted from rents shown above.

LOWER INCOME HOUSEHOLDS: 80% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income	\$46,350	\$53,000	\$59,600	\$66,250
Amount Available for Housing= 30% of 70% of AMI*				
Mortgage	\$1,094	\$1,250	\$1,406	\$1,563
Prop. Tax	\$590	\$676	\$761	\$869
Condo Fee/Dues	\$104	\$120	\$135	\$154
Utilities/Maint.	\$300	\$350	\$400	\$425
PMI	\$100	\$105	\$110	\$115
MORTGAGE	\$88,607	\$101,587	\$114,455	\$130,628
AFFORDABLE SALES PRICE	\$104,244	\$119,514	\$134,653	\$153,680
GROSS AFFORDABLE RENT	\$938	\$1,072	\$1,205	\$1,340

NOTE: Gross affordable rent is equal to 30% of 60% of AMI and includes the total of monthly payments for a rental including a reasonable allowance for utilities and any service charges or fees required of tenants. Utility allowance and charges/fees must be deducted from rents shown above.

VERY LOW INCOME HOUSEHOLDS: 50% Area Median Income

HOUSEHOLD SIZE	1 person	2 person	3 person	4 person
UNIT SIZE	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income	\$31,250	\$35,700	\$40,200	\$44,650
Amount Available for Housing= 30% of 50% of AMI*				
Mortgage	\$781	\$893	\$1,005	\$1,116
Prop. Tax	\$324	\$372	\$421	\$490
Condo Fee/Dues	\$57	\$66	\$74	\$87
Utilities/Maint.	\$300	\$350	\$400	\$425
PMI	\$100	\$105	\$110	\$115
MORTGAGE	\$48,694	\$55,878	\$63,222	\$73,600
AFFORDABLE SALES PRICE	\$57,287	\$65,739	\$74,379	\$86,588
GROSS AFFORDABLE RENT	\$781	\$893	\$1,004	\$1,116

NOTE: Gross affordable rent is equal to 30% of 50% of AMI and includes the total of monthly payments for a rental including a reasonable allowance for utilities and any service charges or fees required of tenants. Utility allowance and charges/fees must be deducted from rents shown above.

** The maximum sales prices and rents allowed pursuant to the City's Affordable Housing Set Aside Program are based on the housing affordability definitions found in the California Health and Safety Code at Section 50052.5. These are to be considered maximum amounts and do not take into account market conditions that may limit actual sales and rent values.

Table 11
EMERYVILLE HOUSING PRODUCTION 2006-2014 (Note 1)
COMPARISON TO ABAG REGIONAL HOUSING NEED ALLOCATION GOALS

<u>Project Name</u>	<u>Address</u>	<u>Est. Compl. Year</u>	<u>Tenure</u>	<u>Total Number of Units</u>	<u>Very Low</u>	<u>Low</u>	<u>Moderate</u>	<u>Market Rate</u>	<u>Status (Note 3)</u>
Icon at Doyle Apartments	Stanford at Doyle	2007	OWN	27	0	0	0	27	Completed
Salem Manor	4333 Salem St	2008	OWN	3	0	0	0	3	Completed
Glashaus Lofts	65th/Hollis	2008	OWN	145	5	6	18	116	Completed
Oak Walk New Construct Condos	4098 San Pablo	2009	OWN	53	0	4	0	49	Completed
Oak Walk - 5 houses renovation	1077-1085 41st Street	2009	OWN	5	0	0	5	0	Completed
Adeline Place	3801 San Pablo	2009	OWN	36	0	3	10	23	Completed
AgeSong Assisted Living	4050 Horton	2009	RENT	28	0	0	0	28	Under Construction
Magnolia Terrace	4001 Adeline Street	2011	RENT	5	5	0	0	0	Approved
Vallejo Gardens	6315 Vallejo	2011	OWN	3	0	0	0	3	Approved
36th/Adeline Agency Parcels	3602 Adeline/1128 36th	2011	OWN	2	0	0	2	0	Tentative
Baker Metal Live Work and Townhouses	1265 65th Street	2012	OWN	27	0	0	0	27	Proposed
Ambassador Homes	1168 36th Street	2012	RENT	69	68	0	0	1	Approved
Bakery Lofts IV	53rd/Adeline	2012	RENT	18	0	0	0	18	Approved
39th/Adeline Apartments (Note 2)	1041-43 Yerba Buena; 3906-08 Adeline	2012	RENT	80	5	0	7	68	Approved
Papermill Mixed Use	1255 Powell	2012	RENT	173	10	0	16	147	Approved
San Pablo Townhouses	4520 San Pablo Avenue	2012	OWN	29	0	0	0	29	Approved
Golden Gate Site Redevelopment	3706 San Pablo	2013	RENT	80	38	41	0	1	Tentative
MAZ Site Redevelopment	3800 San Pablo	2013	RENT	80	5	0	7	68	Tentative
Marketplace Redevelopment Phase I- Shellmound Site (Tower & Parking Structure with 10 towns)	Shellmound St and Christie	2013	OWN	247	0	20	29	198	Proposed
Marketplace Redevelopment Phase I- 64th/Christie Site	64th & Christie	2013	RENT	217	34	0	0	183	Proposed
Christie Park Towers	6150 Christie	2013	OWN	60	0	6	6	48	Approved
Gateway/Equity Bldg site	NE corner Powell/Christie	2013	RENT	265	16	42	46	161	Tentative
Black & White Mixed Use	San Pablo/40th	2013	OWN	52	0	10	10	32	Tentative
Sherwin Williams Redevelopment	Horton Street	2014	OWN	250	0	30	51	169	Tentative
Oaks/B of A Site Redevelopment	San Pablo/40th	2014	OWN	78	0	12	12	54	Tentative
SUBTOTAL CONSTRUCTED OR BUILDING PERMITS PULLED				2,032	186	174	219	1,453	
ABAG GOALS FOR PERIOD				1,137	186	174	219	558	
SURPLUS/(DEFICIT) OF UNITS COMPARED TO GOAL				895	-	-	-	895	
% OF ABAG GOALS MET				179%	100%	100%	100%	260%	

Note 1: This table includes those projects for which building permits were pulled July 1, 2006 through September 30, 2009, plus those projects for which building permits are anticipated to be pulled during the RHNA period through June 30, 2014.

Note 2: Development is partially in Oakland with total unit count of 101 units.

Note 3: Status refers to whether project has been completed, is under construction, is "Approved" by Planning Commission, has been "Proposed" to City but has not yet received Planning Commission approvals, or is "Tentative" for unit projection purposes.