

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction** City of Emeryville  
**Reporting Period** 1/1/2016 to 12/31/2016

**Table A**

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

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development  See Instructions	Deed Restricted Units  See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
1056 45th St Unit C		R				1	1	1	n/a	0	0
(9) Total of <b>Moderate and Above Moderate</b> from Table A3			0	0							
(10) Total by income Table A/A3			0	0	0	1	1	1			
(11) Total <b>Extremely Low-Income</b> Units*			0								

\* Note: These fields are voluntary

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**Table A2**

#### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

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

\* Note: This field is voluntary

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Table A3

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	0	0	0	0

\* Note: This field is voluntary

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**Jurisdiction** City of Emeryville

**Reporting Period** 1/1/2016 to 12/31/2016

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	276	5	0	0	0	0	0	0	0	5	271
	Non-deed restricted											
Low	Deed Restricted	211	0	0	0	0	0	0	0	0		211
	Non-deed restricted											
Moderate	Deed Restricted	259	7	0	0	0	0	0	0	0	7	252
	Non-deed restricted											
Above Moderate		752	176	2	1	0	0	0	0	0	179	382
Total RHNA by COG. Enter allocation number:	1,498	188	2	1	0						191	1,116
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

**2016 General Plan Annual Progress Report**  
**ANNUAL ELEMENT PROGRESS REPORT**  
*Housing Element Implementation*  
(CCR Title 25 §6202 )

**Jurisdiction:** City of Emeryville  
**Reporting Period:** 1/1/2016 to 12/31/2016

**Table C**

**Program Implementation Status**

<b>Program Description</b> (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to	
<b>Name of Program</b>		<b>Timeframe in Housing Element</b>	<b>Status of Program Implementation</b>
<b>Goal I. Preserve and improve the city's existing neighborhoods and housing stock.</b>			
<i>Policy H-1-1. Promote the preservation and improvement of existing homes through the Emeryville Housing Rehabilitation Program</i>			
Program H-1-1-1. Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.		Allocate funds annually	The Housing Rehabilitation Program was contracted to Alameda County Healthy Homes Department during 2016.
Program H-1-1-2. Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.		Annually	Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place. Alameda Healthy Homes has provided a workshop at the Emeryville Senior Center and has attended Emeryville public events.
Program H-1-1-3. Continue to offer home maintenance education.		Review education program annually, conduct classes quarterly or as appropriate	The City has recently offered education opportunities for Earthquake Brace + Bolt program (EBB) to the public. EBB offers up to \$3000 to homeowners who complete a code-compliant brace and bolt retrofit to their homes. Applications and permits may be obtained from the Building Division.

<b>Program Description</b> (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to	
<b>Name of Program</b>	<b>Timeframe in Housing Element</b>	<b>Status of Program Implementation</b>
<i>Policy H-1-2. Maintain and improve the city's older housing stock, particularly the homes located in the Triangle neigh- borhood east of San Pablo Avenue and the Doyle Street neighborhood located east of Hollis Street.</i>		
Program H-1-2-1. Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	Hold quarterly committee meetings, review progress monthly, process code violations as needed	The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations.
Program H-1-2-2. Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing, implement as the demolition of residential structures is proposed	No residential structures were approved by the City Council for demolition in 2016.
<i>Policy H-1-3. Maintain the availability and affordability of existing units that are restricted for occupancy by lower- and moderate-income households.</i>		
Program H-1-3-1. Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate. Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.	Review the affordable inventory twice yearly, take actions to preserve affordable units as needed.	The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate. The City is working on purchasing a BMR unit at risk of foreclosure.
Program H-1-3-2. Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.	Monitoring and compliance ongoing, report annually or as required	The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis.

<b>Program Description</b> (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to	
<b>Name of Program</b>		<b>Timeframe in Housing Element</b>	<b>Status of Program Implementation</b>
<b>Goal II. Encourage the development of housing affordability to extremely low-, very low-, and low-income households.</b>			
<i>Policy H-2-1. Ensure that the Planning Regulations continue to facilitate the development of affordable housing.</i>			
Program H-2-1-1. Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing.		Ongoing, implement as projects with affordable units are proposed	In 2015 the Planning Regulations were revised to require affordable housing in residential projects in order to receive a density bonus. The Sherwin-Williams project (PUD approved in 2016) includes extra affordable housing to qualify for a density bonus.
Program H-2-1-2. Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.		Ongoing, implement as housing development projects are proposed	Affordable housing is required in rental housing. An impact fee is required in ownership housing, and affordable units may be provided in lieu of the fee.
<i>Policy H-2-2. Support new housing opportunities for extremely low-, very low-, low-, and moderate-income households.</i>			
Program H-2-2-1. Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.		Collect fees as projects are proposed; prioritize as funds become available	The City collected \$1,215,928 in Affordable Housing Impact Fees in Calendar Year 2016.
Program H-2-2-2. Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.		Ongoing, implement as City-assisted housing development projects are proposed	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo which will be affordable to extremely low, very low and low income households.
Program H-2-2-3. Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance) to support the inclusion of units at a deeper affordability level.		Ongoing, implement as development projects are proposed	While the Marketplace development project was not subject to the Affordable Housing Program, the City was able to negotiate 11% of the units to be affordable with 22 Low Income units and 28 units of Moderate. The Affordability Agreement on Parcel D was signed in December 2016.

<b>Program Description</b> (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to	
<b>Name of Program</b>	<b>Timeframe in Housing Element</b>	<b>Status of Program Implementation</b>
Program H-2-2-4. Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.	Fund programs annually, process loans applications as they are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2016 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
Program H-2-2-5. Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.	Fund programs annually, process loans applications as they are received	The City continues to work with the affordable housing developer for an 86 unit family housing project at 3706 San Pablo to identify and leverage funding. This project was one of the first in the state to be awarded Cap and Trade funds.
Program H-2-2-6. Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Ongoing	The City has supported the successful County of Alameda Affordable Housing Bond.
Program H-2-2-7. Utilize a portion of "boomerang" funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.	Annually	The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase in property tax) to support affordable housing in the City.
<b>Goal III. Promote the development of affordable housing for persons with special needs.</b>		
<i>Policy H-3-1. Support development of affordable housing for disabled persons, developmentally disabled persons, persons with HIV /AIDS , single-parent families, and seniors.</i>		
Program H-3-1-1. Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.	Ongoing, implement as projects are proposed	Staff is working with the developers of 3706 San Pablo to include additional special needs populations. Currently there are developmentally disabled and physically disabled as well as HOPWA units.



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<b>Name of Program</b>	<b>Timeframe in Housing Element</b>	<b>Status of Program Implementation</b>
Program H-3-1-2. Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.	Ongoing, implement as projects are proposed	Staff conducted a feasibility analysis of developing senior housing on the Recreation Center site after the Recreation Center moves to Emeryville Center of Community Life. Staff intends to issue a Request for Proposals in 2017 for an affordable housing developer to build senior housing on the site.
Program H-3-1-3. Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.	2016	Some universal design features are now part of the State Building Code. Development bonuses are available for projects that include additional universal design features.
Program H-3-1-4. Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.	Evaluate annually	The City is preparing to issue a request for proposals for Senior housing on the Recreation Center Site. This will include units for disabled Seniors. The development at 3706 San Pablo includes 6 units reserved for households with a developmentally disabled member.
<i>Policy H-3-2. Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.</i>		
Program H-3-2-1. Continue to support the countywide effort to prevent and end homelessness through strategies described in the "EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan." Monitor the plan's progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium technical Advisory Committee.	Provide ongoing support, participate in groups monthly or as meetings or activities are scheduled	The City is a member of EveryOne Home and volunteered as a reviewer in EveryOne Home's annual Notice Of Funding Availability process. The City continues to work with EveryOne Home on an ongoing basis. The City continues to participate in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee.
Program H-3-2-2. Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.	Allocate funds annually	The City provides homeless services through General Funds for outreach, harm reduction (including food) and providing case management services to people experiencing homelessness in Emeryville. The City allocated Community Development Block Grant (CDBG) funds for the Homeless Management Information System (HMIS) .

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Program H-3-2-3. Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.	Ongoing, verify and update resource information quarterly	The City continues to provide information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.
Program H-3-2-4. Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.	Ongoing, as need is identified	Housing staff regularly works with EUSD staff to identify resources for EUSD families who are experiencing housing crises or homelessness.
<b>Goal IV. Provide a wide variety of housing types appropriate for households at all socioeconomic levels and with a variety of lifestyles and preferences.</b>		
<i>Policy H-4-1. Ensure the Zoning Ordinance facilitates the development of a variety of housing types.</i>		
Program H-4-1-1. Maintain an inventory of sites available and appropriate for residential development for households of all income levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).	Ongoing, update the inventory as new projects are approved	Of planned and approved residential developments in Table 4-2 of the Housing Element, all are approved, 467 units are completed, 115 units are under construction, and 1,249 units remain to be built. On one of the vacant and underutilized sites, a 24-unit residential project has been proposed.
Program H-4-1-2. Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	Ongoing, implement as projects are proposed	Mixed-use projects are at various stages: the Intersection is under construction, Marketplace is approved, and Sherwin-Williams Planned Unit Development is approved.
<i>Policy H-4-2. Promote opportunities for affordable housing that serves locally identified target groups, including employees of the Emery Unified School District, City personnel, and artists/craftspeople.</i>		
Program H-4-2-1. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	Ongoing, offer loans as applications are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No teachers have applied for the program.

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Program H-4-2-2. Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.	Ongoing, offer loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No city staff have applied for the program.
Program H-4-2-3. Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City employees, and employees of the Emeryville Child Development Center.	Ongoing, as BMRs become available	Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units. Emails are sent to City Staff and EUSD staff whenever a BMR ownership unit becomes available.
Program H-4-2-4. Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.	Ongoing, as development projects with below-market-rate live/work units are approved	The City has worked with the management company of 3900 Adeline to advertise the live/ work unit to artists in Emeryville.
Program H-4-2-5. Encourage the development of affordable live/work space for artists and craftspeople.	Ongoing	Parc on Powell has one live/work unit that is affordable to moderate income households, and the 3900 Adeline development will have one live/work unit that is affordable to a very low income household. When the units are marketed, staff requires the developer to outreach to the artist community.
Program H-4-2-6. Promote quality and diversity in the architectural style of new housing developments.	Implement as housing development projects are proposed	The Marketplace project has a variety of architectural styles. Parcels A, C and D were approved in 2015. In 2016 Parcel B was approved, and construction began on the grocery store on Paercel C.

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<b>Name of Program</b>	<b>Timeframe in Housing Element</b>	<b>Status of Program Implementation</b>
<b>Goal V. Promote equal opportunity in housing.</b>		
<i>Policy H-5-1. Prevent and redress discrimination based on race, color, ancestry, national origin, religion, familial status, sex, marital status, sexual orientation, age, disability, or source of income.</i>		
Program H-5-1-1. Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	Annually	The County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. Information on their services is available at City Hall on the website.
Program H-5-1-2. Continue to advertise fair housing counseling services provided by ECHO or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, in the City's Activity Guide, and on the City's website.	Ongoing, update advertising and information as needed	Renter's rights information is published in each City Activity Guide with referrals to fair housing and tenant organizations. Information on services is available at City Hall on the website as well as in the E-news.
Program H-5-1-3. Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market-rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance).	Ongoing, as agreements are prepared	The City of Emeryville requires fair housing language and logos on all Marketing Plans for affordable units as well as requiring the management companies to provide special outreach to populations least likely to apply and to translate marketing materials for language isolated populations.
Program H-5-1-4. Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.	Allocate funds annually, provide assistance as applications are received	The City provides an Access Improvement Program and has worked with 3 homeowners to rehabilitate their units. One unit was completed in 2016. The City has contracted with Alameda County Healthy homes to provide the program in the future.

<b>Program Description</b> (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to	
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<b>Goal VI. Improve the balance in housing tenure and unit sizes to specifically address the need for family-friendly housing and increase owner occupancy.</b>			
<i>Policy H-6-1. Support the development of a variety of housing types for families, the provision of family-friendly amenities, and family-friendly design in housing developments.</i>			
Program H-6-1-1. Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.		Adopt guidelines by 2015, implement as projects are proposed	The family-friendly residential amendment to the City Design Guidelines was adopted in 2015. The Marketplace and Nady projects, which were approved this year, comply with it. The Sherwin-Williams project will be required to comply with it in its Final Development Plan.
Program H-6-1-2. Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing developers to provide site design, construction, and management.		Examine opportunities annually	A family affordable housing project at 3706 San Pablo Avenue was approved in 2015.
<i>Policy H-6-2. Promote homeownership opportunities and encourage the development of new for-sale residences.</i>			
Program H-6-2-1. Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.		Initiate advertising by 2015, update as needed	Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville Buyers and works with mortgage brokers involved in the resale of below-market-rate (BMR) units to review the program for their buyers.
Program H-6-2-2. Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.		Initiate efforts by 2015, implementation ongoing	Outreach to the homeowners associations is expected to start in 2017.

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<b>Name of Program</b>	<b>Timeframe in Housing Element</b>	<b>Status of Program Implementation</b>
Program H-6-2-3. Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Allocate and apply for funding annually, provide loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2016 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
<i>Policy H-6-3. Work with existing and potential Emeryville homeowners to prevent predatory lending and foreclosure.</i>		
Program H-6-3-1. Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.	Ongoing	Staff continues to assist people at risk of losing their homes to foreclosure. The foreclosure activities have slowed down and the Unity Council assistance program has been cancelled. Staff continues to refer people to Keep Your Home California.
<b>Goal VII. Promote environmental responsibility and long-term sustainability in residential development through the remediation of brownfields and promotion of "green" and "healthy" housing development.</b>		
<i>Policy H-7-1. Encourage the remediation of former industrial sites to create safe sites for housing development.</i>		
Program H-7-1-1. Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	Ongoing, as residential development projects are proposed	The City sought but did not receive a 2016 US EPA grant for \$200,000 for assessment of affordable housing Transit Oriented Development opportunity sites owned by the City (or potentially to be acquired to by the City) and located in the Emeryville Priority Development Area. Remediation of 3706 San Pablo Avenue was completed for development of affordable housing on a City owned parcel. Continued work toward full funding of the development of the site, completion of construction drawings, and permitting activities occurred in 2016.
Program H-7-1-2. Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	Ongoing	The City markets a Revolving Loan Fund for remediation by private developers through website and pre-construction meetings. The RLF will be marketed to developers partnering with the City to develop sites owned by the City, including housing sites on Christie Avenue and San Pablo Avenue.

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<i>Policy H-7-2. Encourage housing development that provides clean indoor air, maximizes energy and water efficiency, addresses stormwater treatment, prevents stormwater intrusion, and utilizes high quality, eco-friendly building materials.</i>		
Program H-7-2-1. Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	Ongoing, enforce as development applications are submitted	The Intersection (Maz site) project and the 3706 San Pablo project completed the appropriate GreenPoint or LEED checklist with their submittals.
Program H-7-2-2. Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	Ongoing, as RFPs are issued	The City did not issue any RFP's in 2016 but did include GreenPoint or LEED in the 3706 San Pablo RFP previously and will include it in the RFP for the former Recreation Center Site.
Program H-7-2-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Ongoing, review and update information twice yearly	The City website's Green Building webpage was updated in 2015. It is at <a href="http://www.emeryville.org/334/Green-Building">http://www.emeryville.org/334/Green-Building</a> and includes a definition and resources. The City's Sustainability website includes more information on building materials and energy decisionmaking.
Program H-7-2-4. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	Ongoing, as development projects are proposed	Vegetative stormwater treatment is required in projects disturbing or creating 5,000 or 10,000 or more square feet of permeable surface. Several large residential sites were completed with 100% treatment this year. The City is also reviewing all opportunities to incorporate vegetative treatment on new public projects regardless of size.
Program H-7-2-5. Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Ongoing, as development projects are proposed	The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.
<i>Policy H-7-3. Encourage the development of housing in close proximity to transit, parks, and services, and encourage site and building design that includes social spaces, emphasizes transit access, provides bicycle parking, and features a strong interface with the street.</i>		
Program H-7-3-1. Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	Ongoing, review funding sources annually and/or as potential projects are proposed	The City received a Cap and Trade grant in 2015 to help fund the family affordable housing project at 3706 San Pablo Avenue in Emeryville's Priority Development Area, partly because San Pablo Avenue is a key regional corridor with many Priority Development Areas along it.

<b>Program Description</b> (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to	
<b>Name of Program</b>	<b>Timeframe in Housing Element</b>	<b>Status of Program Implementation</b>
Program H-7-3-2. Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.	Implement based on the time frame identified in EBOTS	The City provided a layover space for AC Transit's 57 route extension to the Public Market, met with AC Transit to define 40th/San Pablo Transit Hub, and applied to Alameda County Transportation Commission for funding for the transit hub, Emery Go-Round operations, and 8-to-Go.
Program H-7-3-3. Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.	2015	The amendment to the Design Guidelines was adopted in 2015. The added guidelines were followed in the Anton (Nady site) project, which received Planning Commission approval in March of 2016.
<i>Policy H-7-4. Support property retrofits that reduce the city's carbon footprint through energy conservation, waste reduction, and transportation access measures.</i>		
Program H-7-4-1. Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and carsharing pods.	Ongoing, review and update information twice yearly	The City's new Sustainability website includes up-to-date directories of resources and actions for businesses and residents. The Bicycle and Pedestrian webpage describes new Translink lockers at Amtrak and the bike racks program, and the City has been working with housing staff and the public on siting for the new Bike Share program. The City participated in and publicized a solar and alternative-fuel-vehicle discount program, and is launching a commercial energy audit and upgrade program.
Program H-7-4-2. Encourage energy conservation measures and use of green building materials in residential remodel projects.	General fund	The Building Code requires energy conservation measures. The newly-launched Energy Efficient Emeryville (E3) Program will offer no-cost energy audits and assistance to small and medium businesses.