



5

ACHIEVEMENT OF 2009–2014 HOUSING ELEMENT GOALS

This chapter summarizes the City's achievements in implementing the goals, policies, and programs from the 2009–2014 Housing Element. The City made significant progress in addressing housing needs through the development of new units, including units affordable to lower-income and special needs households. A complete review of the City's progress in implementing 2009–2014 policies and programs is provided in Table 5-2.

5.1 PROGRESS IN MEETING THE 2007-2014 RHNA

As described in Section 2.4, the Association of Bay Area Governments (ABAG) issues a Regional Housing Need Allocation (RHNA) for each jurisdiction in the Bay Area. The 2009-2014 Housing Element addressed the RHNA for the period from July 1, 2006, to June 30, 2014.

From July 1, 2006, to December 31, 2013, the City issued building permits for 853 housing units, achieving approximately 75 percent of its total housing production target. As shown in **Table 5-1**, the City exceeded its target for market-rate units and met approximately 62 percent of the very low-income goal.

In Emeryville and throughout the Bay Area, housing production slowed greatly due to the nationwide economic recession beginning in 2008. The recession resulted in financing difficulties for individual homebuyers as well as for large-scale housing developers. Despite this challenge, a significant

number of new homes were provided during the planning period.

Implementation of the City's Affordable Housing Set-Aside (ASHA) Ordinance (now known as the Affordable Housing Program) and the former Redevelopment Agency's use of its Low and Moderate Income Housing Funds helped facilitate the production of 170 below market rate (BMR) housing units from 2006 to 2013. Very low-, low-, and moderate-income units were provided in the Glashaus Lofts, Adeline Place, Oak Walk, AgeSong, Magnolia Terrace, Parc at Powell (formerly "Parkside"), Ambassador, and Emme (formerly "64th and Christie") development projects. Note that as of April 2014, the Parc at Powell and Emme developments were still under construction.

Table 5-1. Building Permits Issued During the 2006–2014 RHNA period

	UNITS BY INCOME CATEGORY				TOTAL UNITS
	VERY LOW	LOW	MODERATE	ABOVE MODERATE (MARKET RATE)	
RHNA Housing Goals (7/1/2006–6/30/2014)	186	174	219	558	1,137
Building Permits Issued (1/1/2006–6/30/2013)	115	9	46	683	853
Percentage of RHNA Met	62%	5%	21%	122%	75%

Source: ABAG 2006–2014 RHNA; City of Emeryville Planning Division and Economic Development and Housing Department, 2014

5.2 KEY ACCOMPLISHMENTS

The City made a diligent, consistent effort to achieve its housing goals through the implementation of policies and programs from the 2009–2014 Housing Element. Following is a summary of key accomplishments.

Goal 1: Preserve existing housing stock.

- The City provided grants and funding for 19 residential rehabilitation projects.
- City staff continued to administer the Community Preservation Program and convene the Community Preservation Committee (meets quarterly) to address code compliance issues and concerns.
- No residential units were demolished during the planning period.

Goal 2: Promote a range of affordability levels.

- The City adopted new Planning Regulations in 2013 and maintained zoning standards that allow a mix of uses and housing development at a wide range of densities.
- The City updated its Density Bonus Ordinance for affordable housing development to allow a bonus of up to 35 percent in compliance with state law.
- From 2009 to 2014, BMR units were secured under the Affordable Housing Set-Aside Ordinance (now known as the Affordable Housing Program) in the Emme (formerly "64th and Christie") (29 units) and Parc at Powell (formerly "Parkside") (21 units) projects.

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- The City initiated negotiations with the developer of 3900 Adeline Street for on-site affordable units.
- City programs provided 44 first-time homebuyer loans (totaling \$1,546,555) to very low-, low-, and moderate-income households, all while the Redevelopment Agency was still in place.
- The City assisted the Ambassador Housing project, a 69-unit affordable housing development for lower-income families, in procuring approximately \$15 million in Low Income Housing Tax Credits. The project was completed and occupied in 2013.
- Through a competitive proposal process, the City selected EAH, Inc., as the developer of 3706 San Pablo Avenue, an 86-unit affordable housing development for extremely low-, very low-, and low-income families. The project will include 4 Housing Opportunities for Persons with AIDS (HOPWA) units.

Goal 3: Promote development of affordable housing for persons with special needs.

- Services for those with AIDS-related illnesses, disabilities, and developmental disabilities will be provided at the Magnolia Terrace and Ambassador developments.
- The City continued to participate in regional efforts to address homelessness (EveryOne Home) and contribute funding to the Homeless Management Information System.
- The AgeSong senior facility was completed in 2010 with 121 market-rate assisted living units and 28 independent living units.

Goal 4: Ensure that the city has a variety of housing types to meet the diverse needs of its residents as well as attract new residents.

- The City researched and prepared a report regarding family housing, entitled “Social and Physical Indicators of Successful Affordable Family Housing.”
- The Parc at Powell (formerly “Parkside”) project (under construction) will include 8 live/work units, one of which will be restricted for affordability.
- Two Emery Unified School District teachers purchased BMR units.
- The Planning Regulations were updated in 2014 to establish standards for emergency shelters, which are allowed by right in the Mixed Use with Residential South (MURS) zoning district, and to treat transitional housing and supportive housing as residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.
- The City initiated work on an amendment to the Emeryville Design Guidelines to establish standards for family-friendly housing.

Goal 5: Maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless.

- The City provided funding to the Berkeley Food and Housing Project, which provides shelter and services to homeless persons in Emeryville.

- Five units restricted to extremely low-income households were constructed at Magnolia Terrace and 8 were provided in the Ambassador Housing Project, 5 of which are restricted for persons with AIDS.

Goal 6: Promote equal opportunity in housing.

- The City awarded eight accessibility grants through its Rehabilitation Loan Program.
- The City contracted with ECHO housing to provide fair housing services to Emeryville residents (through an agreement with Alameda County).

Goal 7: Promote environmental responsibility and long-term sustainability of the city’s housing development through remediation of brownfields and promotion of “green” and “healthy” housing development.

- The Emme (formerly “64th and Christie”) project was awarded a \$5 million brownfields grant, and the City was awarded a \$200,000 cleanup grant for 3706 San Pablo Avenue, which is planned for affordable family housing.
- The City provided two weatherization grants under the Housing Rehabilitation Program.
- The Planning Regulations were updated to include a density bonus for incorporating “green” transportation elements, alternative energy systems, and water and energy efficiency measures.

5.3 REVIEW OF 2009-2014 HOUSING ELEMENT

Table 5-2: Review of 2009-2014 Housing Element

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL I. PRESERVE EXISTING HOUSING STOCK.			
Program I-A-1. Continue support of the Emeryville Housing Rehabilitation Program through Redevelopment Agency funding and allocation of a portion of Emeryville's annual federal Community Development Block Grant (CDBG) funds.	1 ownership rehab loan per FY; 1 rental rehab loan per FY; 1 paint grant per FY; 4 accessibility grants per FY; 2 clean-up grants per FY; 1 minor home repair grant per FY; 5 concrete buyback grants per FY; 6 fence grants per FY.	Due to the dissolution of the Emeryville Redevelopment Agency (RDA), funding for the Housing Rehabilitation Program was limited; however, the City issued 19 rehabilitation grants prior to the loss of RDA funding as follows: <ul style="list-style-type: none"> › 8 exterior paint grants › 6 minor home repair grants › 4 accessibility grants › 1 clean-up grant Following the loss of the RDA, the program remained available, funded by CDBG.	Modify to reflect the loss of the RDA as a funding source.
Program I-A-2. Conduct annual review of Emeryville's Housing Rehabilitation Program and projected program demand for next fiscal year.	Annual review of program; determination if additional funding or resources are needed for subsequent fiscal year (July–June).	City staff reviewed the program on a monthly basis to assess encumbered and available funds, and pending projects. In addition, the City reviewed the program annually to determine an appropriate allocation of CDBG funds.	Delete.
Program I-A-3. Continue existing marketing and establish new marketing efforts for the Emeryville Housing Rehabilitation Program through regular updates to the City's website, participation at community-wide events, and annual, targeted mailings to landlords and homeowners in the city's older residential neighborhoods.	Annual program updates to information materials; participation in community events; outreach to potential participants.	The City continually marketed the rehabilitation program throughout the planning period. The program was advertised in the quarterly Emeryville Activity Guide, on the City's website, and on the City's television channel (E-News).	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL I. PRESERVE EXISTING HOUSING STOCK.			
Program I-B-1. Continue administration of the Community Preservation Program and the Community Preservation Committee to encourage and improve maintenance of single- and multi-family residences in the older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	Reduction in number of dilapidated properties; increased level of property maintenance; resolution of code violations.	The Community Preservation Program is administered by the Community Preservation Committee, with assistance from the Chief Building Official and the City Attorney. The committee meets quarterly to discuss issues related to substandard properties. Meetings serve as an opportunity to coordinate efforts among City departments and determine appropriate strategies to approach and resolve maintenance issues with property owners.	Retain.
Policy I-B-2. Retain and continue implementing the Residential Preservation Ordinance, which requires Council approval for demolition of residential structures.	No demolition without Council approval.	The Residential Preservation Ordinance remains a part of the Planning Regulations (Article 12). No residential units were demolished during the planning period.	Retain.
Policy I-C-1. Continue to review aggregate housing demolition and construction in the City each year through the annual Redevelopment Agency report submitted to the State Department of Housing and Community Development.	Timely submittal of annual report to State HCD on Agency housing activity and submittal of demolition and construction completion reports to State Department of Finance.	Annual Redevelopment Agency (RDA) reports were submitted annually to the California Departments of Housing and Community Development and Finance until the dissolution of the RDA.	Modify to reflect new reporting requirements as they relate to Low/Moderate Income Asset Fund.
Policy 1-C-2. Ensure that a replacement housing plan is implemented in connection with any loss of affordable residential units housing lower or moderate income persons as a result of a specific Redevelopment Agency-sponsored or assisted project action.	Replacement Housing Plan adopted for any identified project; units replaced as required.	No affordable residential units were lost due to Redevelopment Agency-sponsored or assisted project actions during the planning period.	Consolidate with Policy I-C-1 and modify as noted above.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL I. PRESERVE EXISTING HOUSING STOCK.			
Policy 1-C-3. Ensure that state relocation law is applied as required in connection with a specific Redevelopment Agency-sponsored or assisted project as required.	Relocation Plan adopted as required for any identified project; households relocated as required.	No relocations were required during the planning period.	Consolidate with Policy I-C-1 and modify as noted above.
GOAL II. PROMOTE A RANGE OF AFFORDABILITY LEVELS.			
Policy II-A-1. Ensure that sufficient sites are zoned in the City to allow for the development of the City's overall fair share allocation of regional affordable housing need.	23 acres must be zoned to allow residential assuming 50 units per acre with use permit.	The City ensured adequate capacity to meet its 2006–2014 Regional Housing Needs Allocation (RHNA) through land use standards. The City's Planning Regulations, adopted in 2013, allow for ample housing development opportunities at a range of densities.	Modify to reflect that the City will continually monitor the sites inventory for capacity to accommodate the RHNA.
Policy II-A-2. Revise the Density Bonus Ordinance to ensure compliance with State Density Bonus Law.	Revised Density Bonus Ordinance.	The Planning Regulations, adopted in 2013, include provisions for density bonuses in compliance with state density bonus law.	Delete.
Policy II-A-3. Revise the City's Zoning Ordinance to ensure that the requirements for secondary units are consistent with State law.	Review of secondary units requirements as part of Zoning Ordinance update.	The Planning Regulations, adopted in 2013, include requirements for secondary units that are consistent with state law.	Delete.
Policy II-A-4. Continue implementation of the Affordable Housing Set Aside Ordinance to ensure inclusion of Below Market Rate Units in residential projects of 30 or more units.	Enforce the ordinance for all applicable projects.	Two residential development projects subject to the Affordable Housing Set-Aside Ordinance (ASHA) (the ASHA has since been revised and renamed the Affordable Housing Program), Emme (formerly "64th and Christie") and Parc at Powell (formerly "Parkside"), were approved since the adoption of the 2009–2014 Housing Element. Emme and Parc at Powell will provide 29 and 21 below market rate units, respectively.	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL II. PROMOTE A RANGE OF AFFORDABILITY LEVELS.			
Policy II-B-1. Make extremely low, very low and low income housing a priority for use of the Redevelopment Agency's Low and Moderate Income Housing Fund.	Provision of extremely low, very low, or low income units in housing projects.	In 2013, the City selected EAH, Inc., as the developer of 3706 San Pablo Avenue, a City-owned parcel. The project will provide 86 units for extremely low-, very low-, and low-income family households.	Modify to reflect the dissolution of the RDA.
Policy II-B-2. Include extremely low, very low, and/or low income housing in Redevelopment Agency-assisted development projects whenever feasible.	Provision of extremely low, very low and low income units in Agency-sponsored housing projects.	See accomplishments in Policy II-B-1.	Modify to reflect the dissolution of the RDA.
Policy II-B-3. Where feasible, consider a reduction in the moderate income inclusionary percentage requirement on development projects subject to the City's Affordable Housing Set Aside Ordinance to support the inclusion of extremely low, very low, and/or low income units.	Approval of Affordability Agreements for inclusionary projects with low and/or very low income units where not initially required by ordinance.	The City negotiated with the developer of Emme (formerly "64th and Christie") to allow the project to satisfy ASHA (now Affordable Housing Program) requirements by providing 29 very low-income units, rather than the typical mix of units at various income levels.	Retain.
Policy II-B-4. Continue funding of the City's First-Time Homebuyer Program and Ownership Housing Assistance Program through Redevelopment funds to ensure that down payment assistance can be provided to support homeownership opportunities for very low, low, and moderate income household purchasing homes in Emeryville.	Provision of down payment assistance loans for first-time homebuyers.	The Redevelopment Agency funded 44 loans through the Ownership Housing Assistance Program and First-Time Homebuyer Program, offering a total of \$1,546,555 in mortgage assistance. Loans were issued to 31 moderate-income households, 11 low-income households, and 2 very low-income households.	Modify to reflect the loss of RDA funds.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL II. PROMOTE A RANGE OF AFFORDABILITY LEVELS.			
Policy II-B-5. Leverage State and Federal funding programs to maximize the number of affordable units available to low and very low income households, whenever possible.	Obtain and utilize outside funding to leverage Agency funds for affordable housing.	The City was awarded \$1.72 million in grant funds from the California Department of Housing and Community Development CalHOME Program from 2010 through 2013. The City used these funds to assist 12 very low- and low-income households to purchase homes in Emeryville. In addition, the Ambassador Housing Project was awarded over \$10 million in Affordable Housing Tax Credits in 2011.	Retain.
Policy II-B-6. Coordinate with the Housing Authority of Alameda County to link Emeryville Section 8 Program participants in its Family Self-Sufficiency Program with homeownership opportunities in Emeryville.	Work with Housing Authority to place participants into Emeryville homeownership opportunities.	The City coordinated with the Alameda County Housing Authority Family Self-Sufficiency Program to provide information about Emeryville homebuyer loan programs; however, no below market rate units designated for very low-income households were available for rent.	Delete.
Program II-C-1. Continue implementation of the City Foreclosure Prevention and Predatory Lending Prevention Strategy so long as required during the Bay Area foreclosure crisis.	Assistance to homeowner participants facing foreclosure to help them avoid foreclosure.	The City continued implementation of the Foreclosure Prevention and Predatory Lending Prevention Strategy throughout the period. The City successfully assisted 106 homeowner program participants to cure defaults on their first mortgages. Of these homeowners, 47 owned below market rate (BMR) units, so that these BMR units remained in the City's affordable housing stock.	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL III. PROMOTE DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.			
Policy III-A-1. Support inclusion of extremely low and very low income affordable set-aside units for people living with physical and/or developmental disabilities in projects subject to the City's Affordable Housing Set Aside Ordinance. Ensure that support services are provided to tenants of these units.	Additional units in housing stock for extremely low and very low income people living with physical and/or developmental disabilities.	While the City continued to support the inclusion of affordable units for persons with disabilities and/or developmental disabilities, no such units were developed during the planning period.	Retain.
Policy III-A-2. Support inclusion of Shelter-Plus-Care units (rent-assisted units for dually-diagnosed people with mental illness, substance abuse and/or AIDs-related illness) in projects subject to the City's Affordable Housing Set Aside Ordinance or as set-aside within Agency-sponsored rental affordable developments. Ensure that support services are provided to tenants of these units.	Additional units in housing stock serving individuals who qualify for Shelter Plus Care housing assistance.	No projects subject to the ASHA (ASHA has since been renamed the Affordable Housing Program) or RDA-sponsored developments included Shelter-Plus-Care units during the planning period.	Modify to eliminate the reference to the RDA.
Policy III-A-3. Support development of Residential Care Facilities for the Elderly (RCFE) projects and independent senior housing developments.	Additional units in housing stock that are either RCFE units or independent senior units.	The AgeSong senior facility, completed in 2010, provided 121 assisted living units, 28 independent living units, art gallery, child care, dining room, and publicly accessible café.	Retain.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL III. PROMOTE DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.			
Policy III-A-4. Continue to support the County-wide long-range effort to prevent and end homelessness, the “EveryOne Home - Alameda Countywide Homeless and Special Needs Housing Plan,” and monitor the Plan’s progress through City participation in the collaborative groups such as the EveryOne Home Leadership Board, the Alameda County Urban County Technical Advisory Committee and the Alameda County HOME Consortium Technical Advisory Committee.	Participation in collaborative planning; continued financial support of agencies that serve homeless in Emeryville; creation of supportive housing units that serve extremely low income special needs groups that are identified in the EveryOne Home Plan.	Staff continues to represent Emeryville at the EveryOne Home Plan meetings. In addition, the City contributed annually to the Homeless Management Information System through CDBG funds.	Retain.
GOAL IV. ENSURE THAT THE CITY HAS A VARIETY OF HOUSING TYPES TO MEET THE DIVERSE NEEDS OF ITS RESIDENTS AS WELL AS ATTRACT NEW RESIDENTS.			
Policy IV-A-1. Continue support of residential mixed use development through broader General Plan and update of zoning regulations.	At least half of city to be zoned for mixed use with residential through General Plan update.	The Planning Regulations, adopted in 2013, continue to support residential mixed-use development. Approximately one quarter of the city’s land area is designated for this type of use.	Retain.
Policy IV-A-2. Continue allowing development of live/work units as conditionally permitted use in light industrial zones and mixed use zones.	Update ordinance to define heavy live/work and allow it with use permit in IG (general industrial).	The Planning Regulations define heavy and light live/work units and conditionally permit light live/work units in the residential, mixed-use, light industrial, and office technology zones. Heavy live/work units are conditionally permitted in the INH (heavy industrial) zone.	Delete.
Policy IV-A-3. Encourage new developments to provide unit types for which there is an identifiable gap in Emeryville’s housing stock.	Production of a variety of housing types, particularly unit types for which there is an identifiable gap, including family-oriented projects with larger unit sizes, over Housing Element period.	The City continued to recognize the need for larger units and family-friendly housing. The Planning Regulations, adopted in 2013, provide a bonus for density, floor area ratio, and/or building height for residential projects that provide family-friendly housing (units with 3 or more bedrooms).	Delete.

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GOAL IV. ENSURE THAT THE CITY HAS A VARIETY OF HOUSING TYPES TO MEET THE DIVERSE NEEDS OF ITS RESIDENTS AS WELL AS ATTRACT NEW RESIDENTS.			
Policy IV-A-4. Revise the Zoning Ordinance to be in compliance with Senate Bill 2, effective January 1, 2008, requiring establishment of a zoning district allowing emergency shelters by right and ensuring that transitional and supportive housing developments are considered as a residential use of property subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Zoning Ordinance updated to be in compliance with SB 2.	The Planning Regulations, adopted in 2013, allow emergency shelters by right (non-discretionary) in the Mixed Use with Residential South (MURS) zoning district. The Planning Regulations were amended in 2014 to allow transitional and supportive housing, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Delete; no further action required.
Policy IV-A-5. Revise the Zoning Ordinance to clarify that group homes and residential care facilities for six or fewer residents be subject only to those same restrictions that apply to other single family uses.	Zoning Ordinance revised to meet policy objective.	The Planning Regulations, adopted in 2013, treat group homes and residential care facilities for six or fewer residents the same in terms of use and restrictions as single-family residential.	Delete; no further action required.
Policy IV-A-6. Revise the Zoning Ordinance to allow exemptions from design review for projects with a negligible visual impact, and to reduce the level of review to minor design review for one- and two-unit residential buildings and accessory dwelling units.	Zoning Ordinance revised to meet policy objective.	The Planning Regulations, adopted in 2013, allow the Planning Director to exempt projects with a negligible visual impact from design review. Additionally, the Planning Regulations require only minor design review for single-unit and two-unit residential buildings.	Delete; no further action required.

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GOAL IV. ENSURE THAT THE CITY HAS A VARIETY OF HOUSING TYPES TO MEET THE DIVERSE NEEDS OF ITS RESIDENTS AS WELL AS ATTRACT NEW RESIDENTS.			
Policy IV-A-7. The City adopted an update of its General Plan including new General Plan Designations on October 13, 2009. The capacity assumptions for sites included in Table 3 3 are based on the newly-established General Plan designations and interim zoning classifications. To ensure sites in the inventory are adequate to accommodate the City's regional need, the City will amend zoning to adopt the interim densities as identified in the sites inventory.	Zoning Ordinance revised to meet policy objective.	The Planning Regulations, adopted in 2013, are consistent with the General Plan and maintained the residential capacities for the sites identified in the sites inventory of the Housing Element.	Delete; no further action required.
Program IV-B-1. Continue special homebuyers assistance terms through the City's First-Time Homebuyer Program which provides zero-percent down, down payment assistance loans up to 20% of the purchase price to very low income to moderate income teachers in the Emery Unified School District for both market rate and below market rate units.	Provision of down payment assistance loans for this group.	The City continues to offer affordable homeownership assistance to locally identified target groups through the First-Time Homebuyer Program.	Retain.
Program IV-B-2. Continue Special homebuyer assistance terms through the City's First-Time Homebuyer Program which provides zero-percent down, down payment assistance up to 20% of the purchase price to city of Emeryville employees who are any income for market units and very low moderate income for below market rate units.	Provision of down payment assistance loans for this group.	The City continues to offer affordable homeownership assistance to locally identified target groups through the First-Time Homebuyer Program.	Retain.

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GOAL IV. ENSURE THAT THE CITY HAS A VARIETY OF HOUSING TYPES TO MEET THE DIVERSE NEEDS OF ITS RESIDENTS AS WELL AS ATTRACT NEW RESIDENTS.			
Policy IV-B-3. Encourage provision of set-aside below market rate units for teachers and employees of the Emery Unified School District where feasible in new residential development subject to the City's Affordable Housing Set-Aside Ordinance.	Provision of set-aside units for low to moderate income EUSD employees.	Affordable units have been available to teachers and employees of the Emery Unified School District (EUSD) through priority in the lottery process for new below market rate (BMR) units sold by developers. Two EUSD teachers purchased new BMR units during the planning period.	Modify to focus on advertising the availability of BMR units to EUSD employees.
Policy IV-B-4. Promote housing designed to attract families with children by encouraging developers to include larger unit sizes (two-, three-, and four-bedroom units) as well as other on-site amenities such as usable outdoor open space, play equipment for a variety of ages, community rooms, and multi-purpose rooms that can be utilized for after-school homework clubs, computer, art, or other resident activities.	Completion of developer manual; New residential developments built that include larger units plus other on-site and nearby amenities that will attract households with children.	The Planning Regulations, adopted in 2013, provide residential density, floor area ratio, and/or building height bonuses for developments that provide a public benefit, including family-friendly housing that meets certain conditions, such as a minimum of 3 bedrooms, in-unit laundry hook-ups, and 15 additional square feet of open space.	Retain.
Policy IV-B-5. Consider development of affordable housing development specifically designed to attract families with children and collaboration between Redevelopment Agency and non-profit developer with expertise in this area of affordable housing development to implement such a development during the course of the housing element period.	Agency-sponsored development(s) completed that are specifically designed to attract households with children.	The City conducted primary research and wrote a report entitled "Social and Physical Indicators of Successful Affordable Family Housing." The report was included in the request for proposals for 3706 San Pablo Avenue. In addition, the Ambassador Housing Project, occupied in late 2013, includes affordable family units.	Modify to eliminate the reference to the RDA.

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GOAL IV. ENSURE THAT THE CITY HAS A VARIETY OF HOUSING TYPES TO MEET THE DIVERSE NEEDS OF ITS RESIDENTS AS WELL AS ATTRACT NEW RESIDENTS.			
Policy IV-B-6. Ensure that new residential developments that include a set-aside of below market rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below market rate live/work units by artists/craftspeople.	Occupancy of live/work units by artists or craftspeople.	The Parc at Powell (formerly “Parkside”) project includes an affordable live/work unit. Staff will work with the developer to target and market the unit to artists and craftspeople.	Retain.
Policy IV-B-7. Encourage development of affordable live/work space for artists and craftspeople.	Development of affordable live/work space for artists and craftspeople	The Planning Regulations, adopted in 2013, allow live/work development throughout most of the city. During the planning period, the City approved development of Parc at Powell (formerly “Parkside”), a residential development that includes 8 live/work units.	Retain.
GOAL V. MAINTAIN AND EXPAND ACTIVITIES DESIGNED TO PREVENT THOSE CURRENTLY HOUSED FROM BECOMING HOMELESS AND TO ASSIST THOSE WHO ARE HOMELESS.			
Program V-A-1. Continue providing funding through Emeryville’s allocation of Community Development Block Grant funds to support the Berkeley Food and Housing Project’s shelters, transitional housing, and Multi-Service Center to provide housing, meals, and other support services to homeless individuals who have resided in Emeryville.	Support of homeless who have lived in Emeryville with needed services and shelter.	The City continued to provide annual funding to the Berkeley Food and Housing Project, which provides shelter and services to homeless persons who reside or have resided in Emeryville.	Retain.
Program V-A-2. Continue providing information at City Hall and through City’s website on resources available for emergency housing assistance.	Updated information available at City Hall and website.	The City continued to provide information regarding emergency housing assistance at City Hall and on the City’s website.	Retain (merge with Program V-A-3).

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GOAL V. MAINTAIN AND EXPAND ACTIVITIES DESIGNED TO PREVENT THOSE CURRENTLY HOUSED FROM BECOMING HOMELESS AND TO ASSIST THOSE WHO ARE HOMELESS.			
Program V-A-3. Improve City departmental coordination to ensure that information is made available on resources available to assist Emeryville families and households at risk of homelessness.	Dissemination of information to City departments who interface with those at risk of homelessness; dissemination of information to those individuals.	The City continued to provide assistance information for households at risk of homelessness on the City's website. Tenants facing eviction are directed to ECHO Fair Housing or the East Bay Community Law Center for assistance. In addition, the City conducted three foreclosure prevention workshops each year for households facing the loss of housing.	Retain (merge with Program V-A-2).
Program V-A-4. Improve coordination between the City and Emery Unified School District to determine if there are families who may be at risk of homelessness to provide resource and housing referrals.	Dissemination of information to EUSD on housing and services available; increased coordination between entities.	Staff coordinated with the resource specialist at EUSD to market the Ambassador units to families with children enrolled at EUSD schools that may be in need of affordable housing.	Retain.
Program V-A-5. Assist in the development of affordable rental units serving extremely low income households as 30% of the area median income within future Redevelopment Agency-sponsored rental developments whenever feasible. Ensure that support services are provided to tenants of these units.	Provision of rental units that serve very low income households at 30% of the AMI.	The Magnolia Terrace project included 5 units restricted to extremely low-income households, and the Ambassador Housing project provided 8 units for very low-income households. In addition, the City accepted a proposal from EAH, Inc., to develop a residential project that will include 9 very low-income units on the City-owned 3706 San Pablo Avenue site.	Delete.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL VI. PROMOTE EQUAL OPPORTUNITY IN HOUSING.			
Program VI-A-1. Through participation in the Alameda County Urban County Community Development Block Grant Entitlement jurisdiction, continue to contract with Housing Rights, Inc. or another fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education and legal referrals for Emeryville resident tenants and landlords.	Provision of fair housing counseling services to Emeryville residents and landlords.	The City contracted with ECHO to provide fair housing services to Emeryville residents through its participation in the Alameda County CDBG program.	Retain.
Program VI-A-2. Continue effective marketing of the fair housing counseling service provided through Housing Rights, Inc. or another fair housing counseling organization through a variety of means, including public information available at Emeryville City Hall, on the City's website, and community-wide events.	Provision of updated fair housing information at City Hall and on website; information available at Emeryville community events.	Fair housing services were advertised on the public service television channel and in local periodicals. Information was also made available at City Hall, on the City's webpage, and through Alameda County's 2 1 1 information phone line.	Retain.
Program VI-A-3. Require that developers include language stating that they provide equal opportunity in housing in their marketing materials for below-market-rate units provided through the City's Affordable Housing Set Aside Ordinance.	Inclusion of equal opportunity language in marketing materials for BMR units.	The City required equal opportunity in housing language in marketing materials for below-market-rate units provided through the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) and in all affordability agreements.	Retain (merge with Program VI-A-4).

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL VI. PROMOTE EQUAL OPPORTUNITY IN HOUSING.			
Program VI-A-4. Include appropriate equal opportunity and anti-discrimination language in all contractual agreements that the City and/or Emeryville Redevelopment Agency enter into with developers pertaining to housing, such as Agreements on Affordable Units, Resale Restriction Agreements, Disposition and Development Agreements, and Owner Participation Agreements.	Inclusion of equal opportunity and anti-discrimination language in City and Agency housing agreements.	Equal opportunity and anti-discrimination language was included in all City contractual agreements.	Retain (merge with Program VI-A-3).
Program VI-A-5. Continue Accessibility Grant Program through the Emeryville Housing Rehabilitation Program to provide grant assistance to lower income households with disabilities.	Provision of grants to disabled households for accessibility improvements.	The City awarded eight accessibility grants through the Housing Rehabilitation Program.	Retain.
GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
Program VII-A-1. Continue Agency grant and loan program, "Capital Incentives for Emeryville's Redevelopment and Remediation" (CIERRA) to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate their housing development sites.	Provision of loans and grants to property owners that result in remediation of sites.	In 2013, the Strategic Partnership Agreement with the State expired for the CIERRA program, and it is not currently available. However, the City continued to administer federal clean-up funds awarded by the US Environmental Protection Agency. The 3706 San Pablo Avenue cleanup (a City-owned site for affordable housing) was funded in 2012, and the site's Sampling and Analysis Plan and Site Cleanup Plan were completed in 2013.	Modify due to the change in available funding sources.

POLICY OR PROGRAM	MEASURABLE OUTCOMES	RESULT AND EVALUATION	RETAIN/MODIFY/DELETE
GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
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Program VII-A-2. Continue seeking outside funding opportunities to leverage the Agency's funding for site remediation at Agency-sponsored housing and mixed use developments, thereby increasing the financial feasibility of the projects.	Attainment of additional outside funding to support Agency's site remediation goals.	In October 2008, TMG Partners secured a \$5 million brownfield grant from the California Pollution Control Finance Authority in connection with the California Recycle Underutilized Sites (CALReUSE) Program for development of the 64th and Christie site. The grant was awarded to clean up the project site and construct a concrete engineered podium. In addition, the City was awarded a \$200,000 clean-up grant for 3706 San Pablo Avenue from the US Environmental Protection Agency in 2012.	Modify to reflect the loss of the RDA.
Policy VII-B-1. Continue requirement that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittals to the Emeryville Planning and Building Department.	Developers' inclusion of checklist in planning application submittal, inspiring them to consider green design features.	The Planning and Building Department continued to require that developers submit the scorecard summary from the appropriate GreenPoint Rated or LEED Checklists prior to issuance of a building permit.	Retain.

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GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
Policy VII-B-2. Include the appropriate GreenPoint Rated or LEED Checklist in all Redevelopment Agency-led Request for Proposals (RFPs) for residential and/or live/work projects and include the Checklist as a review criterion in the developer selection process.	Inclusion of GreenPoint Rated or LEED Checklist in all Agency-led RFPs for new housing; incorporation of green building measures in Agency-sponsored housing developments.	The RFP for the development of 3706 San Pablo Avenue, a City-owned site for affordable housing, included GreenPoint Rated and/or LEED certifications.	Modify to eliminate reference to the RDA.
Policy VII-B-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Provision of information materials at Planning and Building Counter.	Information was made available on the City website and at the permit counter at City Hall.	Retain.
Policy VII-B-4. Consider an ordinance requiring projects involving public funds to meet minimum green building thresholds.	Public-private projects meeting higher green building thresholds, helping to meet City's climate change goal.	No local ordinance was adopted; however, the City required minimum green building standards on a case-by-case basis. For example, the Emery Station Greenway building, built in 2012, was required to have a LEED Silver rating. In addition, the City enforced CALGreen (mandatory green building code) building standards.	Retain.
Policy VII-B-5. Consider an ordinance providing density, FAR, and height bonus for private projects that meet certain green building thresholds.	Private projects meeting higher green building thresholds, helping to meet City's greenhouse gas reduction goal.	The Planning Regulations, adopted in 2013, provide bonuses for projects eligible for LEED platinum, gold, or silver certification. The Planning Regulations also provide bonuses for alternative energy systems and water and energy efficiency measures.	Delete; no further action required.

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GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
Policy VII-C-1. Adopt open space requirements and design guidelines for multi-family housing projects.	Requirements in Zoning Ordinance, leading to more open space and better design.	The Planning Regulations require that multi-family projects provide 60 square feet of open space per dwelling or live/work unit (Section 9-4.303). The Design Guidelines include standards for the provision of three types of open space: private space, common space, and publicly accessible space. In addition, there are guidelines specifically aimed at improving the design of residential development.	Delete; no further action required.
Policy VII-C-2. Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	Inclusion of design and operation measures to protect stormwater quality.	The City continued to require measures to protect stormwater quality, including Low Impact Design, which is the treatment of stormwater with vegetation and other management practices.	Retain.

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GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
Policy VII-D-1. Disseminate information on retrofit assistance programs such as youth energy services, solar energy rebates and alternative transportation facilities, such as bicycle parking and car-sharing pods.	Retrofit of existing residential buildings to be more energy efficient, less wasteful and better oriented to non-auto travel.	<p>From 2010 through 2012, the Rising Sun Energy Center offered residents free energy conservation services and hardware through the California Youth Energy Services (CYES). CYES promoted the program at the Earth Day Celebration at the Thursday Farmers Market and through discussions with homeowners, renters, and property managers of multi-unit housing complexes.</p> <p>In 2010, all Emeryville licensed businesses received a brochure describing the City's Green Business Program, Smart Solar Program, and Smart Light Program. The City also received funding for staff to participate in a PG&E Innovative Pilot studying energy efficiency in multi-family housing. Alternative transportation programs such as Emery Go-Round and 8-To-Go (shuttle for seniors) were advertised in the Emeryville Activity Guide and in the e-newsletter.</p> <p>The Planning Regulations, adopted in 2013, include a bonus for transportation demand management (TDM) (bike sharing, bike lockers, transit information, child care, transit passes), provide a bonus for electric vehicle charging stations, and offer a potential reduction in parking requirements with TDM with a conditional use permit.</p>	Retain.

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GOAL VII. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY OF CITY'S HOUSING DEVELOPMENT THROUGH REMEDIATION OF BROWNFIELDS AND PROMOTION OF "GREEN" AND "HEALTHY" HOUSING DEVELOPMENT.			
Program VII-D-2. Continue to provide assistance through the Emeryville Housing Rehabilitation Program for weatherization and energy efficiency repairs.	Property retrofits that would not occur without Agency funding.	The Redevelopment Agency offered a \$50,000 Weatherization Grant through the Housing Rehabilitation Program in 2010. Two Emeryville households received grant funds through this program. Program offerings and funding changed following the dissolution of the RDA, and programs were modified to meet the requirements of CDBG and CalHome, which require that improvement loans be specifically used to repair substandard conditions.	Delete.
Policy VII-D-3. Encourage energy conservation measures and use of green building materials in residential remodel projects.	Green remodel features in property improvement and maintenance projects.	Energy conservation measures and green building materials are included in housing rehabilitation inspection documentation. The City also coordinated with PG&E to help implement the Energy Upgrade California program that provides subsidies for homeowners remodeling their houses with energy conservation measures. The Planning Regulations, adopted in 2013, include a bonus for transportation demand management (TDM) (bike sharing, bike lockers, transit information, child care, transit passes), provide a bonus for electric vehicle charging, and offer a potential reduction in parking requirements with TDM with a conditional use permit.	Retain.