



6 GOALS, POLICIES & PROGRAMS

This chapter presents the City's housing goals, policies, and programs for the 2015 to 2023 planning period. Goals establish the ideal future and purpose, policies are statements to guide decision-making regarding housing issues, and programs are actions that the City will take to implement the policies in order to achieve the goals. The department(s) primarily responsible for program implementation, relevant review authority, time frame, and funding source are identified for each program.

GOAL H-1. PRESERVE AND IMPROVE THE CITY'S EXISTING NEIGHBORHOODS AND HOUSING STOCK.

POLICY H-1-1. PROMOTE THE PRESERVATION AND IMPROVEMENT OF EXISTING HOMES THROUGH THE EMERYVILLE HOUSING REHABILITATION PROGRAM

Program H-1-1-1. Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Allocate funds annually
	Funding source: CDBG
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.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Annually
	Funding source: General fund
Program H-1-1-3. Continue to offer home maintenance education.	Responsible department/review authority: Economic Development and Housing, Community Services
	Time frame: Review education program annually, conduct classes quarterly or as appropriate
	Funding source: General fund

POLICY H-1-2. MAINTAIN AND IMPROVE THE CITY'S OLDER HOUSING STOCK, PARTICULARLY THE HOMES LOCATED IN THE TRIANGLE NEIGHBORHOOD EAST OF SAN PABLO AVENUE AND THE DOYLE STREET NEIGHBORHOOD LOCATED EAST OF HOLLIS STREET.

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.	Responsible department/review authority: Economic Development and Housing, Planning and Building, Police, Fire, City Attorney, Public Works, Planning Commission
	Time frame: Hold quarterly committee meetings, review progress monthly, process code violations as needed
	Funding source: General fund

GOAL H-1. PRESERVE AND IMPROVE THE CITY'S EXISTING NEIGHBORHOODS AND HOUSING STOCK.

Program H-1-2-2. Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Responsible department/review authority: Planning and Building, City Council
	Time frame: Ongoing, implement as the demolition of residential structures is proposed
	Funding source: General fund
POLICY H-1-3. MAINTAIN THE AVAILABILITY AND AFFORDABILITY OF EXISTING UNITS THAT ARE RESTRICTED FOR OCCUPANCY BY LOWER- AND MODERATE-INCOME HOUSEHOLDS.	
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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Review the affordable inventory twice yearly, take actions to preserve affordable units as needed
	Funding source: General fund
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.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Monitoring and compliance ongoing, report annually or as required
	Funding source: General fund, Low/Moderate Income Asset Fund

GOAL H-2. ENCOURAGE THE DEVELOPMENT OF HOUSING AFFORDABLE TO EXTREMELY LOW-, VERY LOW-, AND LOW-INCOME HOUSEHOLDS.

POLICY H-2-1. ENSURE THAT THE PLANNING REGULATIONS CONTINUE TO FACILITATE THE DEVELOPMENT OF AFFORDABLE HOUSING.

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.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as projects with affordable units are proposed
	Funding source: General fund
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.	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as housing development projects are proposed
	Funding source: General fund

POLICY H-2-2. SUPPORT NEW HOUSING OPPORTUNITIES FOR EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE-INCOME HOUSEHOLDS.

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.	Responsible department/review authority: Economic Development and Housing, Planning and Building, City Council
	Time frame: Collect fees as projects are proposed; prioritize as funds become available
	Funding source: General fund, housing impact fees/housing trust fund
Program H-2-2-2. Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Responsible department/review authority: Economic Development and Housing, Planning and Building, City Council
	Time frame: Ongoing, implement as City-assisted housing development projects are proposed
	Funding source: General fund

GOAL H-2. ENCOURAGE THE DEVELOPMENT OF HOUSING 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.	Responsible department/review authority: Economic Development and Housing, Planning and Building, City Council
	Time Frame: Ongoing, implement as development projects are proposed
	Funding source: General fund
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.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Fund programs annually, process loans applications as they are received
	Funding source: General fund
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	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Fund programs annually, process loans applications as they are received
	Funding source: Low-Income Housing Tax Credits, HOME, and other available sources
Program H-2-2-6. Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Ongoing
	Funding source: General fund
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.	Responsible department/review authority: Planning and Building, Economic Development and Housing, City Manager, City Council
	Time frame: Annually
	Funding source: General fund ("boomerang funds")

GOAL H-3. PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.

POLICY H-3-1. SUPPORT DEVELOPMENT OF AFFORDABLE HOUSING FOR DISABLED PERSONS, DEVELOPMENTALLY DISABLED PERSONS, PERSONS WITH HIV/AIDS, SINGLE-PARENT FAMILIES, AND SENIORS.

<p>Program H-3-1-1. Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.</p>	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as projects are proposed
	Funding source: General fund
<p>Program H-3-1-2. Support the development of Residential Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.</p>	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as projects are proposed
	Funding source: General fund
<p>Program H-3-1-3. Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.</p>	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: 2016
	Funding source: General fund
<p>Program H-3-1-4. Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.</p>	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Evaluate annually
	Funding source: General fund

GOAL H-3. PROMOTE THE DEVELOPMENT OF AFFORDABLE HOUSING FOR PERSONS WITH SPECIAL NEEDS.

POLICY H-3-2. MAINTAIN AND EXPAND ACTIVITIES DESIGNED TO PREVENT THOSE CURRENTLY HOUSED FROM BECOMING HOMELESS AND TO ASSIST THOSE WHO ARE HOMELESS.

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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Provide ongoing support, participate in groups monthly or as meetings or activities are scheduled
	Funding source: General fund
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.	Responsible department/review authority: Economic Development and Housing, Planning Commission, City Council
	Time frame: Allocate funds annually
	Funding source: CDBG
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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, verify and update resource information quarterly
	Funding source: General Fund
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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, as need is identified
	Funding source: General Fund

GOAL H-4. PROVIDE A WIDE VARIETY OF HOUSING TYPES APPROPRIATE FOR HOUSEHOLDS AT ALL SOCIOECONOMIC LEVELS AND WITH A VARIETY OF LIFESTYLES AND PREFERENCES.

POLICY H-4-1. ENSURE THE ZONING ORDINANCE FACILITATES THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES.

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).	Responsible department/review authority: Planning and Building, City Council
	Time frame: Ongoing, update the inventory as new projects are approved
	Funding source: General Fund
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.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, implement as projects are proposed
	Funding source: General Fund

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.

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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, offer loans as applications are received
	Funding source: General fund, Low/Moderate-Income Asset Fund
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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, offer loans as applications are received
	Funding source: General fund, Low/Moderate-Income Asset Fund

GOAL H-4. PROVIDE A WIDE VARIETY OF HOUSING TYPES APPROPRIATE FOR HOUSEHOLDS AT ALL SOCIOECONOMIC LEVELS AND WITH A VARIETY OF LIFESTYLES AND PREFERENCES.

Program H-4-2-3. 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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, as BMRs become available
	Funding source: General fund
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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, as development projects with below-market-rate live/work units are approved
	Funding source: General Fund
Program H-4-2-5. Encourage the development of affordable live/work space for artists and craftspeople.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing
	Funding source: General fund
Program H-4-2-6. Promote quality and diversity in the architectural style of new housing developments.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Implement as housing development projects are proposed
	Funding source: General fund

GOAL H-5. PROMOTE EQUAL OPPORTUNITY IN HOUSING.

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.

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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Annually
	Funding source: CDBG
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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing, update advertising and information as needed
	Funding source: General fund
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).	Responsible department/review authority: Economic Development and Housing, Planning and Building, City Attorney, City Council
	Time frame: Ongoing, as agreements are prepared
	Funding source: General Fund
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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Allocate funds annually, provide assistance as applications are received
	Funding source: CDBG

GOAL H-6. IMPROVE THE BALANCE IN HOUSING TENURE AND UNIT SIZES TO SPECIFICALLY ADDRESS THE NEED FOR FAMILY-FRIENDLY HOUSING AND INCREASE OWNER OCCUPANCY.

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.

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.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Adopt guidelines by 2015, implement as projects are proposed
	Funding source: General fund
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.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Examine opportunities annually
	Funding source: General fund

POLICY H-6-2. PROMOTE HOMEOWNERSHIP OPPORTUNITIES AND ENCOURAGE THE DEVELOPMENT OF NEW FOR-SALE RESIDENCES.

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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Initiate advertising by 2015, update as needed
	Funding source: General fund

GOAL H-6. IMPROVE THE BALANCE IN HOUSING TENURE AND UNIT SIZES TO SPECIFICALLY ADDRESS THE NEED FOR FAMILY-FRIENDLY HOUSING AND INCREASE OWNER OCCUPANCY.

Program H-6-2-2. 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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Initiate efforts by 2015, implementation ongoing
	Funding source: General fund
Program H-6-2-3. Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Allocate and apply for funding annually, provide loans as applications are received
	Funding source: CalHome, Low/Moderate Income Asset Fund

POLICY H-6-3. WORK WITH EXISTING AND POTENTIAL EMERYVILLE HOMEOWNERS TO PREVENT PREDATORY LENDING AND FORECLOSURE.

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.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Ongoing
	Funding source: General fund

GOAL H-7. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY IN RESIDENTIAL DEVELOPMENT THROUGH THE REMEDIATION OF BROWNFIELDS AND PROMOTION OF “GREEN” AND “HEALTHY” HOUSING DEVELOPMENT

POLICY H-7-1. ENCOURAGE THE REMEDIATION OF FORMER INDUSTRIAL SITES TO CREATE SAFE SITES FOR HOUSING DEVELOPMENT.

Program H-7-1-1. Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	Responsible department/review authority: Economic Development and Housing, City Council
	Time frame: Ongoing, as residential development projects are proposed
	Funding source: General fund, US Environmental Protection Agency (EPA)
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.	Responsible department/review authority: Economic Development and Housing
	Time frame: Ongoing
	Funding source: General fund

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.

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.	Responsible department/review authority: Planning and Building
	Time frame: Ongoing, enforce as development applications are submitted
	Funding source: General fund
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.	Responsible department/review authority: Economic Development and Housing, Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, as RFPs are issued
	Funding source: General fund

GOAL H-7. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY IN RESIDENTIAL DEVELOPMENT THROUGH THE REMEDIATION OF BROWNFIELDS AND PROMOTION OF “GREEN” AND “HEALTHY” HOUSING DEVELOPMENT

Program H-7-2-3. Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Responsible department/review authority: Planning and Building
	Time frame: Ongoing, review and update information twice yearly
	Funding source: General fund
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.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, as development projects are proposed
	Funding source: General fund
Program H-7-2-5. Encourage new residential development projects to include features and materials that help to prevent stormwater intrusion.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: Ongoing, as development projects are proposed
	Funding source: General fund

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.

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.	Responsible department/review authority: Planning and Building, Economic Development and Housing, City Council
	Time frame: Ongoing, review funding sources annually and/or as potential projects are proposed
	Funding source: General fund

GOAL H-7. PROMOTE ENVIRONMENTAL RESPONSIBILITY AND LONG-TERM SUSTAINABILITY IN RESIDENTIAL DEVELOPMENT THROUGH THE REMEDIATION OF BROWNFIELDS AND PROMOTION OF “GREEN” AND “HEALTHY” HOUSING DEVELOPMENT

Program H-7-3-2. 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.	Responsible department/review authority: Planning and Building, City Council
	Time frame: Implement based on the time frame identified in EBOTS
	Funding source: General fund
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.	Responsible department/review authority: Planning and Building, Planning Commission, City Council
	Time frame: 2015
	Funding source: General fund

POLICY H-7-4. SUPPORT PROPERTY RETROFITS THAT REDUCE THE CITY'S CARBON FOOTPRINT THROUGH ENERGY CONSERVATION, WASTE REDUCTION, AND TRANSPORTATION ACCESS MEASURES.

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 car-sharing pods.	Responsible department/review authority: Planning and Building, Economic Development and Housing
	Time frame: Ongoing, review and update information twice yearly
	Funding source: General fund
Program H-7-4-2. Encourage energy conservation measures and use of green building materials in residential remodel projects.	Responsible department/review authority: Planning and Building, Economic Development and Housing
	Time frame: Ongoing
	Funding source: General fund

Quantified Objectives

Table 6-1 shows the City's quantified housing objectives by income category for the 2015 to 2023 planning period. These objectives represent estimates of potential results from the implementation of the policies and programs described above.

The new construction objective corresponds directly to the City's Regional Housing Needs Allocation (RHNA). The City will strive to meet housing targets for all income categories. This objective is supported by Programs H-2-1-1, H-2-1-2, H-2-2-1, H-2-2-2, H-2-2-3, H-2-2-5, H-2-2-6, H-4-1-1, and H-4-1-2.

The improvement and rehabilitation objective is linked to the number of existing units expected to receive assistance through the City's Housing Rehabilitation Program. This objective is supported by Programs H-1-1-1 and H-1-1-2.

The preservation objective refers to the continued affordability of all of the City's existing income-restricted below market rate units, including the six units at risk of converting to market rate in Bay Bridge Housing. The City will work to retain these units as below market rate homes. This objective is supported by Program H-1-3-1. In addition, the preservation objective is linked to the number of units the City expects to retain through the continued implementation of the City's Residential Preservation Ordinance, supported by Program H-1-2-2.

The homebuyer assistance objective refers to the number of households the City will assist in receiving first-time home buyer assistance loans or Mortgage Credit Certificates (administered through Alameda County). This objective is supported by Programs H-4-2-1, H-4-2-2, H-6-2-1, H-6-2-3.

Table 6-1. 2015–2023 Quantified Objectives

INCOME CATEGORY	NEW CONSTRUCTION	IMPROVEMENT/ REHABILITATION	PRESERVATION	HOMEBUYER ASSISTANCE	TOTAL
Extremely Low	138	2	—	—	140
Very Low	138	16	349	—	503
Low	211	16	143	60	430
Moderate	259	—	237	60	556
Above Moderate	752	—	8	—	760
Total	1,498	34	737	120	2,389

Source: ABAG 2014–2022 RHNA, 2013; City of Emeryville Departments of Planning and Building and Economic Development and Housing 2014