

Please Start Here

General Information	
Jurisdiction Name	Emeryville
Reporting Calendar Year	2025
Contact Information	
First Name	Navarre
Last Name	Oaks
Title	Planner
Email	noaks@emeryville.org
Phone	5105964354
Mailing Address	
Street Address	1333 Park Avenue
City	Emeryville
Zipcode	94608

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	Emeryville	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		1
Total Units		6

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	1	0
Single-family Detached	0	0	2
2 to 4 units per structure	0	0	0
5+ units per structure	362	0	92
Accessory Dwelling Unit	13	5	5
Mobile/Manufactured Home	0	0	0
Total	375	6	99

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	2	6
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	9
Total Housing Units Approved:	8
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	4	9
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	144
Sites Rezoned to Accommodate the RHNA	0

Table A2

- New Construction, Entitled, Permits and Completed Units

Project Identifier						Affordability by Household Incomes - Building Permits						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
						5	7					16	17	18	19	20			21	22	23	24	25
Current APN	Street Address	Project Name*	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "1000")	Number of Demolished/Destroyed Units	Demolished Units	Demolished Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
			4	5		6	#REF!	#REF!	#REF!	#REF!	#REF!					2							
049A-1313-009-00	5517 BEAUDRY ST	Unit C		1	9/9/2022	1										0							
049A-1313-009-00	5517 BEAUDRY ST	Unit A		1	10/12/2022	1										0							
049A-0481-005-00	3631 ADELINE ST			1	8/7/2023	1										0							
049A-1312-026-00	5534 BEAUDRY ST	Unit C & D		1	8/26/2024	1								ABAG ADU Affordability Study (30/30/30/10)		0							This project was issued a entitlements and a building permit twice. ZC20-17 was included in previous reports, however the permit was withdrawn and new entitlement and permit was issued under 2024-005
049A-0954-014-00	3960 ADELINE ST	Key Route Lofts		2	12/12/2023	2										0							
049A-0950-001-00	1048TH 36TH ST/3600-3610 SAN PABLO AVE	Nello Harrison Gateway		1	10/20/2020	1			45		8	AHSC, NPLH, Other	DB, Other		75	0			143.0%	6	Development Standards Modification	No	Additional APNs: 049A-0950-008-01 and 049A-0950-008-01
049A-1470-010-03	1270 64TH ST			2	12/21/2021	2										2	Demolished	O					The 2 demolished units were unavailable; PG approved demolition 10/28/21
049A-1194-014-00	1291 55TH ST			1	1/27/2022	1										0							
049A-1317-001-01	1333 POWELL ST	Perm on Powell ADUs	2		1/8/2025	2								ABAG ADU Affordability Study (30/30/30/10)		0							
049A-1555-067-00	4208 SAN PABLO AVE	Oak Walk ADUs	1		1/9/2025	1								ABAG ADU Affordability Study (30/30/30/10)		0							
049A-1469-010-00	1270 OCEAN AVE				1/10/2025	0								ABAG ADU Affordability Study (30/30/30/10)		0							
49A-1493-005-00	5890 CHRISTIE AVE 5900 CHRISTIE AVE 6150 CHRISTIE AVE	Perennial Apartments 3 Phases		4	6/5/2025	4						Other	DB, Other		99	0			92.0%	4	Development Standards Modification	No	Additional APNs: 49A-1493-005-00
049A-1331-016-00	5872 BEAUDRY ST		1	1	11/25/2025	2								ABAG ADU Affordability Study (30/30/30/10)		0							
049A-1313-006-00	5525 BEAUDRY ST		1		2/14/2024	1								ABAG ADU Affordability Study (30/30/30/10)		0							
049A-0619-004-00	3995 EMERY ST	3995 Emery Street ADU(s)		2	5/19/2022	2										0							
049A-1174-040-00	1063 47TH ST	1063 47th Street ADU		1	7/9/2022	1										0							
049A-1330-005-00	5983 BEAUDRY ST	5983 Beaudry Street ADU		1	9/12/2023	1										0							
049A-1026-034-00	1047 43RD ST			2	6/27/2024	2										0							
049A-1026-034-00	1047 43RD ST			2	6/27/2024	2										0							
049A-1081-001-00	1055 45TH ST	1055 45th Street ADU		1	5/11/2023	1										0							
049A-1026-015-04	4107 ADELINE ST	4107B Adeline		1	6/9/2023	1										0							
049A-1477-001-01	6000 HOLLISS ST 6042 HOLLISS ST	5900 Hollis Street L&W Conversion		2	12/20/2023	2										0							
049A-1079-014-01	4300 SAN PABLO AVENUE	4300 San Pablo Intergenerational		1	12/5/2022	1						Other	DB, Other		77	0			189.0%	5	Development Standards Modification	No	Additional APNs: 049-1079-017-01
						0																	
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Table A2

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

Project Identifier													Streaming	Historic Sites	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes					
Current APN	Street Address	Project Name	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	Please select the date streamlining provision the project was APPROVED pursuant to (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 64001(a)(2)(B) and reported on Table L.7?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if applicable, in perpetuity enter "000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, or modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes *		
448A-1313-009-00	5517 BEAULORY ST	Unit C		0	45	0	0	0	30	0	1	0	0	1	3/9/2025	1	NONE	No				0								
448A-1313-009-00	5517 BEAULORY ST	Unit A									1	1	3/9/2025	1	NONE	No						0								
448A-0481-005-00	3531 AZULINE ST													1	7/2/2025	1	NONE	No				0								
448A-1313-026-00	5534 BEAULORY ST	Unit C & D								1		1	8/28/2025	2	NONE	No			ABAG ADU Affordability Study (30/30/30/10)		0								This project was issued a entitlements and a building permit late. 2/20-17 was included in previous reports. However the permit was withdrawn and new entitlements and permit were issued under 2/24-09.	
448A-0554-014-00	3980 AZULINE ST	Way Route Lofe											8/1/2025	3	NONE	No					0									
448A-0950-001-00	1048TH 35TH 970000 30 10 SAN FOME 2 205	Yalla Nelson Gateway	45			8		38			1	1	1/11/2025	8	NONE	No	AHSC, NPLH, Other	DB, Other		75				143.0%						Additional APNs: 048A-1050-008-01 and 048A-1050-009-01
448A-1475-015-00	1275 64TH ST										2		7/3/2025	2	NONE	No						2	Demolished	O						The 2 demolished units were contributed to PC pursuant to demolition 10/20/21
448A-1844-014-00	1281 65TH ST													2	NONE	No						0								
448A-1317-001-01	1333 POWELL ST 4050 SAN PABLO AVE	Oak Walk ADUs												1	NONE	No			ABAG ADU Affordability Study (30/30/30/10)		0									
448A-1555-087-00														1	NONE	No			ABAG ADU Affordability Study (30/30/30/10)		0									
448A-1489-010-00	12150 OLAN AVE 5850 CHRISTIE AVE 5860 CHRISTIE AVE 6150 CHRISTIE AVE	Personal Apartments - 3 Phases												1	NONE	No	Other	DB, Other		59		0			92.0%					Additional APNs: 048A-1493-005-00
448A-1492-005-00														1	NONE	No														
448A-1311-076-00	5872 BEAULORY ST													1	NONE	No			ABAG ADU Affordability Study (30/30/30/10)											
448A-1313-009-00	5517 BEAULORY ST													1	NONE	No			ABAG ADU Affordability Study (30/30/30/10)		0									
448A-0619-004-00	3695 EMERY ST	3995 Emery Street ADUs												1	NONE	No						0								
448A-1174-040-00	1063 47TH ST	1063 47th Street ADU												1	NONE	No						0								
448A-1335-005-00	5883 BEAULORY ST	5883 Beaulory Street ADU												1	NONE	No						0								
448A-1026-034-00	1047 49RD ST													0	NONE	No						0								
448A-1026-034-00	1047 49RD ST													0	NONE	No						0								
448A-1081-001-00	1055 45TH ST	1055 45th Street ADU												0	NONE	No						0								
448A-1026-034-00	4167 AZULINE ST													0	NONE	No						0								
448A-1471-001-61	8902 HOLLS ST 8232 45TH ST													0	NONE	No						0								
448A-1073-014-01	4300 SAN PABLO AVENUE	4300 San Pablo Intergenerational												0	NONE	No	Other	DB, Other		77		0			150.0%					Additional APNs: 048A-1073-017-01
														0																
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Jurisdiction	Emeryville	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	45	-	-	-	-	-	-	-	-	45	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	451	-	8	-	-	-	-	-	-	-	-	55	396
	Non-Deed Restricted	-	-	-	1	1	-	-	-	-	-	-	-	-
Low	Deed Restricted	259	-	36	-	-	-	-	-	-	-	-	39	220
	Non-Deed Restricted	-	-	-	1	2	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	308	-	-	-	-	-	-	-	-	-	-	3	305
	Non-Deed Restricted	-	-	-	1	2	-	-	-	-	-	-	-	-
Above Moderate		797	23	26	3	1	-	-	-	-	-	-	53	744
Total RHNA		1,815												
Total Units			23	115	6	6	-	-	-	-	-	-	150	1,665

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Emeryville						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
A. Housing Development Regulatory Program	1. Implement various Housing Development Regulatory Programs to ensure the construction of housing being built is affordable at various income levels, especially for very low to moderate-income level households.	12/31/2031	6th Cycle	Continuous	The City continues to inform all new residential development applicants of the City's Development Bonus Program, State Density Bonus Program and Affordable Housing Program, as part of the initial application process. No residential development was entitled in 2025.	Units		None
A. Housing Development Regulatory Program	2. Evaluate the feasibility of modifying the Affordable Housing Program Ordinance to increase the number of new affordable ownership residential units, incorporate an inclusionary housing requirement, increase the number of affordable rental residential units for extremely low and developmentally disabled and to increase the creation of rental residential units for extremely low and very low-income people living with physical and/or developmental disabilities.	12/31/2024	6th Cycle	In Progress	City Council authorized the execution of a Professional Service Contract with Economic and Planning Systems on July 15, 2025 to prepare an Inclusionary Housing Policy Study. The project kicked-off in August 2025 and work is currently underway.	Other		https://emeryville.legistar.com/View.ashx?M=A&ID=1281149&GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8
A. Housing Development Regulatory Program	3. Analyze and update the percentage of affordable housing units required under the City's Development Bonus Program, in response to changes made to the Affordable Housing Program.	12/31/2024	6th Cycle	Not Yet Started	No action has been taken on this objective by Economic and Planning Systems yet. This work is contingent upon the completion of a feasibility analysis as described in Program A, Objective 2.	Other		None

B. Streamlining Planning Processes	Enact streamlined entitlement processes to accelerate the production of housing.	12/31/2031	6th Cycle	Continuous	The City will continue to process housing applications that comply with SB 35 and SB 423 as they are submitted. One application was approved in 2025 (5890-6150 Christie Avenue at Site Inventory Site 14), which will produce 364 housing units (quantified metric).	Units	364	https://www.emeryville.org/Development/Projects-Permitting/Major-Development-Projects
B. Streamlining Planning Processes	Establish a written policy or procedure, as appropriate, to ensure that eligible multifamily projects with an affordable housing component are provided streamlined entitlement review as outlined in Senate Bill (SB) 35.	12/31/2024	6th Cycle	In Progress	A written administrative policy was drafted in 2025, but not finalized as no SB 35 applications have been submitted since 2023 and all three previous applications were reviewed per State regulations without issue. Staff will work to finalize the draft in 2026.	Other		None
B. Streamlining Planning Processes	Seek opportunities to streamline the permitting process of converting single unit homes to two-unit homes, including the possibility of waiving the requirement for Planning Commission approval for projects that will exceed base FAR.	12/31/2024	6th Cycle	In Progress	This action item requires a General Plan amendment, which requires tribal notification. A notice was sent to tribes in early January 2026. This item is scheduled to go to the Planning Commission in early Spring 2026 and City Council in late Spring 2026.	Other		None
B. Streamlining Planning Processes	Investigate the ability to eliminate the need for a Public Meeting to determine if the case warrants an Appeal Hearing	12/31/2024	6th Cycle	Not Yet Started	No action taken in 2025. There have been no appeals of residential projects in over 20 years, therefore Planning staff chose to prioritize implementing Programs EE and LL in 2025, as they would have a more immediate impact. Staff will incorporate code modifications regarding appeal hearings in 2026.	Other		None
C. Objective Design and Development Standards	Create objective design and development standards as required under the 2017 Senate Bill (SB)35 and 2019 SB 330.	12/31/2023	6th Cycle	Completed	The City completed the Objective Design Standards project by integrating objective standards into the Planning Regulations and incorporating all subjective items into the Design Guidelines. All updates were adopted by the City Council on November 21, 2023, and became effective on December 21, 2023.	Other	1	https://emeryville.legistar.com/View.ashx?M=A&ID=1073833&GUID=D3184479-4656-423E-9954-9C187385E34A

C. Objective Design and Development Standards	Review the Planning Regulations, Design Regulations, and six Area Plans to identify and determine if any redundancy exists or if any obsolete guidelines should be removed.	12/31/2023	6th Cycle	Completed	The Planning Regulations and Design Guidelines were updated to address any inconsistencies that may exist in the six Area Plans. All updates were adopted by the City Council on November 21, 2023, and became effective on December 21, 2023 .	Other	1	https://emeryville.legistar.com/View.ashx?M=A&ID=1073833&GUID=D3184479-4656-423E-9954-9C187385E34A
D. Accessory Dwelling Units (ADUs)	Continue to implement Article 14, Chapter 5, Title 9 (Accessory Dwelling Units) of the Planning Regulations.	12/31/2031	6th Cycle	Continuous	Staff continues to review ADU and JADU projects against Article 14, Chapter 5, Title 9. Staff has ministerially reviewed 7 ADU applications and approved entitlements for 6 ADU applications. A building permit was issued in 2025 for conversion of commercial space into 5 ADUs (quantified metric).	Units	5	None
D. Accessory Dwelling Units (ADUs)	Develop ADU guidance materials to assist property owners in understanding the process to develop ADUs/JADUs.	12/31/2024	6th Cycle	In Progress	The City continued to participate in the Alameda County ADU Collaborative group to discuss state ADU requirements and implementation plans. Staff is continuing to work on improving the ADU webpage and guidance materials.	Other		https://www.emeryville.org/Development/Planning-Division/Planning-Regulations-Maps/Accessory-Dwelling-Unit-ADU
D. Accessory Dwelling Units (ADUs)	Develop ADU incentives, such as a loan program for homeowners to construct ADUs affordable to lower income households.	12/31/2027	6th Cycle	Not Yet Started	This is a mid-term objective that the City will address in the next 2-3 years.	Other		None
D. Accessory Dwelling Units (ADUs)	Host an ADU Open House for owners of single-family and/or multifamily properties who are interested in adding ADUs and exisiting property owners with ADUs.	12/31/2031	6th Cycle	Continuous	In 2025, staff researched the possibility of creating a video of ADU projects and lessons learned to incentivize and market the development of ADUs in leiu of holding an ADU open house. To move tis activity forward, a media specialist will be solicited in 2026.	Other		None
E. Adaptive Reuse	Examine opportunities to allow for the adaptive reuse/conversion or replacement of vacant or underperforming commercial spaces and parking structures into residential units and analyze the feasibility of adopting an Adaptive Reuse Ordinance.	12/31/2024	6th Cycle	In Progress	In 2023, the City modified its Development Bonus Program to provide bonus points for adaptive parking structures. Staff issued a building permit for the conversion of vacant retail space into 5 ADUs (quantified metric).	Units	5	https://emeryville.legistar.com/View.ashx?M=A&ID=1073837&GUID=74A2C8E0-4FF9-44D5-AA1A-323A4049A787
E. Adaptive Reuse	Examine the feasibility of requiring the "Future Proofing of Parking Structures" for all new parking structures built in Emeryville.	12/31/2027	6th Cycle	Not Yet Started	This is a mid-term objective. The City will take action on this in the next 3 years.	Other		None

E. Adaptive Reuse	Research the creation of a financial incentive program to support this program.	12/31/2031	6th Cycle	Not Yet Started	This is a long-term objective. The City will take action on this in the next 5 years.	Other		None
F. Impact Fees	Evaluate the process for the collection of impact fees for new housing and modify the process to ensure that smaller, more affordable units are not unfairly penalized with higher costs, and that impact fees do not inadvertently incentivize larger more expensive projects.	12/31/2024	6th Cycle	In Progress	City Council authorized the execution of a Professional Service Contract with Economic and Planning Systems on July 15, 2025 to prepare an Updated Impact Fee Study. The project kicked-off in August 2025 and work is currently underway.	Other		https://emeryville.legistar.com/View.ashx?M=A&ID=1281149&GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8
F. Impact Fees	Post its written fee schedule on the City's website as well as the impact fees associated with specific projects to ensure compliance with Assembly Bill (AB) 602.	12/31/2031	6th Cycle	Continuous	City Council approved the 2025/2026 Development Impact Fee Schedule in April 2025.	Other	1	https://www.emeryville.org/Development/Planning-Division/Development-Impact-Fees
G. City-sponsored Development Fund	Provide \$14.7 million, in a low interest rate loan, to support the construction of Nellie Hannon Gateway at 3600 San Pablo Avenue (Housing Element Site 6) to produce 89 affordable housing units for extremely low to low-income households.	12/31/2031	6th Cycle	Completed	The City issued \$14.7 million in construction financing to Nellie Hannon Gateway in 2023. Nellie Hannon Gateway completed construction and lease-up of 89 affordable units (quantified metric) in 2025.	Units	89	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1
G. City-sponsored Development Fund	Provide \$2.5 million, in a low interest rate loan, to support the construction of 4300 San Pablo Avenue (Housing Element Site 10), to produce 67 affordable housing units for extremely low to very low-income seniors and transitional aged youth.	12/31/2031	6th Cycle	In Progress	Site 10 (4300 San Pablo Avenue) had their Lease Disposition and Development Agreement amended in 2024 to extend the timeline for development to 2026 and close on the \$2.5M in Alameda County A-1 Bond financing, while they secured additional financing. In 2025, the City committed an additional \$12.7M to support the project in conjunction with an application for MHP funding. The application was not successful. The developer continues to seek additional financing options to support the development of this site.	Units		https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1

G. City-sponsored Development Fund	Provide \$23.6 million, in a low interest rate loan, to support the construction at 5890, 5900, and 6150 Christie Avenue (Housing Element Site 14), to produce high-density affordable housing that will serve very low-to moderate income households.	12/31/2031	6th Cycle	In Progress	The Lease Disposition and Development Agreement for Site 14 (Christie Avenue sites) was executed in 2024. An amendment to the LDDA to extend the development timeline, was submitted to the Developer for review and approval. Execution of the Amendment is anticipated in early 2026. The Developer continues to seek financing for the Christie Avenue project sites.	Units		https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1
G. City-sponsored Development Fund	Provide \$240,000 in a low interest rate loan, to support the construction of 1-4 affordable housing units at 3602 Adeline Street and 1122 36th Street.	12/31/2031	6th Cycle	Not Yet Started	A request for proposals was released in 2024 for the Adeline sites. No responses were received and the City Council made the decision to sell the property. Funds allocated to this project site will be reprogrammed to another activity. This action item will not move forward.	Units		None
H. Development Opportunity Fund	Issue Measure C Housing Bonds to support the Development Opportunity Fund	12/31/2024	6th Cycle	Completed	Measure C Housing Bonds to support the Development Opportunity Program were sold in 2023.	Other	1	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2
H. Development Opportunity Fund	Draft and Adopt Development Opportunity Program Regulations	12/31/2024	6th Cycle	Not Yet Started	In 2025, the City committed Development Opportunity Funds to support the development of Site 10. Due to this action, staff paused on developing regulations and funding is no longer available. If this project does not move forward, the City will move forward in reprogramming these funds and drafting Developing Opportunity Program <u>guidelines</u> .	Other		None
H. Development Opportunity Fund	Provide \$8.3 million in funding to permit the strategic acquisition or development of properties for very low to moderate income households	12/31/2031	6th Cycle	In Progress	In 2025, the City committed an additional \$12.7M to support the development of Site 10 (4300 San Pablo Avenue). Development Opportunity Fund was utilized as a source for this commitment.	Other		https://emeryville.legistar.com/View.ashx?M=A&ID=1281132&GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20
I.Preserve BMR Ownership Portfolio	Issue Measure C Housing Bonds to support BMR Acquisition Program.	12/31/2024	6th Cycle	Completed	Measure C Housing Bonds to support the BMR Acquisition Program were sold in 2023.	Other	1	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2

I.Preserve BMR Ownership Portfolio	Ensure compliance of the BMR Ownership Portfolio by ensuring the homeowners continue to occupy the units as their principle place of residence.	12/31/2031	6th Cycle	Continuous	BMR Owner Occupancy monitoring letters were sent out in 2025. 86% or 182 of the homeowners (quantified metric) confirmed occupancy after the initial request for information. The remaining households will have until February 2026 to confirm occupancy.	Households	182	None
I.Preserve BMR Ownership Portfolio	Ensure that each BMR Ownership unit is marketed in compliance with the Resale Restriction Agreement and is sold to an income eligible homebuyer.	12/31/2031	6th Cycle	Continuous	Two BMR ownership units (quantified metric) were put on the market for resale in compliance with the BMR Resale Marketing Guidelines and Resale Restriction Agreement Requirements.	Units	2	https://www.hellohousing.info/emeryville-homeownership
I.Preserve BMR Ownership Portfolio	City shall acquire BMR Units at risk of losing their affordability restriction and resell the BMR units at an affordable sales price to income eligible homebuyers and ensure a new Resale Restriction Agreement is executed.	12/31/2031	6th Cycle	Continuous	No BMR units required the City to acquire the unit to preserve its affordability restriction in 2025.	Units		None
J. Homeowner Retention Program	Issue Measure C Housing Bonds to support Foreclosure Prevention Program.	12/31/2024	6th Cycle	Completed	Measure C Housing Bonds to support the Foreclosure Prevention Program were sold in 2023.	Other	1	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2
J. Homeowner Retention Program	Draft and Adopt Foreclosure Prevention Fund Program Regulations	12/31/2024	6th Cycle	In Progress	The City determined that a Foreclosure Prevention Fund was not needed and instead began to research implementing a Special Assessment Program to aid low and moderate income homeowners with addressing pending special assessments from their HOA. The City launched a survey in 2025 to determine the potential demand from homeowners' associations and how a Special Assessment Program could be designed to best address the community's needs. The City will assess the results in 2026 and determine if a Special Assessment Program would be fruitful to implement to retain existing homeowners. If it is determined that a Special Assessment Program is not needed, the City will put this program on hold and reassess in a few years.	Other		https://www.surveymonkey.com/r/X5VPQV8

J. Homeowner Retention Program	Implement the Foreclosure Prevention Fund and make financial assistance available to homeowners with income below 120% AMI to prevent displacement through the Foreclosure Prevention Fund.	12/31/2024	6th Cycle	Not Yet Started	Implementation of a Foreclosure Prevention Fund or Homeowner Special Assessment Loan Fund will not commence until the City determines that a need exists within Emeryville for either program. It was determined in 2024 that a Foreclosure Prevention Program was not needed due to the lack of utilization of the Alameda County Emergency Mortgage Assistance Program.	Other		None
J. Homeowner Retention Program	Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy by supporting the Alameda County Emergency Mortgage Assistance Program.	12/31/2031	6th Cycle	Completed	The Alameda County Emergency Mortgage Assistance Program ended in 2023.	Other		None
J. Homeowner Retention Program	Evaluate the need for emergency ordinances to prevent foreclosure and displacement, as emergencies arise that impact the economic stability of homeowners.	12/31/2031	6th Cycle	Continuous	There was no need for an emergency ordinance to prevent foreclosure and displacement in 2025	Other		None
J. Homeowner Retention Program	Continue to work with Homeowner Associations (HOAs) by ensure they are educated on new applicable housing laws, aware of resources that may assist homeowners preserve their home and maintain an open line of communication with the City on potential BMR owner occupancy violations.	12/31/2031	6th Cycle	Continuous	In 2025, the City issued a survey for HOAs and HOA Homeowners on the need for a Special Assessment Loan fund to aid in addressing major repairs and additional costs. Additionally, staff drafted a fact sheet for HOAs on new housing laws that is under legal review. Upon approval, staff will disseminate the information to the City's HOAs in early 2026.	Other	1	https://www.surveymonkey.com/create/?sm=87wNzzKBogwepgXHHfIIOsG3hE02yQ9wiCFwgNC5oe8_3D
K. Special Needs Housing Incentive Program	Issue Measure C Housing Bonds to support the Special Needs Housing Incentive Program.	12/31/2024	6th Cycle	Completed	Measure C Housing Bonds to support the Special Needs Housing Program were sold in 2023.	Other	1	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2

K. Special Needs Housing Incentive Program	Draft and Adopt Special Need Housing Incentive Program Regulations.	12/31/2024	6th Cycle	In Progress	In 2025, the City prepared a program outline for a Special Needs Housing Incentive Program that was presented to the Housing Advisory Committee for input. Staff will utilize the program outline to draft program guidelines for City Council approval. If Site 10 is able to secure construcion financing in 2026, the City may hold off on adopting the Special Needs Housing Program regulations, as the funding may be used to support Site 10.	Meetings	1	None
K. Special Needs Housing Incentive Program	Implement financial incentive for the restriction of additional Below Market Rate (BMR) units for Special Needs Population at existing or new rental developments.	12/31/2027	6th Cycle	In Progress	In 2025, the City committed an additional \$12.7M to support the development of Site 10 (4300 San Pablo Avenue). Special Needs Housing Funds were utilized as a source for this commitment. If Site 10 is able to secure construction financing in 2026, the City may utilize these funds to support this project.	Units		https://emeryville.legistar.com/View.ashx?M=A&ID=1281132&GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20
L. New Funding Opportunities	Identify potential local, state and federal funding sources to assist developers in leveraging resources to maximize the number of affordable housing units developed.	12/31/2031	6th Cycle	Continuous	The City committed an additional \$12.7M to support Site 10 (4300 San Pablo Avenue) in applying for MHP funding from the State. The application was unsuccessful.	Other	1	https://emeryville.legistar.com/View.ashx?M=A&ID=1281132&GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20
L. New Funding Opportunities	Analyze the benefit of joining a Joint Powers Agreement (JPA), to allow for the issuance of bonds in Emeryville to support the conversion of existing market rate rental housing into middle-income housing or the development of new middle income rental housing.	12/31/2024	6th Cycle	Completed	Staff participated in a working group that discussed the Middle-Income Housing JPA in 2023 and 2024. The working group has ceased meeting and staff has opted not to move forward in conducting a further analysis of this program at this time.	Other		None
M. Homebuyer Assistance Program	Issue Measure C Housing Bonds to support the Homebuyer Assistance Program.	12/31/2024	6th Cycle	Completed	Measure C Housing Bonds to support the Homebuyer Assistance Program were sold in 2023.	Other	1	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2
M. Homebuyer Assistance Program	Draft and adopt the First Time Homebuyer Program Regulations.	12/31/2024	6th Cycle	Completed	Staff drafted and the City Council adopted the First Home Emeryville Program Guidelines in 2024.	Other	1	https://emeryville.legistar.com/View.ashx?M=A&ID=1162325&GUID=39B6F5EA-B8D3-451B-AE72-FC1B6F518449

M. Homebuyer Assistance Program	Provide down payment and closing costs assistance through the First Time Homebuyer (FTHB) Down-Payment Assistance Program, for first-time, low- and moderate-income homebuyers to purchase a home in Emeryville.	12/31/2031	6th Cycle	Continuous	Four households (quantified metric) were assisted through the First Home Emeryville down payment assistance program.	Households	4	https://www.hellohousing.info/emeryville-down-payment-assistance
M. Homebuyer Assistance Program	Support and market the Alameda County (AC) Boost Down Payment Assistance loan program to Emeryville residents.	12/31/2031	6th Cycle	Continuous	The application period for the final round of AC Boost funds closed on June 2024. The third round of Lottery applicants are still in process with the expectation that all funds will be expended in 2026. No units (quantified metric) were purchased in Emeryville in 2025 using the AC Boost funds Down Payment Assistance Program.	Units		https://www.emeryville.org/Services/Housing/Homebuyers-Homeowners-Resources
M. Homebuyer Assistance Program	Advertise the availability of Mortgage Credit Certificates (MCC) to increase the financial feasibility of homeownership, when funding become available through the California Debt Limit Allocation Committee (CDLAC).	12/31/2031	6th Cycle	Continuous	No action taken in 2025, as Mortgage Credit Certificates are currently not available.	Households		None
N. Affordable Housing Water/Sewer Priority Program	Comply with Senate Bill (SB) 1087 by forwarding the adopted Housing Element to the East Bay Municipal Utilities District, so they can grant priority water and sewer service allocations to proposed developments that include low-income housing units.	12/31/2024	6th Cycle	Completed	The adopted Housing Element was sent to the East Bay Municipal Utilities District in 2023.	Other	1	None
N. Affordable Housing Water/Sewer Priority Program	Grant priority to new affordable housing developers seeking water and sewer hookups through the City's conveyance system.	12/31/2031	6th Cycle	Continuous	No applications for water and sewer hookups on affordable housing projects were submitted in 2025	Other		None
O. Housing & Services for Persons with Disabilities	Provide incentives to developers that commit to providing supportive services in affordable housing projects or non-residential space for supportive services providers to operate in mixed use development projects in Low and Moderate Resource areas.	12/31/2027	6th Cycle	Not Yet Started	There were no new affordable housing projects submitted in 2025. This is a mid-term objective that will be addressed in the next 2 years.	Other		None
O. Housing & Services for Persons with Disabilities	Prioritize construction of care facilities that serve people with disabilities and mixed-use projects that include non-residential space for essential or supportive services.	12/31/2031	6th Cycle	Continuous	No applications for care facilities were submitted in 2025.	Units		None
O. Housing & Services for Persons with Disabilities	Seek partnership and provide support to in-home support service providers that provide assistance for persons with disabilities living in Emeryville.	12/31/2031	6th Cycle	Continuous	No requests for support of in-home support service providers were received in 2025.	Other		None

O. Housing & Services for Persons with Disabilities	Implement a master leasing program in partnership with a non-profit that would serve as a master tenant and then sublease apartment at affordable rents to disabled households in new or existing housing developments.	12/27/2031	6th Cycle	Not Yet Started	In 2020, the City had a consultant complete an Integrated Supportive Housing and Master Leasing Report identifying best practices and recommendation. Next steps on this project have not begun yet.	Units		None
O. Housing & Services for Persons with Disabilities	Encourage the inclusion of Shelter-Plus-Care units in residential projects located in Moderate resource areas to reduce the heightened competition for limited affordable housing units with appropriate accessible design.	12/31/2031	6th Cycle	Continuous	No applications for new multifamily residential projects were submitted in 2025.	Units		None
O. Housing & Services for Persons with Disabilities	Continue to provide individuals with disabilities reasonable accommodations when seeking land use, zoning, and building regulations modifications.	12/31/2031	6th Cycle	Continuous	No requests for reasonable accommodations were received in 2025.	Other		None
P. Live/Work Units	Assess existing Live/Work regulations to see if any modifications need to be made to encourage the development of more Live/Work units in an effort to diversify the city's housing stock.	12/31/2027	6th Cycle	Not Yet Started	This is a mid-term objective that will be addressed in the next 2 years.	Other		None
P. Live/Work Units	Educate existing owners of Live/Work units about the availability of Homebuyer Down Payment Assistance Program funding to expand affordable homeownership options.	12/31/2031	6th Cycle	Continuous	The City advertises the availability of affordable housing programs on the Rotten City Culturual District website, which is targeted to artists. Additionally, the City has approved two artists to receive First Home Emeryville Homebuyer Assistance to purchase a live/work unit at the Artist Cooperative Housing project. These artist will close on their units in early 2026 and therefore will be reported next year.	Units		https://www.rottencityculturaldistrict.com/resources
Q. Housing for Artists/Craft-persons	Engage with Artists/Craft-persons residing in Emeryville, as well as organizations that support the Arts, to assess the housing needs of the artistic community and how the City can address these needs programmatically.	12/31/2027	6th Cycle	Not Yet Started	This is a mid-term objective that will be addressed in the next 2 years.	Other		None
Q. Housing for Artists/Craft-persons	Conduct targeted marketing for artist/craft-persons when Below Market Rate (BMR) and Live/Work units become available.	12/31/2031	6th Cycle	Continuous	One BMR Live/Work unit became available in 2025, however no targeted marketing took place due to staff capacity. Staff will work in 2026 to develop a target marketing plan for artists.	Other		None

R. Family Friendly Housing	Promote housing designs and unit mixes to attract multigenerational households by encouraging developers to include housing features and more bedrooms, as well as other on-site amenities, for multigenerational use.	12/31/2031	6th Cycle	Continuous	The City continues to implement the Family Friendly requirements that were folded into the Objective Design Standards, adopted by City Council in 2023. No applications for multifamily housing were submitted in 2025.	Other		https://emeryville.legistar.com/View.ashx?M=A&ID=1073833&GUID=D3184479-4656-423E-9954-9C187385E34A
R. Family Friendly Housing	Research options to expand regulatory incentives to encourage the development of larger units (i.e. 3 and 4 bedrooms).	12/31/2027	6th Cycle	In Progress	The RFQ for consulting services to assist in reviewing the Affordable Housing Program and other Planning Amendments was revised in 2024 and released in 2025. The selected consultant began their work in late 2025 and will include recommendations on potential development incentive. This project is still underway.	Other		https://emeryville.legistar.com/View.ashx?M=A&ID=1281149&GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8
S. Brownfield Remediation Loans	Offer low interest loans or grants through the Assessment Loan and Clean-up Loan program to property owners and developers seeking to assess and remediate housing development sites on brownfields.	12/31/2031	6th Cycle	Continuous	No new loans funds (quantified metric) were authorized in 2025. Staff are discussing a partnership with UC Berkeley for use of Brownfield Remediation funds to assess the risk of toxic exposure from Sea Level Rise and resulting contaminated ground water upwelling, including a risk assement for residential sites to be developed or already in use. The City continues to hold funds tor use on site 14 to assess and address potential cleanup.	Other		https://www.emeryville.org/Services/Business/Economic-Development/Brownfields-Site-Remediation
S. Brownfield Remediation Loans	Work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	12/31/2031	6th Cycle	Continuous	No projects applied for Brownfield Remediation Loan funds in 2025.	Other		None

S. Brownfield Remediation Loans	Remediate polluted sites to revitalize neighborhoods in Emeryville.	12/31/2031	6th Cycle	Continuous	Remediation work at the Corporation Yard commenced in 2024, and the existing building has been demolished and evacuation work has been completed. Phase 2 will include two cleanup systems. An in-situ (in-ground) thermal treatment (ISTT) system will use electricity to heat soil and groundwater. Site B property continues to be monitored and is anticipated to be redeveloped upon completion of the Corporation Yard remediation work.	Other		None
T. Renewable Energy and Reach Codes	Implement the all-electric reach code for new residential building construction and residential occupancies in mixed-use construction in an effort to maximize opportunities for renewable energy, improve indoor and outdoor air quality and support climate change mitigation and resiliency efforts.	12/31/2031	6th Cycle	Completed	The City's all-electric reach code was rescinded in April 2024 due to a Ninth Circuit Court decision implying that the mechanism used was open to legal challenge. Staff are developing an alternative approach to achieve similar goals.	Units		https://emeryville.legistar.com/View.ashx?M=A&ID=1162325&GUID=39B6F5EA-B8D3-451B-AE72-FC1B6F518449
U. GreenPoint/LEED Requirements	Incorporate site-appropriate standards described by Build-It-Green GreenPoint rating system and/or Leadership in Energy and Environmental Design (LEED), and BayFriendly Landscape Scorecard into all new construction and rehabilitation projects.	12/31/2031	6th Cycle	Continuous	There were no new construction or rehabilitation projects released in 2025, for the City to incorporate Green Point, LEED, or BayFriendly Landcaping requirements into.	Other		None
V. Energy Programs	Participate in and publicize energy programs provided by regional agencies on an ongoing basis.	12/31/2031	6th Cycle	Continuous	The City advertises a variety of energy programs on its website.	Other	1	https://www.emeryville.org/Services/Environmental-Services/Money-Saving-Measures
W. Priority Development Area	Encourage new housing development within the City's Priority Development Area (PDA).	12/31/2031	6th Cycle	Continuous	The City facilitated a Development Agreement Amendment to provide for the reinstatement of residential development on Parcel A and B of the Public Market Mixed-use Development.	Other	1	https://emeryville.legistar.com/View.ashx?M=F&ID=14495383&GUID=D4513107-D032-4B69-942C-F337AB9CF163
W. Priority Development Area	Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development.	12/31/2031	6th Cycle	Continuous	The City reviewed PDA funding resources for applicable projects but did not apply for any in 2025.	Other		None

W. Priority Development Area	Implement the Pedestrian and Bicycle Plan, which will be replaced by the Active Transportation Plan and collaborate with local partners to complete and implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS).	12/31/2031	6th Cycle	Continuous	The Active Transportation Plan continues to implemented as part of CIP. Along the Hollis Street corridor from 40th Street to Powell Street, several spot improvements and sustainable streetscape projects were completed. Bulbed out corners were installed to shorten pedestrian crossing distance, transit islands were installed to improve transit service and pedestrian safety, and a right-turn slip lane was removed at the Powell/Hollis intersection. The Hollis Street corridor is located within the PDA.	Other	1	https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan
X. Homeowner Rehabilitation and Repair Programs	Educate homeowners about the financial resources and home maintenance education resources available to aid in the maintenance, repair or rehabilitation of their home.	12/31/2031	6th Cycle	Continuous	The City continues to support and advertise the AC Minor Home Repair Program, Rebuilding Together Minor Home Repair Program, and the AC Renew Program, which provides funding to assist low-income households to repair or renovate their homes. No homeowners were assisted with these programs in 2025.	Units		https://www.emeryville.org/Services/Housing/Homebuyers-Homeowners-Resources
X. Homeowner Rehabilitation and Repair Programs	Analyze opportunities to create rehabilitation programs targeted to low-resource areas, to improve the overall conditions of that area.	12/31/2027	6th Cycle	In Progress	The City launched the Emeryville Accessible Living Initiative in 2024, to provide accessibility improvements to owner occupied homes, as well as common area accessibility improvements to Home Owner Associations and Affordable Rental Projects. Funding to support this program comes from the Pro-Housing Implementation Pilot Incentive. 3 homeowners and 2 Home Owner Associations (quantified metric) were approved for funding and all work was completed in 2025.	Other	5	https://emeryville.legistar.com/View.ashx?M=A&ID=1162331&GUID=68B37A9A-F25B-4FE5-B1EF-EBBE33CB7C5F

X. Homeowner Rehabilitation and Repair Programs	Survey Homeowner Associations (HOAs) to ascertain the housing conditions and rehabilitation or accessibility needs for existing homeowners and properties.	12/31/2024	6th Cycle	Completed	The City launched a survey in 2024 for HOAs to identify needs for rehabilitation and accessibility needs, in support of the Emeryville Accessible Living Initiative (EALI), and a survey in 2025 to assess HOAs' needs for a Homeowner Special Assessment Loan Program (quantified metric). Two HOAs were supported through the EALI initiative in 2025. Staff will examine the results of the HOA Special Assessment survey in 2026 and make a recommendation on how to move forward.	Other	2	https://www.surveymonkey.com/r/X5VPQV8
Y. Rental Preservation Program	Issue Measure C Housing Bonds to support the Rental Preservation Program.	12/31/2024	6th Cycle	Completed	Measure C Housing Bonds to support the Rental Preservation Program were sold in 2023.	Other	1	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2
Y. Rental Preservation Program	Draft and adopt the Rental Preservation Program Regulations.	12/31/2024	6th Cycle	In Progress	In 2025, the City prepared a program outline for a Rental Preservation Program that was presented to the Housing Advisory Committee for input. Staff will utilize the program outline to draft program guidelines for City Council approval in 2026.	Other		https://www.emeryville.org/files/assets/city/v/2/boardscommissions/documents/housing-committee/minutes/2025/11_05_2025-regular-meeting-action-minutes.pdf
Y. Rental Preservation Program	Provide low interest rate loans to existing property owners to improve the habitable condition(s) of their rental units occupied by very low-, low- and moderate-income tenants.	12/31/2024	6th Cycle	Not Yet Started	Pending the adoption of Rental Preservation Program Guidelines, the program will remain on hold.	Units		None
Z. Energy Conservation Remodels	Offer the Energy Efficient Emeryville (E3) program to provide no-cost energy audits and assistance to small and medium businesses operating in Emeryville.	12/31/2031	6th Cycle	Continuous	The E3 program is no longer being offered. However, the City continues to connect businesses with no cost energy audit programs and resources through the provider AVA.	Other		https://www.emeryville.org/Services/Environmental-Services/Energy
Z. Energy Conservation Remodels	Educate existing residents on the retrofit assistance programs and solar energy rebate programs with the intent of encouraging energy conservation measures and the use of green building materials.	12/31/2031	6th Cycle	Continuous	The City continues to provide resources on retrofit assistance and solar energy rebate programs on the City's website and social media, as well as in the City's resource guide.	Other		https://www.emeryville.org/Services/Environmental-Services/Energy/Green-Buildings-Businesses

AA. Conversion of At-Risk BMR Rental Units	The City will continue to monitor and update the BMR rental directory and will work proactively to retain existing subsidized affordable rental housing units that are at risk of converting to market rate.	12/31/2031	6th Cycle	Continuous	The City continues to monitor the BMR Rental Directory to determine if any rental housing uits are at risk of conversion to market rate. No units were at risk in 2025.	Units		None
AA. Conversion of At-Risk BMR Rental Units	The City will annually submit a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC).	12/31/2031	6th Cycle	Continuous	A Risk Assessment Report was not requested to be submitted in 2025.	Other		None
AA. Conversion of At-Risk BMR Rental Units	Reassess the differential between moderate-income rents at Bakery Lofts and the HUD Fair Market Rents to determine the necessity for sponsoring a program to preserve the units.	12/31/2027	6th Cycle	Not Yet Started	No action taken as no BMR rental units are currently at risk of conversion to market rate.	Other		None
AA. Conversion of At-Risk BMR Rental Units	Work with potential purchasers to preserve the BMR units at Bakery Lofts.	12/31/2027	6th Cycle	Not Yet Started	No action taken as no BMR rental units are currently at risk of conversion to market rate.	Other		None
AA. Conversion of At-Risk BMR Rental Units	Require the Bakery Lofts property owner provide evidence that they have complied with state and federal regulations regarding notice to tenants regarding conversion.	12/31/2028	6th Cycle	Not Yet Started	No action taken as no BMR rental units are currently at risk of conversion to market rate.	Other		None
AA. Conversion of At-Risk BMR Rental Units	Ensure tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of ownership changes or preservation process on occupancy and rents, rights and responsibilities as tenants, and who to contact with questions or concerns.	12/31/2031	6th Cycle	Not Yet Started	No action taken as no BMR rental units are currently at risk of conversion to market rate.	Other		None
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Provide funding to support homeless shelters and service providers providing housing, meals, outreach, and other support services to individuals experiencing homelessness who reside or have resided in Emeryville.	12/31/2031	6th Cycle	Continuous	The City contracts with 2 service providers (quantified metric) to support individuals experiencing homelessness. Operation Dignity provides on-site engagement with people experiencing homelessness in Emeryville, which includes outreach, transportation, linkages, case management, encampment resolution and housing navigation, and Saint Vincent de Paul provides shelter beds for those referred from Emeryville. In 2025, people experiencing homelessness were assisted with a variety of resources, including rapid rehousing, shelter services, food, linkage services, housing navigation and securing identification cards.	Other	2	None

BB. Housing and Supportive Services for Homeless and Formerly Homeless	Seek innovative partnerships to provide services and emergency shelters to persons experiencing homelessness.	12/31/2031	6th Cycle	Continuous	The City continues to meet with Alameda County and other local jurisdictions on partnership opportunities to serve persons experiencing homelessness. No new partnerships commenced in 2025.	Other		None
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Encourage developers to set aside units affordable for the unsheltered population and those with extremely low income.	12/31/2031	6th Cycle	Continuous	There were no new affordable housing projects submitted in 2025. This is a mid-term objective that will be addressed in the next 2 years.	Units		None
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Facilitate the redevelopment of Housing Element Site 6, to create 23 permanent supportive housing units for formerly homeless individuals and Housing Element Site 10, to create 13 units for Transitional Aged Youth.	12/31/2027	6th Cycle	In Progress	Construction of Site 6 (Nellie Hannon Gateway) was completed in 2025 and all of the 23 permanent supportive housing units (quantified metric) were occupied. The City committed \$12.7M to facilitate the development of Site 10, which will serve Transistional Aged Youth.	Units	23	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Support the countywide efforts to prevent and end homelessness through the Alameda County -wide Homeless Plan and evaluate actions proposed in the Plan that address Emeryville's unsheltered population.	12/31/2031	6th Cycle	Continuous	The City continues to support the countywide efforts to prevent and end homelessness. The City participates in approximately 4 meetings (quantified metric) a month with the County and the other cities in Alameda County's North Region on homelessness prevention.	Meetings	48	None
CC. Section 8 Rental Assistance	Provide referral services and information to residents and community-based organizations serving special needs populations on housing choice voucher programs offered through the Housing Authority of Alameda County (HACA).	12/31/2031	6th Cycle	Continuous	Staff continues to refer residents interested in the Section 8 Rental Assistance Program to the Housing Authority of Alameda County. In 2025, the City added information on how to apply to HACA for Section 8 to the City's website.	Other		https://www.emeryville.org/Services/Housing/Tenant-Resources/Below-Market-Rate-BMR-Rental-Housing

CC. Section 8 Rental Assistance	Partner with HACA to increase voucher acceptance rates in moderate resource areas by providing bi-annual training to landlords regarding fair housing requirements and the housing choice voucher program, to increase opportunities for housing mobility.	12/31/2031	6th Cycle	Continuous	The City has not established a partnership with HACA yet, however, HACA and Emeryville committed to interagency coordination to help streamline the utilization of Housing Choice Vouchers as a part of the 2024 Analysis of Impediments to Fair Housing. In 2025, there was a 16% increase (quantified metric) in vouchers used in Emeryville between February 2025 (186) and October 2025 (217).	Other	16	https://www.haca.net/wp-content/uploads/2025/03/HACA-Agenda-Packet-3.12.2025-FINAL-POST.pdf https://www.haca.net/wp-content/uploads/2025/11/HACA-Agenda-Packet-11.12.2025-FINAL-posted.pdf
CC. Section 8 Rental Assistance	Assess the feasibility of a landlord incentive program for landlords that accept tenants with Housing Choice Vouchers in low resource areas to address displacement.	12/31/2027	6th Cycle	Not Yet Started	This is a mid-term objective that will be evaluated in the next 2 years.	Other		None
DD. Fair Housing Counseling	Continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, public education, and legal referrals for Emeryville tenants and landlords.	12/31/2031	6th Cycle	Continuous	The City continued to partner with ECHO Housing, through the use of Community Development Block Grant funds to provide Fair Housing services in Emeryville. 13 households (quantified metric) were assisted in Emeryville.	Households	13	None
DD. Fair Housing Counseling	Create targeted marketing program to reach neighborhoods Low-resource areas, as defined by TCAC (Figure 5-1) and utilize community-based partners to reach vulnerable households in the identified neighborhoods.	12/31/2031	6th Cycle	Not Yet Started	Due to staff capacity, the City has not begun working on this objective yet. Staff is projected to work on this objective in 2026.	Other		None

EE. Resident Engagement	The City will evaluate its current committees and commission membership to determine if the membership is reflective of the socio-economic and racial mix of Emeryville or if there are any missing voices. If it is determined, there are missing voices, the City will enhance its outreach efforts to encourage residents from all socio-economic groups and racial backgrounds to serve on committees and commissions when position become available.	12/31/2024	6th Cycle	Completed	City Council directed the Budget and Governance Committee to consider adding demographic questions to the advisory committee and commission application to ensure these bodies represented the diversity of the city. Staff launched an Advisory Committee and Commission Survey to determine the current socioeconomic and demographic composition of the membership within the 8 committees/commissions. 65% of the members participated in the 7-question survey and the Budget and Advisory Committee recommended the results be shared with each committee/commission and provide recommendations to staff as to how to increase representation. 10 meetings (quantified metric) were held in 2025 discussing committee membership.	Meetings	10	https://emeryville.legistar.com/View.ashx?M=A&ID=1332306&GUID=2DF68A21-3AAA-4A80-8633-54BC283537F0
EE. Resident Engagement	The City will investigate the restructuring of the Housing Committee to ensure that the committee has at least one member that resides in a BMR unit, at least one member that is a tenant, and at least one member that is a homeowner.	12/31/2027	6th Cycle	Completed	The City began investigating the restructuring of the Housing Committee in 2024. In November 2025, the City Council amended the Housing Advisory Committee to require at least one member resides in a BMR unit, one member is a tenant, and at least one member is a homeowner. 4 meetings (quantified metric) were held in 2025 discussing the Housing Committee Membership.	Meetings	4	https://emeryvilleca.primegov.com/Portal/Meeting?meetingTemplateId=385
FF. Access to Information.	Ensure that up-to-date public information materials are available at the City and through the website, newflash and social media.	12/31/2031	6th Cycle	Continuous	Staff continued to update the City's website and provide announcements about affordable housing opportunities through newflashes, social media and the affordable housing portal.	Other	1	https://www.emeryville.org/Services/Housing

FF. Access to Information.	Ensure all public information materials are available in multiple languages and meets Americans with Disabilities Act accessibility standards.	12/31/2031	6th Cycle	Continuous	The City launched a new website in 2025. The new website ensures users can access information in multiple languages and the site meets ADA accessibility standards.	Other	1	https://www.emeryville.org/Home
FF. Access to Information.	Identify areas most vulnerable to displacement, beginning with areas with higher concentration of poverty to target marketing efforts.	12/31/2024	6th Cycle	Not Yet Started	Due to staff capacity, the City has not begun working on this objective yet. Staff is projected to work on this objective in 2026.	Other		None
FF. Access to Information.	Utilize the Housing Portal Mail serve as a mechanism to perform outreach to service providers, existing residents, prospective residents looking to relocate to Emeryville and property owners.	12/31/2031	6th Cycle	Continuous	The City continued to utilize the Housing Portal Mailserve to inform those registered about affordable housing opportunities. 11 notifications (quantified metric) were sent out in 2025 regarding available fair housing trainings, tenants right trainings, affordable homeownership opportunities, the waitlist openings at Below Market Rate Rental Projects, and a survey on tenant and landlords relations.	Other	11	https://www.emeryville.org/Services/Housing
FF. Access to Information.	Develop a targeted marketing plan to promote local resources and programs for persons with disabilities.	12/31/2024	6th Cycle	Not Yet Started	Due to staff capacity, the City has not begun working on this objective yet. Staff is projected to work on this objective in 2026.	Other		None
FF. Access to Information.	Establish a communication channel with the teachers and parents of children that participate in programs at Emeryville Center of Community Life, Emeryville Child Development Center and Emery Unified School District on all affordable housing opportunities in Emeryville.	12/31/2024	6th Cycle	Continuous	City staff continued to participate in a weekly meeting with EUSD wellness team and have flyers posted at the EUSD office and City Hall regarding a variety of housing service provider programs for the public to access.	Other		None
GG. Economic Mobility	Expand job opportunities in Emeryville by coordinating with job readiness service providers to providing job readiness training, resume and interview assistance to Emeryville residents and market these resources to residents living in Below Market Rate (BMR) properties and community-based service providers.	12/31/2031	6th Cycle	Not Yet Started	In 2025, the City hired a Management Analyst to oversee the Labor Standards and Business Support Programs. This staff person will begin working in 2026 on identifying job readiness training opportunities for Emeryville residents.	Other		None

GG. Economic Mobility	Work with local employers to identify entry level positions with good pay that can be advertised to BMR tenants in Emeryville.	12/31/2031	6th Cycle	Continuous	The City adopted a BIPOC Small Business Support Program in 2025. One of the components of this program is the business outreach program, where staff will meet with business to determine their needs or ways the City can be helpful. A initial assessment of each business was developed to capture a variety of information about the business, including hiring opportunities. The Business Outreach Program will launch in January 2026.	Other		https://emeryvilleca.primegov.com/Portal/Meeting?meetingTemplateId=385
HH. School and Childcare	Review the Planning Regulations to ease the process for entitling a Childcare/Day Care Center and ensuring that childcare facilities are permitted near schools and employment centers.	12/31/2024	6th Cycle	In Progress	In 2025 staff determined that a consultant is not needed to implement program HH. This item is scheduled to go before the Planning Commission in early Spring 2026 and adoption by City Council in late Spring 2026.	Other		None
HH. School and Childcare	Coordinate with the Emery Unified School District (EUSD) and those that participate in the Community Service Programs at the Emeryville Center of Community Life (ECCL) to ensure low-income and working parents are aware of affordable childcare or after-school care opportunities.	12/31/2031	6th Cycle	Continuous	City staff continued to collaborate and partner with EUSD in 2025. The after-school program is provided for free to all EUSD students. Additionally, the City subsidized the enrollment of approximately 15 children (quantified metric) in the Emeryville Child Development Center, which provides year-round care and early education to children aged six months to five years old.	Other	15	None
HH. School and Childcare	Partner with EUSD and homeless service providers to support at-risk families.	12/31/2031	6th Cycle	Continuous	City staff continued to participate in weekly meeting with the EUSD Wellness Team.	Other		None
II. Transportation	Adopt the Active Transportation Plan (ATP), the successor to the City's Pedestrian and Bicycle Plan (adopted in 2012).	12/31/2024	6th Cycle	Completed	The Active Transportaion Plan was adopted in 2023.	Other	1	https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan

II. Transportation	Implement the Active Transportation Plan (ATP) and work with the cities of Berkeley and Oakland to implement strategies to improve multimodal transportation access for all Emeryville residents.	12/31/2031	6th Cycle	In Progress	The following actions under the ATP took place in 2025: Sustainable Streetscapes project (CIP project to implement the ATP) paved 0.75 miles and 5 transit islands were installed on Hollis St from 40th Street to Powell Street. Public Works also installed 40 new benches in the Marina Park and various other parks in the City as part of the project. The Loop Project is being analyzed for traffic engineering operations feasibility and will be getting ready for a 35% design RFP. An active transportation study is underway for Powell Street west of 880 to the Emeryville Marina and a 10% design concept will be coming to City Council in early 2026. MTC is coordinating Oakland, Berkeley and Emeryville to expand Bike Share stations, with 3 new stations installed in Emeryville in 2025. MTC is moving forward with a Bay Bridge Forward 2.0 project	Other	1	https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan
II. Transportation	Implement the 40th Street Concept Plan to create bus-only lanes, a two-way bikeway, bicycle pedestrian intersection improvement, bus stop improvements, and street scaping with opportunities for public art and green infrastructure, which will connect to the San Pablo Avenue Corridor.	12/31/2027	6th Cycle	In Progress	The 40th Street Project continues towards the construction phase which is expected in Q3 2026. The project secured federal funding in 2023/2024 which required completion of new environmental processes and a delay to completion of the design phase. Once the project enters the construction phase, it is expected to take 18 months for completion. The City's selected artist, finalized designs iconography for wayfinding, sculptures for four plazas, and artistic attachments to at least 12 street furnishing element in the 40th Streetscape Improvement project and City Council is anticipated to approve them Spring 2026.	Other		https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/transportation-and-sustainability-committee/agendas/transportation-and-sustainability-committee.111725-agenda-packet.pdf

JJ. Site Inventory	Update the site inventory list on an annual basis and post it on the City's website.	12/31/2031	6th Cycle	Continuous	The Site Inventory List is updated annually and posted on the City's website.	Other	1	https://www.emeryville.org/Services/Housing/Housing-Element/2023-2031-Housing-Element
JJ. Site Inventory	Evaluate residential development proposals for consistency with goals and policies of the 2023-2031 Housing Element and Site Inventory List calculations.	12/31/2031	6th Cycle	Continuous	No new residential development applications were submitted in 2025. The pre-application for Site 14 was submitted in 2023 and approved in 2025. The Site Inventory List identified a realistic capacity of 300 units for Site 14, however the applicant was approved for 362 units, which is an increase in project density from what was shown in the Site Inventory List.	Other		https://www.emeryville.org/Services/Housing/Housing-Element/2023-2031-Housing-Element
JJ. Site Inventory	Make written findings if there is a reduction in the project density from what is shown in the Site Inventory List, that the remaining sites identified are adequate to accommodate the RHNA by income level or identify additional sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.	12/31/2031	6th Cycle	Continuous	In 2025 there were no new applications for projects on the Site Inventory list. Site 14 was approved for 362 units, 62 units over the 300 units listed in the Housing Element.	Other		https://www.emeryville.org/files/assets/city/v/1/development/documents/housing/2023-2031-h.element/realistic-capacity-tracker-2025.pdf
KK. Residential use By Right	Comply with Assembly Bill (AB) 1397 by ensuring that Housing Element Site 5, 7, 8, 9, 10, 11, 12 and 14 are allowed to be developed for residential use by-right, if the proposed housing development includes at least 20% of the units affordable to lower-income households.	12/31/2031	6th Cycle	In Progress	Zoning amendments to codify the requirements of Program KK and AB 1397 are scheduled to go to the Planning Commission and City Council in early 2026. Below is an update on the status of Site 5, 7, 10 and 14. Site 5 received their entitlements in 2021. This project not only met but exceeded the by-right density requirements. A 2-year extension for the development to apply for a building permit was granted in January 2023. A Building Permit application for Site 5 was submitted in 2024; the applicant has not yet responded to a second round of comments provided in July 2025. Site 7 submitted a planning application for a mixed-use development in 2022, an EIR was completed in September 2025, however the applicant has not moved	Other		None

LL. Planning Regulation Amendments	Update the Planning Regulations to comply with Health and Safety Code Section 17021.5 (Employee Housing).	12/31/2024	6th Cycle	In Progress	The Planning Commission recommended approval of the change to the Planning Regulations regarding Employee Housing in December 2025. City Council will take action on this item in early 2026.	Other		https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf
LL. Planning Regulation Amendments	Update the Planning Regulations to allow residential care facilities with seven or more persons to be subject to the same restrictions that apply to other residential uses of the same type in the same zone. (Residential Care Facilities)	12/31/2024	6th Cycle	In Progress	The Planning Commission recommended approval of the change to the Planning Regulations regarding Residential Care Facilities in December 2025. City Council will take action on this item in early 2026.	Other		https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf
LL. Planning Regulation Amendments	Update the Planning Regulations to comply with Health and Safety Code Section 17021.6 and 17021.8 (Agricultural Worker Housing).	12/31/2024	6th Cycle	In Progress	The Planning Commission recommended approval of the change to the Planning Regulations regarding Agricultural Worker Housing in December 2025. City Council will take action on this item in early 2026.	Other		https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf
LL. Planning Regulation Amendments	Update the Planning Regulations to permit group residential uses with seven or more residents through a ministerial process rather than requiring a CUP and adopt a group residential preservation ordinance. (Group Residential and Single-Room Occupancy)	12/31/2024	6th Cycle	In Progress	The Planning Commission recommended approval of the change to the Planning Regulations regarding Group Residential and SROs in December 2025. City Council will take action on this item in early 2026.	Other		https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf
LL. Planning Regulation Amendments	Review and revise the parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff and do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Remove the CUP on shelters in the MUR and INL zones, subject only to a by right process and consider allowing them with a CUP in the P zone. Amend the Planning Regulations to allow Low Barrier Navigation Centers by right in all zones that allow mixed-uses and all non-residential zones allowing multifamily residential. (Emergency Shelters)	12/31/2024	6th Cycle	In Progress	The Planning Commission recommended approval of the change to the Planning Regulations regarding Emergency Shelters in December 2025. City Council will take action on this item in early 2026.	Other		https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf
LL. Planning Regulation Amendments	Update the Planning Regulations to permit by right 3- and 4-unit multi-unit projects in the RM district with no density requirements as long as it is in compliance with FAR and height limits. Increase base FAR to 1.0 and Bonus FAR will be eliminated in the RM Zone. (Three to Four Multi-Units)	12/31/2024	6th Cycle	Not Yet Started	This action item requires a General Plan amendment, which requires tribal notification. A notice was sent to tribes in early January 2026. This item is scheduled to go to the Planning Commission in early Spring 2026 and City Council in late Spring 2026.	Other		None

LL. Planning Regulation Amendments	Update the Planning Regulations to require mobile and manufactured homes the same approval process as single family residential uses in compliance with CA Gov Code 65852.3. (Mobile/Manufactured)	12/31/2024	6th Cycle	In Progress	The Planning Commission recommended approval of the change to the Planning Regulations regarding Mobile/Manufactured homes in December 2025. City Council will take action on this item in early 2026.	Other		https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf
LL. Planning Regulation Amendments	Examine opportunities to streamline the permitting process to convert single family homes to duplex, including the possibility of waiving the requirements for Planning Commission approval. (Conversion from Single-Family Home to Duplex)	12/31/2024	6th Cycle	Not Yet Started	This action item requires a General Plan amendment, which requires tribal notification. A notice was sent to tribes in early January 2026. This item is scheduled to go to the Planning Commission in early Spring 2026 and City Council in late Spring 2026.	Other		None
MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.	The City will continue to monitor federal and State legislation that could impact housing and support, or oppose proposed changes or additions to existing legislation, when appropriate.	12/31/2031	6th Cycle	Continuous	Staff continues to monitor the adoption of planning, building, and housing legislation to determine potential impact and necessary changes to the City's existing planning, building, and housing processes and municipal codes.	Other		None
MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.	The City will also update the Planning Regulations, when appropriate, to comply with any new housing related planning or zoning laws enacted by the State during the Cycle 6 Planning Period.	12/31/2031	6th Cycle	Continuous	No Planning Regulations were required to be updated due to new laws enacted by the State in 2025.	Other		None
NN. Review of Nongovernmental Constraints Impeding Residential Development	Make diligent efforts to contact applicants to discover why units have not been constructed within two years after planning entitlement approval.	12/31/2031	6th Cycle	Continuous	No entitlements were set to expire in 2025.	Other		None
NN. Review of Nongovernmental Constraints Impeding Residential Development	Identify actions that may help remove constraints to development, if due to nongovernmental constraints and proactively work with stakeholders to identify nongovernmental constraints or other considerations that may impede the construction of housing.	12/31/2031	6th Cycle	Continuous	No actions to remove nongovernmental constraints have been identified on the local level, as current nongovernmental constraints are macroeconomic issues that require interventions on the state and federal levels as the market has not adjusted.	Other		None
OO. Housing for Seniors	Seek funding to support a Housing Counselor to assist Seniors in navigating and applying for affordable housing opportunities.	12/31/2024	6th Cycle	In Progress	The City previously secured CDBG funds to support senior housing navigation and financial literacy workshops. The City was unable to launch this service in 2025 due to staffing capacity but will work in 2026 to get this initiative launched.	Other		None

OO. Housing for Seniors	Evaluate the feasibility of creating a Shared Housing Program for seniors and if feasible, collaborate with a community partner to facilitate the program.	12/31/2024	6th Cycle	In Progress	In 2024, the City evaluated the feasibility of implementing a Share Housing Program for Seniors and determined that it would not be a feasible option. The City will re-evaluate the feasibility of implementing a Shared Housing Program for seniors again in the future.	Other		None
OO. Housing for Seniors	Facilitate the redevelopment of Site 10 on the Housing Element Site Inventory List, to create 54 affordable housing units for seniors.	12/31/2027	6th Cycle	In Progress	The City continued to stay in communication with the developer of 4300 San Pablo Avenue (Housing Element Site 10) as it worked to identify funding to finance the project. The City supported the developer's application for Multifamily Housing Program from the State, however the developer was unsuccessful in obtaining an award in 2025.	Units		https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-2
OO. Housing for Seniors	Work to implement the Housing Domain action of the Age Friendly Action Plan.	12/31/2031	6th Cycle	In Progress	The City continues to implement the Housing Domain recommendations within the Age Friendly Action Plan. The City launched the Emeryville Accessible Living Initiative in 2024 to assist seniors with accessibility improvements and aging in place modifications. 3 seniors (quantified metric) had work completed in 2025.	Households	3	None
OO. Housing for Seniors	Seek opportunities to develop affordable senior housing.	12/31/2031	6th Cycle	Continuous	No opportunities to develop additional senior housing were identified in 2025.	Units		None
PP. Affirmative Fair Housing Marketing Plan	Require all Marketing Plans for Below Market Rate (BMR) Rental Units to be updated every five years and for the marketing plans to identify the underserved populations in the area and special outreach efforts.	12/31/2031	6th Cycle	Continuous	In 2025, One BMR Rental Property (quantified metric) submitted and received approval on their updated Marketing Plan.	Other	1	None
PP. Affirmative Fair Housing Marketing Plan	Collect race and ethnicity data for all those that apply and were successful in securing a BMR unit and analyze the data to determine if advertising/outreach methods to attract underserved population needs to be updated and if any barriers in the tenant selection criteria needs to be amended.	12/31/2024	6th Cycle	Continuous	Race and ethnicity data was collected durig the lease up of Site 6 (Nellie Hannon Gateway) in 2025. Because lease-up was not completed until December 2025, staff will utilize the data collected in 2026 to analyze if there are any needed changes to marketing efforts for future projects.	Other	1	None

PP. Affirmative Fair Housing Marketing Plan	Ensure BMR Property Management staff participate in Fair Housing training, at least once every two years.	12/31/2031	6th Cycle	Continuous	The City requested all BMR Rental Properties to include information regarding participation in Fair Housing Training as a part of the annual reporting in 2025. 10 properties (quantified metric) confirmed staff participation in fair housing training.	Meetings	10	None
PP. Affirmative Fair Housing Marketing Plan	Amend the Resale and Restriction Agreement for all future BMR resales to require a 3rd party to assist in marketing, screening, and selecting a new buyer via a lottery process.	12/31/2024	6th Cycle	Not Yet Started	No action taken yet. Staff is projected to begin working on this action in 2026.	Other		None
QQ. Tenant Protection Measures	Continue to implement the Emeryville Live/Work or enrolled in EUSD preference in the leasing of Below Market Rate Rental units in Emeryville.	12/31/2031	6th Cycle	Continuous	The City continued to require the implementation of the Emeryville Live/Work/School preference policy in 2025. No changes were made to the policy in 2025. The Live/Work/School policy was not implemented during the lease up of Nellie Hannon Gateway in 2025 due to a conflict with another funders regulatory agreement.	Units		None

QQ. Tenant Protection Measures	Partner with 3rd Party Housing Service Providers to implement the Tenant Landlord Eviction and Harassment Ordinance and provide an annual training for residents and landlords and a 3rd Party Legal Service Providers to provide legal services to tenants in need of eviction legal assistance.	12/31/2031	6th Cycle	Continuous	The City has partnered with ECHO Housing to administer the City's Tenant and Landlord Relations Ordinance and Alameda County by contracting with ECHO Housing to provide tenant and landlord counseling services throughout the County. In 2025, ECHO held two trainings on the Tenant & Landlord Relations Ordinance, in which 70 people attended (quantified metric). ECHO also provided tenant and landlord counseling services to 66 people (quantified metric) throughout the year. Additionally, in 2025, the City contracted with Placeworks to assist the City with modifying the Tenant and Landlord Relations Ordinance to provide additional tenant protections. This project is currently underway and recommendations to the ordinance are scheduled to be reviewed by City Council	Persons	136	https://www.emeryville.org/files/assets/city/v/1/development/documents/housing/em-tenants-rights-flyer.pdf
QQ. Tenant Protection Measures	Evaluate the need to adopt emergency ordinances to prevent tenant displacement, as needed.	12/31/2031	6th Cycle	Continuous	No emergency ordinances to prevent tenant displacement, such as those enacted in response to the COVID-19 pandemic, were needed in 2025.	Other		None
QQ. Tenant Protection Measures	Promote the practice of effective management by improving the relationship between tenants and landlords by providing online resources and training opportunities to assist Below Market Rate (BMR) Property Managers and tenants in understanding the BMR rental restrictions, requirements, and tips to address common rental issues.	12/31/2031	6th Cycle	Continuous	The City continued to provide assistance to Property Managers and tenants in understanding the requirements of the BMR program. Hello Housing continued to provided one-on-one training to new Property Management staff, to ensure they were familiar with the BMR requirements. The City developed a maximum allowable rent and utility allowance fact sheet for tenants and property managers to better understand what the purpose of the utility allowane is and how a utility allowance impacts the rent a tenant can be charged.	Other	1	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Below-Market-Rate-BMR-Rental-Housing-Resources

RR. Affordable Housing Platform	Collaborate with Alameda County on the design and implementation of the Alameda Couty Affordable Housing Portal, a one-stop shop for residents seeking housing in Alameda County to apply for available affordable housing and for developers to simplify the marketing and leasing of below market rate housing units.	12/31/2031	6th Cycle	Completed	The City continued to participate on the Alameda County Steering Committee regarding the Alameda County Affordable Housing Portal, until the County transisition to the Doorway Housing Portal in 2025.	Other	1	None
RR. Affordable Housing Platform	Support the development of the Bay Area Regional Housing Portal (Doorway), which is envisioned to provide a simple and equitable way for residents to find and apply for affordable housing throughout the Bay Area.	12/31/2031	6th Cycle	Continuous	The City continues to participate in the Doorway Working Group Steering Committee. In 2025, 5 BMR Rental Properties (quantified metric) in Emerville were advertised on Doorway, representing 47 available units and 4 units with open waitlists. Collectively, 4073 applications were received through Doorway for Emeryville units.	Other	5	https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Below-Market-Rate-BMR-Rental-Housing-Resources
RR. Affordable Housing Platform	Modify the Affordable Housing Covenant and Below Market Rate Rental Policy Guidelines to require the utilization of the Affordable Housing Platforms for the leasing of vacant Below Market Rate(BMR) units.	12/31/2024	6th Cycle	Completed	In 2025, staff updated the BMR Marketing Guidelines to include utilization of the Doorway Housing Portal for all BMR Vacancies. All future Affordable Housing Covenants will include the utilization of an Affordable Housing Platform.	Other	1	None

SS. Prohousing Designation	Seek Prohousing Designation from the California Housing and Community Development Department for enacting favorable zoning and land use policies, policies to accelerate the production of housing, reduction of construction and development policies, and providing financing subsidies.	12/31/2024	6th Cycle	Completed	In March 2023, the City was awarded Prohousing Designation status with the requirement to implement various actions. Below is an update on the status of the various actions required to be completed. Any item identified with no action, is scheduled to be completed in 2026. Category 1B- Amend planning regulations to permit by right 3- and 4-unit multi-unit projects in the RM district with no density requirement if it complies with FAR and height limits (Program LL. Underway. This item requires a General Plan Amendment, which requires Tribal Notification. Public meetings are scheduled begin after the 90 day tribal notification period, with full implementaton in Summer 2026). Category 2A- establish written policies or procedure to ensure multifamily	Other	1	https://www.hcd.ca.gov/planning-and-research/prohousing/designated-jurisdictions
SS. Prohousing Designation	Utilize Prohousing Designation to seek additional points or preferences in the scoring of competitive applications for housing and infrastructure.	12/31/2031	6th Cycle	Continuous	No applications for competitive funding with preference points for Prohousing Designation were sought in 2025.	Other		None

Jurisdiction	Emeryville	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Emeryville	NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting period. ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	(Jan. 1 - Dec. 31) 2025		
Period	6th Cycle 01/31/2023 - 01/31/2031		

[illegible]

Jurisdiction	Emeryville	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	(Jan. 1 - Dec. 31) 2025		

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

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Housing Element Implementation

[illegible]

Jurisdiction	Emeryville		
Reporting Period	2025	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	01/31/2023 - 01/31/2031	

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

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Housing Element Implementation

Note:
Cells in green

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	Emeryville
Reporting Period	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/31/2023 - 01/31/2031

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Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		https://ecode360.com/46998153#46998197
Notes		

Jurisdiction	Emeryville
Reporting Year	2025 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 65,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Outreach Strategy, Survey	\$7,000.00	\$0.00	Completed	REAP	Reimbursed in 2024
Research, Analysis, Writing: Existing	\$14,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Research, Analysis, Writing: Potential	\$9,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Study Session	\$4,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Drafts	\$5,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Approval Hearings, Finalize	\$8,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Environmental Review	\$4,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Draft, Response to Review	\$5,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Adoption Review, Hearing	\$6,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024
Final to HCD, Response, Certification	\$3,000.00	\$0.00	Completed	Local General Fund	Reimbursed in 2024

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

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restrictec	0
	Non-Deed Restrictec	0
Extremely Low	Deed Restrictec	104
	Non-Deed Restrictec	0
Very Low	Deed Restrictec	158
	Non-Deed Restrictec	3
Low	Deed Restrictec	96
	Non-Deed Restrictec	5
Moderate	Deed Restrictec	0
	Non-Deed Restrictec	4
Above Moderate		5
Total Units		375

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restrictec	0
	Non-Deed Restrictec	0
Extremely Low	Deed Restrictec	0
	Non-Deed Restrictec	0
Very Low	Deed Restrictec	0
	Non-Deed Restrictec	1
Low	Deed Restrictec	0
	Non-Deed Restrictec	2
Moderate	Deed Restrictec	0
	Non-Deed Restrictec	2
Above Moderate		1
Total Units		6

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restrictec	0
	Non-Deed Restrictec	0
Extremely Low	Deed Restrictec	45
	Non-Deed Restrictec	0
Very Low	Deed Restrictec	8
	Non-Deed Restrictec	0
Low	Deed Restrictec	36
	Non-Deed Restrictec	0
Moderate	Deed Restrictec	1
	Non-Deed Restrictec	0
Above Moderate		9
Total Units		99