

# City of Emeryville

CALIFORNIA

## MEMORANDUM

**DATE:** March 17, 2026

**TO:** Mayor and City Council Members

**FROM:** LaTanya Bellow, City Manager

**SUBMITTED BY:** Chadrick Smalley, Community Development Director

**SUBJECT:** RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EMERYVILLE APPROVING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT AND AUTHORIZING SUBMITTAL TO THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION AND TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

### RECOMMENDATION

Staff recommends that the City Council review the attached 2025 General Plan Annual Progress Report (which includes the 2025 Housing Element Annual Progress Report and the Housing Successor Report for Fiscal Year 2024-25) and adopt the attached resolution authorizing staff to forward it to the State.

### BACKGROUND

#### General Plan

California Government Code Section 65300 requires each city and county to adopt a general plan for the physical development of the jurisdiction. The Emeryville General Plan establishes a vision for the City's long-term growth and enhancement and provides strategies and implementation actions to achieve this vision. State law requires that general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Emeryville General Plan includes two optional elements: Urban Design and Sustainability. The City of Emeryville adopted its General Plan, except the Housing Element, in October of 2009. State requirements for the Housing Elements are more detailed and specific than for the other General Plan Elements: Housing Elements are updated every eight years according to a schedule set by the State.

#### General Plan Annual Progress Report (APR)

Section 65400 of the California Government Code requires the Planning Commission to prepare an Annual Progress Report addressing the status of the General Plan and progress made toward implementing its goals and policies, including the City's progress in meeting its share of regional housing needs. The progress report must be presented to the City Council for its review and acceptance and submitted by April 1 of each year to the Governor's Office of Land Use and Climate Innovation (LCI), and the State Housing

and Community Development Department (HCD). After not updating guidance since 2022, this year LCI provided an [Annual Progress Report Memo – 2025 Report Year, dated January 16, 2026](#). The attached General Plan Annual Progress Report is organized in response to this guidance.

### Housing Element Annual Progress Report

The City is required to track housing development and Housing Element implementation on a series of spreadsheets provided by the State each year. A summary of information from these spreadsheets is provided in simplified charts in the General Plan APR; all of the spreadsheets are attached to the General Plan APR in PDF format in Appendix B.

### Housing Successor Report

California Health and Safety Code Section 34176.1(f) also requires Successor Agencies to former Redevelopment Agencies to prepare an annual Housing Successor Report regarding the Low- and Moderate-Income Housing Asset fund. The full Fiscal Year 2024-2025 Housing Successor Report is attached to the General Plan APR as Appendix C.

The 2025 General Plan Annual Progress Report is attached for Council's review. This is the sixteenth progress report that is measured against the 2009 Emeryville General Plan; and the third Housing Element Annual Progress Report that is measured against the current 2023-2031(6<sup>th</sup> Cycle) Housing Element that was adopted by the City Council on December 12, 2022, and certified by HCD on February 3, 2023.

## **FISCAL IMPACT**

None.

## **STAFF COMMUNICATION WITH THE PUBLIC**

On February 4, 2026 the Housing Committee discussed the 2025 Housing Element Annual Progress Report. The Committee recommended the City Council approve the report.

On February 26, 2026 the Planning Commission discussed the 2025 General Plan Annual Report and all attachments. The Commission recommended the City Council approve the report.

## **CONFLICT OF INTEREST**

None.

## **CONCLUSION**

The General Plan Annual Progress Report is required by State law to be reviewed by the City Council prior to submittal to the State, which must happen by April 1<sup>st</sup> of each

calendar year. Both the Housing Committee and Planning Commission have recommended approval to the City Council.

**PREPARED BY:** Navarre Oaks, Senior Planner

## **ATTACHMENTS**

- Draft Resolution
- Attachment A – 2025 General Plan Annual Progress Report, including:
  - Development Decisions and Pending Projects in Emeryville in 2025
  - Appendix A - General Plan Annual Implementation Report
  - Appendix B - Housing Element Annual Progress Report
  - Appendix C - Housing Successor Annual Report

## RESOLUTION NO.

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EMERYVILLE APPROVING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT AND AUTHORIZING SUBMITTAL TO THE GOVERNOR'S OFFICE OF LAND USE AND CLIMATE INNOVATION AND TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

**WHEREAS**, California Government Code Section 65400 requires cities to prepare annual progress reports on implementation of the General Plan and the Housing Element of the General Plan; and

**WHEREAS**, a General Plan Annual Progress Report for Calendar Year 2025 has been prepared, including a Housing Element Annual Progress Report and a Housing Successor Agency Report; and

**WHEREAS**, on February 4, 2026, the Emeryville Housing Committee reviewed the Fiscal Year 2024-2025 Housing Successor Annual Report and the Calendar Year 2025 Housing Element Annual Report and recommended that the City Council authorize the submittal of the reports to the Governor's Office of Land Use and Climate Innovation ("LCI") and the California Department of Housing and Community Development ("HCD"); and

**WHEREAS**, on February 26, 2026, the Emeryville Planning Commission reviewed the 2025 General Plan Annual Progress Report and recommended that the City Council authorize the submittal of the report to the LCI and HCD; and

**WHEREAS**, on March 17, 2026, the City Council reviewed the 2025 General Plan Annual Progress Report; now, therefore, be it

**RESOLVED**, by the City Council of the City of Emeryville; that the City Council hereby authorizes submittal of the report to the LCI and HCD, as required by statute; and be it further

**RESOLVED**, by the City Council of the City of Emeryville; that the City Council authorizes submittal of the report to the Governor's Office of LCI and the California Department of Housing and Community Development, as required by statute; and be it further

**RESOLVED**, by the City Council of the City of Emeryville; that the City Council hereby confirms that the report is not a project as defined in CEQA Guidelines Section 15378 because it is an administrative activity that has no potential for resulting in a change in the environment.

**ADOPTED**, by the City Council of the City of Emeryville at a Regular Meeting held March 17, 2026, by the following vote:


AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY CLERK

  
\_\_\_\_\_  
CITY ATTORNEY

# City of Emeryville

## 2025 General Plan Annual Progress Report (APR)

Accepted by City Council on March 17, 2026

### Section 1. Introduction

#### Purpose of the Annual Progress Report

Sections 65400 and 65700 of the California Government Code require all cities and counties to file an annual report addressing the status of the General Plan and reporting on the progress made towards implementing its goals and policies to their legislative bodies. The progress report must be submitted to the Governor’s Office of Land Use and Climate Innovation (LCI) -- formerly the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1 of each year. The annual progress report provides a means to monitor the success of implementing the General Plan and determine if changes are needed in the plan or its implementation programs. This report follows the directive outlined in the Governor’s Office of LCI’s [Annual Progress Report Memo – 2025 Report Year, dated January 16, 2026](#) “to streamline the submission process and minimize resources spent by jurisdictions.”

Major planning activities are described, along with other City actions, in the section on implementation of General Plan Elements.

#### Purpose of the General Plan

The General Plan is mandated by California Government Code Section 65300, which requires each city and county to adopt a plan that outlines a vision for the physical development of the City. The Emeryville General Plan establishes a vision for the City’s long-term growth and enhancement and provides strategies and action items to achieve this vision.

The plan also establishes a baseline by which to determine whether development proposals and public projects are consistent with the City’s goals for the future. The plan also conveys these goals to City staff, partner agencies, developers, and the public at large, and ensures that all entities adhere to common objectives.

#### How The State Uses The General Plan APR And Housing Element APR

The Annual Progress Report Memo, referenced above, states that “the General Plan APR allows LCI to identify statewide trends in land use decision-making and how local planning and development activities relate to statewide planning goals and policies. APRs may also inform future modifications to LCI’s General Plan Guidelines and other technical advisory documents. In addition, LCI can track progress on a local jurisdiction's comprehensive General Plan update using the information provided in the APR. Similarly, the Housing Element APR allows HCD to track the progress of the implementation of a jurisdiction’s Housing Element and requires its submission as a threshold requirement for several state housing funding programs.”

### Section 2. Table of Contents

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### **Section 3. Date of Presentation to the City Council**

Per the [Annual Progress Report Memo – 2025 Report Year, dated January 16, 2026](#), the Annual Progress Report (APR) “must be presented to the local legislative body for its review and acceptance, usually as a consent or discussion item on a regular meeting agenda.” This annual progress report and resolution approving the APR was provided to City Council on March 17, 2026.

### **Section 4. Date of the Last Update to the General Plan**

Except for the Housing Element, all elements of the Emeryville General Plan were adopted as a single document on October 13, 2009.

The Emeryville Housing Element is contained in a separate document which was adopted by the City Council on December 12, 2022 and certified by HCD on February 3, 2023. The Housing Element covers the eight-year period from 2023 to 2031. This is the third year reporting the current 2023-2031 (6th Cycle) Housing Element.

The last update to the General Plan was an amendment to ensure consistency between the General Plan and the Active Transportation Plan, both adopted on October 17, 2023.

### **Section 5. Actions Associated with the Implementation of the General Plan**

#### **Summary of Implementation**

Chapter 8 of the Emeryville General Plan contains an implementation program to achieve the goals of every action item within each element (except the Housing Element, which contains its own

implementation program and is addressed below). The General Plan also describes the processes for implementing each action item, and identifies the agencies involved. Appendix A of the General Plan Annual Progress Report, tracks progress made on those 79 actions during the 2025 calendar year.

Of the 79 actions, the City made progress on 54 in 2025 (see the attached City of Emeryville 2025 General Plan Annual Implementation Report).

The following 18 items were completed before 2025:

- LU-A-4 (prepare and update Design Guidelines),
- LU-A-5 (update Capital Improvements Program),
- T-A-1 (prepare Quality of Service standards for all transportation modes),
- T-A-6 (implement quiet zones),
- T-A-12 (urge buses to carry bicycles),
- T-A-17 (require all new development to contribute to the Emeryville Transportation Management Association),
- PP-A-1 (prepare a strategic parks master plan),
- PP-A-5 (update and implement five-year Capital Improvement Program),
- PP-A-14 (require development projects to upgrade sanitary sewer systems),
- UD-A-1 (prepare Design Guidelines),
- UD-A-5 (update Capital Improvements Program),
- UD-A-10 (develop and implement new sign regulations),
- CSN-A-6 (identify historic and cultural resources; refine significant structures ordinance),
- CSN-A-15 (update Capital Improvement Program),
- CSN-A-17 (establish conditions of approval for mechanical equipment with potential noise impacts),
- CSN-A-18 (require noise study for projects with high noise exposure),
- CSN-A-19 (develop railroad quiet zones),
- ST-A-2 (adopt the United Nations Environmental Accords, implement 14 actions),
- ST-A-3 (incorporate Build It Green or LEED and Bay Friendly standards in construction projects),
- ST-A-4 (follow green building and Bay Friendly Landscaping requirements in City projects), and
- ST-A-5 (require public-private projects to follow green building and Bay Friendly Landscaping requirements).

Of these 18 items, four are related to the update of the Capital Improvements Program (CIP) but depending on the General Plan Element associated with the action (LU for Land Use; CSN for Conservation, Safety and Noise), the implementing action has a different focus (see the attached City of Emeryville 2025 General Plan Annual Implementation Report).

Notably, in 2024 seven items were listed as making “no progress,” while in 2025 there were only four items listed as making “no progress.”

No progress was made on four actions in 2025:

- CSN-A-7 (fund façade preservation projects),

- PP-A-4 (coordinating greenway creek improvements and water features with community),
- PP-A-8 (work on uses for sites no longer needed by other public agencies), and
- PP-A-11 (locating a new Police Administration facility).

In 2025 the following item was changed from “no progress” to “complete”:

- UD-A-10 (developing new sign regulations): This item was completed in 2012 when new sign regulations were adopted. However, because staff began working on code amendments as directed by the Planning Commission during a study session in 2017, the status of the item changed. While this item has been marked as “no progress” for years because subsequent amendments have not been made, priorities were redirected shortly after the 2017 study session, and there are no plans to revise the sign regulations as they were adopted in 2012.

In 2025 the following items were changed from “no progress” to “progress”:

- T-A-20 (explore feasibility of a bicycle and pedestrian route at Emeryville Crescent), and
- CSN-A-5 (studying a trail at the Emeryville Crescent).

This is the first time that progress has been made on T-A-20 and CSN-A-5. This is because in 2025 the East Bay Regional Park District initiated work for path improvements, adjacent to Powell Street, west of Interstate 80, on the northern edge of the Emeryville Crescent; the City began work to commission an avian study in 2026; and the City partnered with the San Francisco Estuary Partnership to begin engaging community members, including active transportation users and conservationists, to discuss key visions for the Emeryville Crescent including balancing access, habitat preservation and restoration.

### **General Plan Implementation: Element Highlights**

The following sections contain some of the highlights from each element of the General Plan

#### **Land Use**

- Updates to the Planning Regulations to comply with Emeryville's Pro-housing designation and implement Housing Element Program LL were recommended for approval to City Council by the Planning Commission in December 2025 and are scheduled to be effective in early 2026.
- In 2025 the City approved its third project under SB 35 (Christie Avenue Affordable Housing), which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. The Christie Avenue Affordable Housing Project is a 100% affordable project with 362 rental units in three separate buildings that also adds 6,000 square feet to Christie Park with an active multi-use court.

#### **Transportation**

- In 2025 City staff worked with staff from the Emeryville Center of Community Life (ECCL) to coordinate future speed hump locations on Steve Dain Drive.
- In 2025 the City upgraded all video detection for bicycles and pedestrians on Hollis Street and implemented passive pedestrian detection on 40th Street for pedestrians.

## **Parks, Public Facilities and Services**

- CERT training was held in July 2025 at ECCL.
- Community Events in 2025 included the Healthy Families Festival in April, Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2025, 48 children were enrolled in the Emeryville Child Development Center (a slight reduction from previous years due to the State expansion of Universal Transitional Kindergarten. Youth programs included the After School Expanded Learning Program, family oriented special events, and summer camps that included before and after program care. The Senior Center has various services including fitness, wellness, computer training, Meals on Wheels and congregate lunch programs. There is also an aquatics center that hosts a variety of swim programs for all ages. Programs are promoted through various platforms including the City's News and Activity Guide, the City website, Facebook, X, E-news, and Notify Me. In 2025, the free afterschool program that began in 2022 and is funded by an EUSD grant for all Anna Yates students continued. In 2024 this program increased enrollment by over 100% and in 2025 enrollment continues to exceed expectations.

## **Urban Design**

- In 2025 the 40th Street Project became fully funded and Hollis Street construction was substantially completed.
- The Nellie Hannon Gateway project at 3600 San Pablo Avenue was completed in 2025 and included large multi-story murals as a gateway element.
- In 2025 the contract for 40th Streetscape Public Art Improvements, designed by artist Sijia Chen, was approved by City Council for fabrication in 2026 and installation in 2027. The project will include four sculptures and over twenty attachments to street furnishings along 40th Street between Adeline Street and Shellmound Street.

## **Conservation, Safety and Noise**

- Seismic hazards and flooding risks were assessed as part of the 2025-2030 Local Hazard Mitigation Plan (LHMP) that was adopted by the City Council on September 16, 2025.
- In 2025 the East Bay Regional Park District is managing a grant for the City of Emeryville for path improvements, adjacent to Powell Street, on the northern edge of the Emeryville Crescent. The City also began work to commission an avian study in 2026.
- The City is in compliance with its National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit to date. Municipal Regional Permit (MRP) 3.0 went into effect on July 1, 2022. In 2025 the City achieved 100% compliance with Provision C.10 (trash load reduction).

## **Sustainability**

- In 2025 the farmers market that previously operated at The Emery moved to the Public Market, operating from April to October.
- Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.

## Section 6. Housing Element Annual Progress Report and Housing Successor Annual Report

The full Housing Element Annual Progress Report is attached as Appendix B and the full Housing Successor Annual Report is attached as Appendix C.

The following are highlights of the 2025 Housing Element Annual Progress Report:

**Table A - Housing Development Application Activity Summary**

Unit Type by Structure	Apps Submitted	Units Proposed	Acute Low	Ex Low	Very Low	Low	Mod	Above Mod
Single Family Attached	0	0	0	0	0	0	0	0
Single Family Detached	0	0	0	0	0	0	0	0
2-4 Units Per Structure	0	0	0	0	0	0	0	0
5+ Units Per Structure	0	0	0	0	0	0	0	0
Accessory Dwelling Unit	4	9	0	0	1	3	3	2
Mobile/Manufactured Home	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>2</b>

**Table A-2 - Completed Entitlement Summary**

Unit Type by Structure	Apps Submitted	Units Proposed	Acute Low	Ex Low	Very Low	Low	Mod	Above Mod
Single Family Attached	0	0	0	0	0	0	0	0
Single Family Detached	0	0	0	0	0	0	0	0
2-4 Units Per Structure	1	0	0	0	0	0	0	0
5+ Units Per Structure	0	362	0	104	158	96	0	4
Accessory Dwelling Unit	4	13	0	0	3	5	4	1
Mobile/Manufactured Home	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5</b>	<b>375</b>		<b>104</b>	<b>161</b>	<b>101</b>	<b>4</b>	<b>5</b>

**Table A-2 - Building Permits Issued Summary**

Unit Type by Structure	Apps Submitted	Units Proposed	Acute Low	Ex Low	Very Low	Low	Mod	Above Mod
Single Family Attached	1	1	0	0	0	0	0	1
Single Family Detached	0	0	0	0	0	0	0	0
2-4 Units Per Structure	0	0	0	0	0	0	0	0
5+ Units Per Structure	0	0	0	0	0	0	0	0
Accessory Dwelling Unit	2	5	0	0	1	2	2	0
Mobile/Manufactured Home	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>

**Table A-2 - Certificate of Occupancy Issued Activity Summary**

Unit Type by Structure	Apps Submitted	Units Proposed	Acute Low	Ex Low	Very Low	Low	Mod	Above Mod
Single Family Attached	0	0	0	0	0	0	0	0
Single Family Detached	1	2	0	0	0	0	0	2
2-4 Units Per Structure	0	0	0	0	0	0	0	0
5+ Units Per Structure	2	92	0	45	8	36	0	3
Accessory Dwelling Unit	4	5	0	0	0	0	1	4
Mobile/Manufactured Home	0	0	0	0	0	0	0	0
<b>Total</b>	<b>7</b>	<b>99</b>	<b>0</b>	<b>45</b>	<b>8</b>	<b>36</b>	<b>1</b>	<b>9</b>

**Table B - Regional Housing Needs Allocation Progress**

Income Level	RHNA Allocation	Building Permits Issued					Need Remaining	% Goal Met
		July 22 – Jan 23	Feb – Dec 23	CY24	CY25	Grand Total		
Acutely Low	0				0	0	0	NA
Extremely Low	226	0	45	0	0	45	181	20%
Very Low	225	0	8	0	1	9	216	4%
Low	259	0	36	0	2	38	221	15%
Moderate	308	0	0	0	2	2	306	0%
Above	797	23	26	6	1	56	741	7%
<b>Total</b>	<b>1,815</b>	<b>23</b>	<b>115</b>	<b>6</b>	<b>6</b>	<b>1450</b>	<b>1,671</b>	<b>8%</b>

**Table C - Sites Identified or Rezoned to Accommodate Shortfall**

Emeryville did not have a shortfall of housing sites, so the City did not need to identify or rezone additional sites.

**Table D - Implementation of Housing Element Programs Summary**

The 2023-2031 Housing Element includes 47 programs and 144 objective actions.

Objective Action Status	Complete	In Progress	Not Started	Continuous	Total
#	22	31	25	66	144
%	15%	22%	17%	46%	100%

Of the 22 completed programs, five were completed in 2025:

Name of Program	2025 Completed Objective	Program Implementation
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.	Survey launched in 2024 and in 2025
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 positions become available.	Committee membership evaluated in 2025
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.	Restructuring Approved 2025
RR. Affordable Housing Platform	Collaborate with Alameda County on the design and implementation of the Alameda County 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.	Collaboration with AC County Ended 2025, Platform merged with Doorway (regional platform)
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.	BMR Marketing Guidelines Updated 2025

Thirty-one programs objectives are in progress. Below are the details that took place in 2025, for 12 objectives:

<b>Name of Program</b>	<b>Objective</b>	<b>2025 Progress</b>
<b>A. Housing Development Regulatory Program</b>	Evaluate the feasibility of modifying the Affordable Housing Program Ordinance	Consultant contract executed
<b>E. Adaptive Reuse</b>	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.	Building permits issued for the conversion of vacant retail space into 5 ADUs.
<b>F. Impact Fees</b>	Evaluate the process for the collection of impact fees for new housing.	Consultant contract executed
<b>Y. Rental Preservation Program</b>	Draft and adopt the Rental Preservation Program Regulations.	Draft program guidelines reviewed by Housing Advisory Committee
<b>BB. Housing and Supportive Services for Homeless and Formerly Homeless</b>	Facilitate the redevelopment of 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.	Construction complete at Site 6 (Nellie Hannon Gateway) and all 23 supportive housing units occupied
<b>II. Transportation</b>	Implement the Active Transportation Plan (ATP) and work with the cities of Berkeley and Oakland to implement strategies to improve multimodal transportation access	Sustainable Streetscape on Hollis St, new benches at Marina and parks, 3 new bike share stations installed
<b>LL. Planning Regulation Amendments</b>	Update the Planning Regulations (Regs) to comply with HSC Section 17021.5 (Employee Housing).	Planning Commission recommended approval to the City Council
<b>LL. Planning Regulation Amendments</b>	Update the Planning Regs to allow residential care facilities with 7+ people to be subject to the same restrictions that apply to other residential uses of the same type in the same zone. (Res Care Facilities)	Planning Commission recommended approval to the City Council
<b>LL. Planning Regulation Amendments</b>	Update the Planning Regs to comply with HSC Section 17021.6 and 17021.8 (Agricultural Worker Housing).	Planning Commission recommended approval to the City Council
<b>LL. Planning Regulation Amendments</b>	Update the Planning Regs to permit group residential uses with 7+ residents through a ministerial process rather than requiring a CUP and adopt a group residential preservation ordinance. (Group Residential and Single-Room Occupancy)	Planning Commission recommended approval to the City Council
<b>LL. Planning Regulation Amendments</b>	Review and revise the parking requirements for emergency shelters and amend the Planning Regs to allow Low Barrier Navigation Centers	Planning Commission recommended approval to the City Council
<b>LL. Planning Regulation Amendments</b>	Update the Planning Regs 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)	Planning Commission recommended approval to the City Council

Twenty-five programs objectives have not started yet, however only the following 10 objectives are behind schedule:

Name of Program	Objective	2025 Progress
<b>A. Housing Development Regulatory Program</b>	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.	This work is contingent on the completion of the evaluation of the Affordable Housing Program, which is underway.
<b>B. Streamlining Planning Processes</b>	Investigate the ability to eliminate the need for a Public Meeting to determine if the case warrants an Appeal Hearing	Staff will incorporate code modifications regarding appeal hearings in 2026
<b>H. Development Opportunity Fund</b>	Draft and Adopt Development Opportunity Program Regulations	City committed funding to Site 10. If project doesn’t move forward, the City will draft program guidelines.
<b>J. Homeowner Retention Program</b>	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.	Implementation will not commence until the City determines that a need exists within Emeryville.
<b>Y. Rental Preservation Program</b>	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.	Pending the adoption of Rental Preservation Program Guidelines, the program will remain on hold.
<b>FF. Access to Information.</b>	Identify areas most vulnerable to displacement, beginning with areas with higher concentration of poverty to target marketing efforts.	Staff is projected to work on this objective in 2026.
<b>FF. Access to Information.</b>	Develop a targeted marketing plan to promote local resources and programs for persons with disabilities.	Staff is projected to work on this objective in 2026.
<b>LL. Planning Regulation Amendments</b>	Update the Planning Regs 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)	Requires General Plan Amendment and tribal notification. Item scheduled to go PC in April 2026 and to City Council in May 2026
<b>LL. Planning Regulation Amendments</b>	Examine opportunities to streamline the permitting process to convert single family homes to duplex, including the possibility of waiving the requirements for Planning Commission (PC)approval. (Conversion from Single-Family Home to Duplex)	Requires General Plan Amendment and tribal notification. Item scheduled to go PC in April 2026 and to City Council in May 2026
<b>PP. Affirmative Fair Housing Marketing Plan</b>	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.	Staff is projected to work on this objective in 2026.

Sixty-six programs objectives are identified as continuous objectives. Below are specific details that took place in 2025 on 10 objectives:

Name of Program	Objective	2025 Progress
<b>D. Accessory Dwelling Units (ADUs)</b>	Continue to implement Article 14, Chapter 5, Title 9 (Accessory Dwelling Units) of the Planning Regulations.	Staff has ministerially reviewed applications for 9 ADU, approved entitlements for 13 ADU, issued building permits for 5 ADU and 5 ADU permits were finalized.
<b>I. Preserve BMR Ownership Portfolio</b>	Ensure compliance of the BMR Ownership Portfolio by ensuring the homeowners continue to occupy the units as their principal place of residence.	BMR Owner Occupancy monitoring letters were sent out in 2025. 86% of the homeowners (182) confirmed occupancy after the initial request for information.
<b>I. Preserve BMR Ownership Portfolio</b>	Ensure that each BMR Ownership unit is marketed in compliance with the Resale Restriction Agreement and is sold to an income eligible homebuyer.	Two BMR ownership units were put on the market for resale in compliance with BMR Regs
<b>M. Homebuyer Assistance Program</b>	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.	Four households assisted with First Home Emeryville
<b>CC. Section 8 Rental Assistance</b>	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.	16% increase in vouchers used in Emeryville between Feb 25 (186) and Oct 25 (217).
<b>DD. Fair Housing Counseling</b>	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.	13 Emeryville households were assisted by ECHO
<b>GG. Economic Mobility</b>	Work with local employers to identify entry level positions with good pay that can be advertised to BMR tenants in Emeryville.	CC adopted BIPOC Small Business Support Program, which includes small business outreach, where staff will capture hiring opportunities
<b>PP. Affirmative Fair Housing Marketing Plan</b>	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.	1 BMR Rental Property submitted and received approval of their updated marketing plan.
<b>PP. Affirmative Fair Housing Marketing Plan</b>	Ensure BMR Property Management staff participate in Fair Housing training, at least once every two years.	10 BMR Rental Properties confirmed participation in fair housing training
<b>QQ. Tenant Protection Measures</b>	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.	ECHO held 2 trainings on the Tenant & Landlord Relations Ordinance, in which 70 people attended and counseling provided to 66 people

**Table E- Commercial Development Bonus Approved**

Emeryville did not have any commercial projects that applied for a development bonus in exchange for contributing affordable housing, so the City did not need to identify sites.

**Table F -Units Rehabilitated, Preserve and Acquired for Alternative Adequate Sites**

Emeryville did not have any sites that were substantially rehabilitated, preserved or converted from non-affordable to affordable, so the City did not need to identify any sites.

**Table F2 - Above Moderate-Income Units Converted to Moderate Income**

Emeryville did not have any existing multifamily buildings converted to deed restricted rental housing for moderate-income households, so the City did not need to identify any sites.

**Table G - Locally Owned Lands Included in the Housing Element Sites Inventory**

Emeryville did not have any locally owned land that were disposed in 2025.

**Table H - Locally Owned Surplus Sites**

Emeryville has three locally owned sites that have been designated Exempt Surplus Land.  
3602 Adeline Street  
4300 San Pablo Avenue  
5890, 5900 and 6160 Christie Avenue

**Table J - Student Housing Development with a Density Bonus**

Emeryville did not have any student housing development, so the City did not need to identify any sites.

**Table K – Tenant Preference Policy**

Emeryville does have a local tenant preference policy, which can be found at <https://ecode360.com/46998153#46998197>.

**Table L- Historical Resources (NEW in 2025)**

Emeryville did not add any new sites to the National Register of Historic Places, California Register of Historic Resources, or a local register of historic places.

**LEAP Reporting**

Emeryville was previously awarded \$65,000 in LEAP funds to assist in development of the Housing Element. All funds have been expended and were reimbursed in 2024.

**Housing Successor Annual Report**

The Housing Successor Annual Report shows that \$436,898.14 was deposited into the Low- and Moderate-Income Housing Asset Fund (LMIHAF) in Fiscal Year 2024-2025; \$4,055.00 was spent on monitoring and administration expenditures. The Housing Successor is working on developing three properties: 3602 Adeline Street (for sale); and 6150 Christie Avenue, and 5890-5900 Christie Avenue which received entitlements in 2025.

## **Section 7. General Plan Compliance with LCI’s General Plan Guidelines**

Emeryville’s General Plan was updated in 2009 according to the State’s Research’s Guidelines and amended most recently in 2023 to maintain consistency with the Active Transportation Plan adopted in 2023.

Senate Bill (SB) 1000, adopted in 2016, requires local governments with disadvantaged communities in their planning areas to develop environmental justice policies as part of their General Plans. The disadvantaged communities in Emeryville are in the East Baybridge, San Pablo Corridor and Triangle neighborhoods. Government Code section 65302(h), states that, after 2018, cities with disadvantaged communities are required to include an environmental justice element when two or more elements are amended. The City of Emeryville has not amended two or more elements since 2018 and does not anticipate doing so.

## **Section 8. Priorities for Land Use Decision-Making that Have Been Established by City Council**

There were no moratoria or emergency ordinances established by the Emeryville City Council in 2025.

## **Section 9. Goals, Policies, Objectives, Standards, or Other Plan Proposals that Need to Be Added or Were Deleted, Amended or Otherwise Adjusted**

There were no additions, deletions, or amendments to the Emeryville General Plan in 2025.

## **Section 10. Status of the General Plan During 2025**

State law requires that all general plans include seven elements which must cover the following topics: Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space. Elements for other topics of local concern may also be included. The Emeryville General Plan includes two optional elements: Urban Design and Sustainability. Except for the Housing Element, all elements of the Emeryville General Plan were adopted as a single document on October 13, 2009.

See Appendix A (attached) for the full list of all 79 General Plan actions, listed by element, with their status and comment on how each action advanced the General Plan in 2025.

## Correspondence between Required General Plan Elements and Emeryville General Plan

<u>Required Element</u>	<u>Emeryville General Plan</u>
Land Use	Chapter 2: Land Use
Circulation	Chapter 3: Transportation
Conservation	Chapter 6: Conservation, Safety and Noise
Open Space	Chapter 6: Conservation, Safety and Noise, and Chapter 4: Parks, Open space, and Public Facilities
Safety	Chapter 6: Conservation, Safety and Noise
Noise	Chapter 6: Conservation, Safety and Noise
Urban Design (optional)	Chapter 5: Urban Design
Sustainability (optional)	Chapter 7: Sustainability and Chapters 2-6
Housing	Separate Document

### Planning Activities Initiated

There were no master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans initiated in Emeryville in 2025.

### General Plan Amendments

There were no amendments to the Emeryville General Plan in 2025.

### Major Development Applications Processed

Large development projects approved in 2025 include:

- The Christie Avenue Affordable Housing Project (an SB35 and SB1763 application) which includes three new, eight-story buildings accommodating 362 units of 100 % affordable housing, was approved administratively on June 5, 2025.

Smaller development projects with entitlements approved by the Planning Division or with finalized Building Permits (temporary or completed Certificates of Occupancy) in 2025 include:

- The Nellie Hannon Gateway project at 3600 San Pablo Avenue (the City's first application processed under SB35 and SB1763 with 90 units of affordable housing and ground floor commercial space for the Emeryville Citizens' Assistance Program (ECAP) received Final Certificate of Occupancy on November 17, 2025.
- A Major Conditional Use Permit to allow an electric vehicle service center for Rivian in existing buildings at 1483, 1487, and 1499 67th Street was approved by the Planning Commission on May 22, 2025.

Attachments:

- Development Decisions and Pending Projects in Emeryville in 2025
- Appendix A - General Plan Annual Implementation Report
- Appendix B - Housing Element Annual Progress Report
- Appendix C - Housing Successor Annual Report

# Development Decisions and Pending Projects in Emeryville in 2025

This table includes projects that resulted in new residential units and/or required Planning Commission or City Council approval.

Project	Address	Net New Dwelling Units	Thousands sq. ft. Non-residential	Planning Permit	Planning Application	Planning Approval	Building Permit	Building Permit Application	Building Permit Issued	Completion/ Final Inspection/ Occupancy	General Plan Land Use	Notes	
<b>Projects with City Actions in 2025:</b>													
Accessory Dwelling Unit	5520 Beaudry	1	0	ZC25-010		11/25/25					RM		
Dorothy Day House- Temp. Winter Shelter	4300 San Pablo Ave.	0	0	UP25-003		9/2/25	10/23/25				MUR	25 bed temp. winter shelter from 11/16/25 to 4/15/26	
Accessory Dwelling Units	5872 Beaudry St.	2	0	ZC25-005		6/10/25	11/25/25	B2025-0154, 0155	12/11/25		RM	B2025-0154 for JADU, B2025-0155 for ADU	
Rivian Car Repair	1483, 1487, and 1499 67th St.	0	61.8	UP25-001		2/7/25	5/22/25	B2025-0096	10/3/25		INH	Major UP for Car Repair and Service in existing buildings	
Accessory Dwelling Units	1270 Ocean Ave.	2	0	ZC25-002		1/10/25	11/13/25	B2025-0145	11/25/25		RM	Detached ADU and JADU	
Accessory Dwelling Units	4098 San Pablo Ave.	4	0	ZC25-001		1/10/25	2/24/25	B2025-0023, 0024	2/27/25		MUR	Conversion of non-livable space into 4 ADUs.	
Accessory Dwelling Units	1325 40th St.	2	0	ZC24-007		11/7/24	1/14/25	B2025-0005	1/19/25		MUR	Building permit approved 3/12/25	
Accessory Dwelling Units	5780 Hollis St.	5	0	ZC24-006		7/30/24	1/8/25	B2025-0009	1/31/25	07/30/25	MUR		
Accessory Dwelling Units	5534 Beaudry St.	2	0	ZC24-005		7/18/24	8/26/24	B2024-0138	8/29/24	10/22/24	8/28/25	RM	Occupancy. Project Complete
Convert Commercial to two units	3960 Adeline St.	2	0	UP92-16		10/18/23	12/12/23	B2024-0041	2/27/24	06/12/24	6/11/25	RM	Finalized. Minor Mods to a Major CUP. Project Complete
Christie Ave Affordable Housing Project	5890, 5900, and 6160 Christie Ave.	367	1.5	ZC23-008		6/27/23	6/5/25				MUR	SB35 Project	
Accessory Dwelling Unit Remodel (E) Unit	1251 63rd St.	0	0	ZC22-011		8/12/22	9/8/22	B2024-0012	2/5/24	9/12/24	5/30/25	RM	Finalized. Remodel of Existing (E) unit; confirmed not ADU
Conversion of Single Unit to Duplex	1291 55th St.	1	0	UPDR21-007		9/7/21	1/27/22	B2022-0135	6/30/22	5/14/25		RM	
Demo/Rebuild Two Units	1270 64th St.	0	0	UPDR20-004		12/16/20	12/21/21	B2022-0120, 0121	06/08/22	10/13/22	7/17/25	RM	Occupancy. Project Complete
Accessory Dwelling Unit	4210 Adeline St.	1	0	ZC20-006		6/18/20	8/11/20	B2020-0164	10/23/20	3/31/21	1/22/25	RM	Occupancy. Project Complete
Baker Metal Live/Work	1265 65th St.	17	1	UP07-09		8/10/07	8/27/09	B2025-0163	12/23/25			RMH	
Bay Street Grocery Store	5615 Bay St.	0	48.5	FDP21-002		7/7/21	2/24/22	B2022-0084	4/26/22	9/28/22	12/31/25	MUR	Finalized. Project Complete
Nellie Hannon Gateway Affordable Housing	3600 San Pablo Ave. / 1048 36th St.	90	4	ZC20-002		4/6/2020	10/20/20	B2021-0219	11/15/21	05/09/23	11/17/25	MUR	Occupancy. Processed under SB35 and AB1763

Project	Address	Net New Dwelling Units	Thousands sq. ft. Non-residential	Planning Permit	Planning Application	Planning Approval	Building Permit	Building Permit Application	Building Permit Issued	Completion/ Final Inspection/ Occupancy	General Plan Land Use	Notes	
<b>Projects with No City Actions in 2025:</b>													
Two new units on a vacant lot	1264 Ocean Ave.	2	0	DR24-007		8/14/24					RM	Planning letter of incomplete issued 7/9/25	
Accessory Dwelling Unit	5525 Beaudry St.	2	0	ZC23-010		8/28/23	2/14/24	B2024-0143	9/11/24	11/12/24	RM	Expired 8/9/25	
Accessory Dwelling Unit	1055 43rd St.	1	0	ZC22-016		10/26/22	11/14/22	B2022-0251	11/14/22		RM	Most recent Building comments provided 6/6/23	
5801 & 5861 Christie Avenue Project	5801 Christie Ave.	98	464	UPDR22-001		1/3/22					MUR		
Four-Unit Replacement	1271 64th St.	0	0	UPDR21-005		6/23/21	12/21/21	B2022-0046	3/3/22		RM		
Marketplace Parcel A (Parking Structure)	5900 Shellmound St.	167	14	FDP21-001		4/9/21	10/27/22	B2022-0263	12/21/22		MUR	Expired 12/24. DA agreement amended in 2025 to allow res.	
Accessory Dwelling Unit	1026 47th Street	1	0	ZC20-001		1/21/20	2/20/20				RM		
Emeryville Center of Innovation- B2	5300 Chiron Way/ 5555 Hollis St.	0	261.3	FDP19-002		10/23/19	2/25/21	B2022-0060	3/18/22	9/15/22	7/24/24	OT	Finalized for building shell at 5555 Hollis St.
Emeryville Center of Innovation- B8A & 8B	5300 Chiron Way/ 1400 53rd St.	0	350.5	FDP19-002		10/23/19	2/25/21	G2021-0005	10/29/21	3/8/22	7/1/22	OT	Grading Finalized. No applications for buildings in 2025
Emeryville Center of Innovation- B14	5300 Chiron Way/ 4563 Horton St.	0	parking	FDP19-002		10/23/19	2/25/21	B2022-0033	3/1/22	9/26/22	8/22/24	OT	CO for parking structure at 4563 Horton St.
Multi-Unit Residential	1225 65th St.	24	0	UPDR15-001		2/2/15	12/9/21	B2024-0001	11/26/24		RMH	Most recent Building comments provided 7/14/25	
Accessory Dwelling Unit	1284 61st St.	1	0	ZC21-016		7/29/21	8/9/21	B2023-0158	11/14/23		RM	Expiration Date Extended to 8/14/24: Expired	
Marketplace Parcel B (R&D and Park)	5950 Shellmound St.	0	432	FDP21-001		4/9/21	10/27/22	B2023-0108	10/25/23		MUR	Expired 7/25/24. DA agreement amended in '25 to allow res.	
Emerystation Overland R&D and Parking	1580 62nd St.	0	300	UPDR21-001		3/1/21	7/19/22	B2023-0129	9/20/23		OT	Expiration extended to 5/20/26	

\* General Plan Land Uses: OT Office/Technology, P Public, PO Park/Open Space, MUR Mixed Use with Residential, MUN Mixed Use with Non Residential, RH High Density Residential, RMH Medium-High Density Residential, RM Medium-Density Residential

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
<b>LAND USE</b>			
LU-A-1	Update the Zoning Ordinance	The Planning Regulations (which includes the Zoning Ordinance) were updated in 2013 to implement the 2009 General Plan. The Planning Regulations have been amended several times since then, including in 2024 when amendments were made in regards to accessory dwelling unit (ADU) regulations. Updates to the Planning Regulations to comply with Emeryville's Prohousing designation and implement Housing Element Program LL were recommended for approval to City Council by the Planning Commission in December 2025 and are scheduled to be effective in early 2026.	Progress
LU-A-2	Project review and approval process	In 2025, the City continued to review both minor applications, reviewed and approved by staff, and major projects reviewed and approved by the Planning Commission, and sometimes the City Council. In 2025 the City approved its third project under SB 35 (Christie Avenue Affordable), which mandates ministerial approval (i.e. staff level), and AB 1763, which specifies no density limit for projects within one-half mile of transit. The Christie Avenue Affordable Housing Project is a 100% affordable project with 362 rental units in three separate buildings that also adds 6,000 square feet to Christie Park with an active multi-use court.	Progress
LU-A-3	Update and Implement Area Plans	No updates were made to the Area Plans in 2025. Staff continues to review all projects' applicability to the Area Plans.	Progress
LU-A-4	Prepare and update Design Guidelines	The Design Guidelines were adopted in December 2010, and amended in August 2012 and May 2015. The City continues to implement the Design Guidelines in its project and plan reviews. In 2023 the Design Guidelines were updated along with the Planning Regulations to address objective standards. All objective standards are now located in the Planning Regulations, and all subjective items are incorporated into the Design Guidelines. No changes were made to the Design Guidelines in 2025.	Complete
LU-A-5	Update Capital Improvements Program	Since the CIP was adopted in June 2023, funding was updated as part of the 2025-2027 budget cycle. The overall structure was maintained but individual project funding levels may vary from the original 2023 budget allocation. The CIP includes land use related projects such as corporation yard improvements and numerous parks projects.	Progress

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
LU-A-6	Use economic development tools to attract and retain businesses	In 2025 Economic Development and Housing (EDH) staff provided site selection and permitting assistance to over 14 businesses considering locating in Emeryville, and provided business retention services to 37 existing Emeryville businesses. Staff also conducted welcome visits with 10 businesses new to Emeryville, and provided information and assistance to over 27 property owners and commercial real estate professionals. EDH staff also continued to advance the development of a marketing program for the City through a marketing firm contracted to develop a purpose-built commercial website for the City. The design of the website and initial content development was completed in 2025, launch is expected in 2026.	Progress
LU-A-7	Identify sites for business growth and expansion	In 2025 staff continued to work with businesses interested in locating in Emeryville, providing information on available properties and other assistance as requested.	Progress
LU-A-8	Establish partnerships to attract and support businesses	In 2025 staff continued to support the growth of the City’s business organization: the Emeryville Commerce Connection, through business visits and attendance at ECC events. In 2026, the ECC is planning to launch a “Restaurant Week” event to support restaurant businesses. The City continues to participate in the East Bay Economic Development Alliance, support BioCom’s east bay initiatives, and adopted a BIPOC Small Business Support Program in November 2025.	Progress
<b><i>TRANSPORTATION</i></b>			
T-A-1	Prepare Quality of Service standards for all transportation modes	The City adopted trip generation as the basis for the Transportation Facilities Impact Fee in 2014, using Vehicle Miles Traveled (VMT) as the metric to measure traffic impact for environmental reviews of development projects.	Complete
T-A-2	Ensure continued emergency vehicle access	The City ensures emergency vehicle access in all project plans.	Progress
T-A-3	Maintain Traffic Impact Fee	In Fiscal year 2024/2025 Fund 250 Traffic Impact Fees collected totaled: \$348,621.00 and an additional \$109,695.31 in accrued interest. Only \$998,919.51 was spent, leaving a remaining balance in the fund of \$1,958,028.98.	Progress
T-A-4	Participate in Alameda County Congestion Management Agency	The Congestion Management Agency is part of the Alameda County Transportation Commission (Alameda CTC). City Council is represented on the Commission, and City staff serves on the Alameda County Technical Advisory Committee (ACTAC). In 2025 the City used ACTC funding for traffic signal modifications, street rehabilitation, promoting Bike to Work (Everywhere) Day, the Emery Go Round (free local shuttle connecting to BART) General benefit, and design of 40th Street design.	Progress

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
T-A-5	Work with California Department of Transportation to promote pedestrian and bicycle accessibility	In 2025 Emeryville worked with MTC, who coordinated with Caltrans, to introduce a left turn bus only lane at the Powell Street and Frontage Road intersection. This project includes the widening of the Bay Trail along Frontage Road and Powell Street, serving pedestrians and bicycles. ACTC planning work along San Pablo Avenue to introduce transit, bicycle, and pedestrian improvements throughout multiple jurisdictions concluded in 2025; implementation is waiting for funding. Staff continued to attend Caltrans project meetings on a redesigned Ashby interchange including a pedestrian-bicycle bridge over the freeway. The 40th Street Multi-modal project design is being coordinated with Caltrans as is the ACTC sponsored study of bike lanes on San Pablo Avenue.	Progress
T-A-6	Work with regional and state agencies and the railroad to provide grade-separated road crossing and quiet zones	Groundbreaking on the quiet zone project for crossing improvements for 65th and 67th Streets, including bike/ped improvements, gates and signals and the closure of 66th Street all took place in 2022. Construction was completed in 2024.	Complete
T-A-7	Consider transportation needs of seniors and disabled persons	The City continued operating the 8 To Go paratransit service in 2025.	Progress
T-A-8	Maintain a plan that defines a pedestrian network; provides guidelines for sidewalks and street crossings, improvement schedule, and developer responsibilities; establishes pedestrian safety program; and designates a pedestrian coordinator	The Pedestrian and Bicycle Plan, adopted in 2012, was replaced with the Active Transportation Plan (ATP) which was adopted in 2023. The ATP includes a pedestrian network, project priorities, programs that address safety, and is included in the CIP. The Emeryville Design Guidelines were amended in 2023 and were updated to use consistent language with the Planning Regulations when referring to sidewalks. The ATP and Design Guidelines are implemented on an ongoing basis and annual progress reports are provided to advisory committees, the Planning Commission, and City Council annually.	Progress
T-A-9	Maintain a plan that defines a bikeway network, provides bikeway facilities, designates a bicycle coordinator, and evaluates bike sharing	The Pedestrian and Bicycle Plan defines a bikeway network, bicycle facilities and bike sharing information. In 2023 City Council adopted the Active Transportation Plan, replacing the existing Pedestrian and Bicycle Plan that defines a bikeway network, provides bikeway facilities, and includes bike sharing and micro mobility facilities and opportunities. The ATP is implemented on an ongoing basis, for example, as part of the annual paving plan.	Progress

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
T-A-10	Work with School District to enhance pedestrian circulation to schools; support Safe Routes to schools program	In 2025 City staff worked with staff from ECCL to coordinate future speed hump locations on Steve Dain Drive.	Progress
T-A-11	Install and maintain bicycle detection loops at signalized intersections	In 2025 the City upgraded all video detection for bicycles and pedestrians on Hollis Street and implemented passive pedestrian detection on 40th Street for pedestrians.	Progress
T-A-12	Urge buses to carry bicycles	The Emery Go-Round now carries bicycles. AC Transit buses carry bicycles, and AC Transit has more bicycle capacity on some of its new buses.	Complete
T-A-13	Work for free and/or subsidized transit	In 2025 ACTC awarded funding for 2025-26 and 2026-27 for operations of the Emery Go-Round (free bus service serving Emeryville). The free shuttle from The Emery in south Emeryville that provides a direct shuttle to the West Oakland BART station continued to operate in 2025; sources of funding for continued operations have been awarded through fiscal year 2026-2027.	Progress
T-A-14	Work with transit providers to expand hours of operation	With the goal of maximizing service, in 2025 AC Transit Realign was implemented, which reduced service hours but expanded service lines in Emeryville. Emery Go-Round service hours were maintained. Staff continues to attend coordination meetings with AC Transit and ETMA meetings to advocate for service expansion.	Progress
T-A-15	Use AC Transit's handbook in reviewing development projects	Staff consults the AC Transit handbook in reviewing development projects.	Progress
T-A-16	Monitor and change transit system as needed to provide efficient environment that meet needs of all users	In 2025 the City installed solar lights at viable bus stop locations city-wide. Additionally, as part of the Sustainable Streetscapes bus pads and bus bulb outs were installed along Hollis Street.	Progress
T-A-17	Require all new development to contribute to the Emeryville Transportation Management Association	The Property and Business Improvement District that funds the ETMA was renewed in 2015. It now includes Emeryville residents as well as businesses, and thus covers all development in Emeryville.	Complete

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
T-A-18	Adjust public parking pricing	In 2025 the City's two approved paid parking zones in North Hollis and the Triangle remained in operation. Price adjustments are triggered when occupancy reaches 85% or more, which has not occurred since the 2020 COVID pandemic. The City continues to monitor the program and make improvements, such as when Text to Pay was added to the program.	Progress
T-A-19	Study citywide Transportation Demand Management Program	The 2012 Sustainable Transportation Plan includes Transportation Demand Management (TDM) Strategies: the City has facilitated TD5 "Explore Employer and Public Bicycle Sharing" by planning and permitting bike share stations on City streets, and works on an ongoing basis to improve transit, bicycle and pedestrian infrastructure. In 2025 three new bike share stations were added in Emeryville as part of a Bay Wheels system-wide expansion.	Progress
T-A-20	Work with stakeholders to explore feasibility of a bicycle and pedestrian route at Emeryville Crescent	The Active Transportation Plan was developed with the input of stakeholders through multiple community workshops, public meetings, and an extensive online survey, and was adopted in 2023. The ATP is "Consistent with the General Plan and in the interest of providing shoreline access to the Bay Bridge, this Plan calls for a feasibility study to determine if a bicycle and pedestrian path can be developed adjacent to the Emeryville Crescent without negatively impacting sensitive habitat." In 2025 the City partnered with the SF Estuary Partnership to begin engaging community members, including active transportation users and conservationists, to discuss key visions for the Emeryville Crescent including balancing access, habitat preservation and restoration. Agreements, such as need for fencing and physical barriers for dogs, are a critical element of any trail planning on the Crescent.	Progress
T-A-21	Maintain truck routes	Truck routes were maintained in 2025.	Progress
<b><i>PARKS, OPEN SPACE, PUBLIC FACILITIES, AND SERVICES</i></b>			
PP-A-1	Prepare a strategic parks master plan	The Parks and Recreation Strategic Plan was adopted in 2011. In 2025 Planning staff attended meetings of the Parks and Recreation Committee to help facilitate understanding and implementation of the Parks and Recreation Strategic Plan.	Complete
PP-A-2	Develop a park-programming plan	The Community Services Department handles ongoing park programming including movies in parks, of which four were held in 2025. Picnic area rentals by the community are ongoing.	Progress
PP-A-3	Explore additional joint park facilities	In 2025 the Emeryville Center of Community Life (ECCL) continues to feature the City's After School Program, Fitness Center, Adult Sports, and Aquatics programs. The outdoor track and field facilities are available for public use on evenings and weekends.	Progress
PP-A-4	Coordinate greenway creek improvements and water features with community	Although the Temescal Creek corridor is included in the Parks and Recreation Strategic Plan, it was not prioritized in the most recent Capital Improvement Program. Drainage upgrades at the Temescal Creek Park dog park were completed Spring 2019.	No Progress

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
PP-A-5	Update and implement Five-Year Capital Improvement Program	Since the CIP was adopted in June 2023, funding was updated as part of the 2025-2027 budget cycle. The overall structure was maintained but individual project funding levels may vary from the original 2023 budget allocation. Parks and open space related projects include parks projects, the urban tree planting program, and the art center.	Complete
PP-A-6	Update zoning and subdivision regulations	The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then. The most recent amendments to the Planning Regulations were unanimously recommended for approval by the Planning Commission to City Council in December 2025, with an anticipated effective date in early 2026. These changes were made as part of Housing Element implementation and to update regulations to be consistent with MTC TOC policies regarding bicycle parking.	Progress
PP-A-7	Acquire land and identify funding opportunities to supplement Emeryville Center of Community Life	The City helped to develop the ECCL, and contributes to the operation of it. City staff members participate in the ECCL programming and operating committees, and operate programs including classes, facility rentals, aquatics, and special events. In 2025 the City continued to provide Aquatics, Child Development, field rentals, a K-8th grade program, and online Senior social and exercise programs.	Progress
PP-A-8	Work on uses for sites no longer needed by other public agencies	The School District has not yet developed a long-range plan for the former Anna Yates school site. It is currently being used on a temporary basis by the German International School. The field is open to the public on weekends.	No Progress
PP-A-9	Provide cultural and recreation events for all members of the community; promote programs through City newsletter and website	Community Events in 2025 included the Healthy Families Festival in April, Harvest Festival in October, and Holiday Tree Lighting in December. As of December 2025, 48 children were enrolled in the Emeryville Child Development Center (a slight reduction from previous years due to the State expansion of TK). Youth programs included the After School Expanded Learning Program, family orientated special events, and summer camps that included before and after program care. The Senior Center has various services including, fitness, wellness, computer training, Meals on Wheels and congregate lunch. There is also an aquatics center that hosts a variety of swim programs for all ages. Programs are promoted through the News and Activity Guide, the City website, Facebook, X, E-news, and Notify Me. In 2025, the free afterschool program that began in 2022 and is funded by an EUSD grant for all Anna Yates students continued. In 2024 this program increased enrollment by over 100% and in 2025 enrollment continues to exceed expectations.	Progress
PP-A-10	Prepare a plan for an Arts and Cultural Center	In 2025, the City completed analysis of fundraising support capacity and analysis of organizational structure for operations.	Progress
PP-A-11	Study new location for Police Administration facilities	There has been no progress in locating a new Police Administration facility. This is not an active project.	No Progress

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
PP-A-12	Continue to operate the Community Emergency Response Team (CERT) Program	CERT training was held in July 2025 at the ECCL.	Progress
PP-A-13	Coordinate with utilities service providers	In addition to the City requiring private developments to coordinate with utilities, the City coordinates with PG&E on in-street repairs, with East Bay Municipal Utility District (EBMUD) on City sanitary sewer rehabilitation, and other telecom fiber companies for work in the public right of way.	Progress
PP-A-14	Require development projects to upgrade sanitary sewer systems	A private sewer lateral replacement ordinance was adopted in 2011. In 2024, the City continued to issue Private Sewer Lateral Permits to insure compliance: development projects are required to obtain private sewer lateral certification and upgrade sewer capacity as needed.	Complete
<b><i>URBAN DESIGN</i></b>			
UD-A-1	Prepare Design Guidelines	The Emeryville Design Guidelines, referred to in all Major and Minor Design Review projects, were adopted in December of 2010, and were amended in August of 2012 and again in May of 2015. In 2023 the Design Guidelines were amended along with Planning Regulations as part of the Objective Standards project funded by an SB 2 Planning Grant from the State Department of Housing and Community Development. All objective standards are now located in the Planning Regulations, while all subjective items are located in the Design Guidelines.	Complete
UD-A-2	Implement neighborhood and area plans	All planning permits are assessed for applicability to neighborhood and area plan implementation.	Progress
UD-A-3	Update Zoning Ordinance	The Zoning Ordinance, also known as the Planning Regulations, was updated in 2013 to implement the 2009 General Plan. It has been amended several times since then. Most recently, amendments to the Planning Regulations were made in 2024 to address changes in State law regarding Accessory Dwelling Units (ADUs). In December 2025 the Planning Commission recommended zoning amendments to Council to implement Program LL of the Housing Element. Those changes are anticipated to go into effect in early 2026.	Progress
UD-A-4	Prepare a Citywide streetscape plan	Streetscape design is addressed in the Emeryville Design Guidelines and in the ATP. Implementation in 2025 occurred via the Sustainable Streetscapes Project in the CIP.	Progress
UD-A-5	Update Capital Improvements Program	Since the CIP was adopted in June 2023, funding was updated as part of the 2025-2027 budget cycle. The overall structure was maintained but individual project funding levels may vary from the original 2023 budget allocation. In 2025 the 40th Street Project became fully funded and Hollis Street construction was substantially completed.	Complete

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
UD-A-6	Use site plan review to address pedestrian circulation and gateway elements	An example of a project that was reviewed and approved in 2025, which included pedestrian circulation, was site plan review for the Christie Avenue Affordable Housing Project. The Nellie Hannon Gateway project at 3600 San Pablo Avenue was completed in 2025 and included large multi-story murals as a gateway element.	Progress
UD-A-7	Invest in signage, public art, and streetscape improvements at gateways	In 2025 the contract for 40th Streetscape Public Art Improvements, designed by artists Sijia Chen, was adopted by City Council and includes fabrication in 2026 and installation in 2027. The project will include four sculptures and over twenty attachments to street furnishings along 40th Street, between Adeline Street and Shellmound Street.	Progress
UD-A-8	Support renovations of older residential and industrial building stock	The City continues to review applications to reuse and renovate older residential and industrial buildings. For example, in 2025, staff received an application for modifications to a building located at 6221 Hollis Street, identified as a Significant Structure in the Planning Regulations. The project involved replacing windowpanes with louvers and installing rooftop equipment, and was approved after staff found that the project met the Finding for Preservation of Significant Structures (Section 9-5.1206(a)(1)).	Progress
UD-A-9	Expand public art along green streets, at gateways, and in new parks	In 2025, the City's Visual Art Grants funded the implementation of remaining gateway projects on the Northern edge of the Emeryville Greenway including a location by the Bike & Pedestrian Counter north of 66th Street. Private development also added public art along 47th Street (a green street).	Progress
UD-A-10	Develop and implement new sign regulations	This program is complete as new sign regulations were part of the planning regulations adopted in 2013. Staff began working on sign code amendments as directed by the Planning Commission during a study session in 2017, however priorities were redirected and no significant changes have been made since then. The sign regulations are implemented through the sign approval process: 16 sign permits were submitted in 2025 of which 15 have been approved.	Complete
<b><i>CONSERVATION, SAFETY, AND NOISE</i></b>			
CSN-A-1	Plant new trees and other plantings, and maintain existing healthy trees	Structural pruning and tree maintenance is an ongoing effort for the Public Works Maintenance Division and is especially focused after leaf drop in the fall. On case by case basis, tree replacements are typically installed per the site specific recommendations of the Arborist and City standards related to tree installation in the public right of way. In 2025 a contract was signed to plant 100 trees at the marina, and 25 street trees. Work on this began at the end of 2025 and is anticipated to be complete in spring 2026.	Progress
CSN-A-2	Implement the National Pollutant Discharge Elimination System permit	The City is in compliance with our NPDES Municipal Regional Permit to date. Municipal Regional Permit (MRP) 3.0 went into effect on July 1, 2022. In 2025 the City achieved 100% compliance with Provision C.10 (trash load reduction).	Progress

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
CSN-A-3	Implement EBMUD water efficiency requirements	The City implements EBMUD water efficiency requirements in City projects and project approvals and inspections.	Progress
CSN-A-4	Disseminate information on harmful effects of toxic chemical substances and safe alternatives	In 2025 the City continued partnering with Alameda County Clean Water Program (ACCWP) on social media outreach campaigns related to preventing water pollution.	Progress
CSN-A-5	Protect biological resources while studying trail at the Emeryville Crescent.	In 2025 the East Bay Regional Park District is managing a grant to the City of Emeryville for path improvements, adjacent to Powell Street, on the northern edge of the Emeryville Crescent. The City also began work to commission an Avian Study in 2026.	Progress
CSN-A-6	Identify historic and cultural resources; refine significant structures ordinance	The City Council adopted the Significant Structures Ordinance in 2015, amending the Planning Regulations to add a map and list of significant structures.	Complete
CSN-A-7	Fund façade preservation projects	The façade program was suspended as it was underutilized and of questionable utility. A new BIPOC Small Business Support Pilot Program was adopted in November 2025 and will launch in early 2026. The program is flexible and designed to identify business needs, which may include facade preservation.	Progress
CSN-A-8	Address seismic hazards and flooding risks	Seismic hazards and flooding risks were assessed as part of the 2025-2030 Local Hazard Mitigation Plan (LHMP) that was adopted by the City Council on September 16, 2025.	Progress
CSN-A-9	Implement and update emergency management operations plan	Multiple Emergency Operations Center (EOC) section trainings were held in 2025 and are scheduled to continue in 2026.	Progress
CSN-A-10	Update the Local Hazard Mitigation Plan (LHMP)	On September 16, 2025 the City Council adopted the 2025-2030 Local Hazard Mitigation Plan.	Complete
CSN-A-11	Work with Stopwaste.org on disposal of hazardous materials.	In 2025 the City continued to work with Waste Management of Alameda County on disposal of batteries and fluorescent lights; Paint Care on paint disposal; and Alameda County Household Hazardous Waste Facility on hazardous waste disposal. The City refers people to the Household Hazardous Waste events sponsored by the Alameda County Waste Management Authority, a list of non-city collection centers for disposal of sharps, and the Stopwaste <a href="http://www.recyclewhere.org">www.recyclewhere.org</a> website for questions about difficult materials. In 2025 the City created a battery tracker return program to help housing property managers properly dispose of used batteries.	Progress

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
CSN-A-12	Work with the Flood Control and Water Conservation District.	The City coordinates with the Alameda County Flood Control District as needed along Temescal Creek. In 2025 the City continued to coordinated with the Alameda County Flood Control District for its upcoming de-silting of Temescal Creek and operation of its facilities in Emeryville.	Progress
CSN-A-13	Use site plan review to ensure public health and safety, and the protection of natural and cultural resources	Staff reviews all projects for conformance with performance standards and, as applicable, preservation of significant structures. In 2025, staff received an application for a an electric vehicle (EV) service center at 1483, 1487, and 1499 67th Street. As a vehicle repair use, the project required Planning Commission approval. Staff reviewed noise, air quality, and hazardous material impacts at the site.	Progress
CSN-A-14	Update Zoning Ordinance	Previously, the City addressed safety and noise in amendments regarding short-term rentals, accessory dwelling units, cannabis businesses, and demolition. In December 2025 the Planning Commission recommended zoning amendments to the City Council to implement Program LL of the Housing Element which are anticipated to be effective in early 2026. While these updates do not specifically address public safety, staff continues to review the zoning ordinance, as well as changes in State law, update opportunities.	Progress
CSN-A-15	Update Capital Improvement Program	The Capital Improvement Program for FY 2023-24 to FY2027-28 was adopted on June 6, 2023. In 2025 the City worked with a consultant to analyze the potential for adding additional solar capacity. The City also replaced the existing City Hall HVAC system and design continued on the McLaughlin Eastshore State Park/Powell Street bioswale.	Complete
CSN-A-16	Implement the Climate Action Plan	The Climate Action Plan 2.0 was approved by City Council on November 15, 2016, and it is in effect, with goals for 2030 and targets for 2050 GHG emissions. In 2025 the City helped promote the Ava e-bike rebate program; subsequently Emeryville has the highest rate of participants in this program (in proportion to population) in the Bay Area.	Progress
CSN-A-17	Establish conditions of approval for mechanical equipment with potential noise impacts	As of June 2016, all Conditions of Approval address mechanical and construction noise impacts in Section III.B.1.	Complete
CSN-A-18	Require noise study for projects with high noise exposure	Noise studies are required and routinely submitted during the building permit stage for rooftop equipment. If noise levels are anticipated to exceed the levels outlined in the Planning Regulations than mitigation measures are required to make the project compliant.	Complete

## Appendix A

<b>City of Emeryville 2025 General Plan Annual Implementation Report</b>			
<b>Action Number</b>	<b>Action Summary</b>	<b>Implementation Summary and Actions in 2025</b>	<b>Implementation Status of Actions in 2025</b>
CSN-A-19	Develop railroad quiet zones	At-grade crossing at 65th, 66th, and 67th Street have been designated as "Quiet Zones". Staff has completed agreements with Union Pacific to concur on scope of work at the Quiet Zone crossings. The City was approved for grant funding in 2018 from the State's Trade Corridor Enhancement Program, the City asked to receive construction funding in 2021, and construction began in 2022. Construction was completed in 2024.	Complete
<b><i>SUSTAINABILITY</i></b>			
ST-A-1	Implement the Climate Action Plan	In 2025 the City continued to work on many elements of the Climate Action Plan, especially active transportation, with new bike/ped facilities planned or installed under the Sustainable Streetscapes Project in the CIP.	Progress
ST-A-2	Adopt the United Nations Environmental Accords, implement 14 actions	The General Plan currently supports 14 of the 21 actions listed in the United Nations Environmental Accords. In 2017 the Mayor signed a re-commitment to the goals and obligations of the Global Covenant of Mayors (Paris Climate Agreement).	Complete
ST-A-3	Incorporate Build It Green or LEED and Bay Friendly standards in construction projects	Bay Friendly Basics and the Bay-Friendly Landscape Scorecard are part of the City's Water Efficient Landscaping code, and apply to all development projects. Standard conditions of approval require scorecards from Stopwaste.org building guidelines, Build it Green, or LEED.	Complete
ST-A-4	Follow green building and Bay Friendly Landscaping requirements in City projects	Council adopted Green Building and Bay-Friendly Landscaping requirements applicable to City projects. Bay Friendly Landscaping standards are required of public and private projects.	Complete
ST-A-5	Require public-private projects to follow green building and Bay Friendly Landscaping requirements	All major development projects that receive City building permits are required to include a green building checklist in their application.	Complete
ST-A-6	Develop environmentally preferable municipal purchasing program	In 2025 implementation continued on the green purchasing arrangements staff brokered in 2016.	Progress
ST-A-7	Identify developer sites for farmers' markets	In 2025 the farmers market that previously operated at The Emery moved to the Public Market, operating from April to October.	Progress

**Please Start Here**

General Information	
Jurisdiction Name	Emeryville
Reporting Calendar Year	2025
Contact Information	
First Name	Navarre
Last Name	Oaks
Title	Planner
Email	<a href="mailto:noaks@emeryville.org">noaks@emeryville.org</a>
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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APPENDIX B

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

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
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
<b>Total Units</b>		<b>6</b>

<b>Units by Structure Type</b>	<b>Entitled</b>	<b>Permitted</b>	<b>Completed</b>
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
<b>Total</b>	<b>375</b>	<b>6</b>	<b>99</b>

<b>Infill Housing Developments and Infill Units Permitted</b>	<b># of Projects</b>	<b>Units</b>
Indicated as Infill	2	6
Not Indicated as Infill	0	0

APPENDIX B

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

<b>Use of SB 423 Streamlining Provisions - Applications</b>	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

<b>Units Constructed - SB 423 Streamlining Permits</b>			
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
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Streamlining Provisions Used - Permitted Units</b>	<b># of Projects</b>	<b>Units</b>
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

<b>Ministerial and Discretionary Applications</b>	<b># of</b>	<b>Units</b>
Ministerial	4	9
Discretionary	0	0

<b>Density Bonus Applications and Units Permitted</b>	
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

<b>Housing Element Programs Implemented and Sites Rezoned</b>	<b>Count</b>
Programs Implemented	144
Sites Rezoned to Accommodate the RHNA	0

# APPENDIX B

Jurisdiction	Emeryville
Reporting Year	(Jan. 1 - Dec. 31) 2025
Planning Period	6th Cycle: 01/01/2020 - 01/01/2025

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

**Table A  
Housing Development Applications Submitted**

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes							
1				2	3	4	5										6	7	8	9	10	11	12	13	14						
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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	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	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*			
Summary Row: Start Data Entry Below							0	0	0	0	0	0	1	0	0	0	0	3	2	0	9	8	0								
	049A-1555-067-00	4098 San Pablo Ave	Oak Walk	ZC25-001	ADU	R	1/10/2025	0	0	0	0	0	1	0	1	0	1	1	0	4	4	0	NONE	No	No	N/A	Approved	Ministerial			
	049A-1469-010-00	1270 Ocean Ave		ZC25-002	ADU	R	1/10/2025	0	0	0	0	0	0	0	1	0	1		2	2	0	NONE	No	No	N/A	Approved	Ministerial				
	049A-1331-016-00	5872 Beaudry St		ZC25-005	ADU	R	6/10/2025	0	0	0	0	0	0	0	1	0	1		2	2	0	NONE	No	No	N/A	Approved	Ministerial				
	049A-1312-022-00	5520 Beaudry St		ZC25-010	ADU	R	11/25/2025	0	0	0	0	0	0	0	0	0	0	1	1	0	0	NONE	No	No	N/A	Pending	Ministerial				
																			0	0	0										

# APPENDIX B

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																												
Project Identifier				Unit Types		Affordability by Household Income - Completed Entitlement										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		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+ ADU,MM)	Tenure (R/Rentler/D/Owner)	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	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Exact 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 it probably enter "000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Rentler	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*	
<b>Summary Row: (Click Entry Below)</b>																												
	049A-1313-000-00	5517 BEALERY ST	Unit C	2023-012	ADU	R																						
	049A-1313-000-00	5517 BEALERY ST	Unit A	2023-013	ADU	R																						
	049A-0487-005-00	3031 ADELINE ST		2023-009	ADU	R																						
	049A-1312-008-00	5534 BEALERY ST	Unit C & D	2024-005	ADU	R											ABAG ADU Affordability Study (05/09/2019)									This project was issued a entitlements and a building permit twice. 2/23/24 was included in previous reports. However the permit was withdrawn and new entitlement and permit was issued under 2024-005.		
	049A-0054-014-00	3949 ADELINE ST	Key Plaza Lulu	LP02-16A	5+	R																						
	049A-0050-001-00	104TH/36TH ST/3600-3610 SAN PABLO AVE	Nella Harmon Gateway	2020-002	5+	R		45		8		36				AR/C, N/LH, Other	DL, Other							143.0%	Development Standards Modification	No	Additional APNs: 049A-0050-008-01 and 049A-0050-009-01	
	049A-1470-010-00	1270 64TH ST		LP0920-004	BFD	R																					The 2 demolished units were unmarketable. IC approved demolition 10/28/23.	
	049A-1184-014-00	1291 55TH ST		LP0921-007	BFA	R																						
	049A-1317-001-01	1133 POWELL ST	Part on Powell ADUs	2024-006	ADU	R					1		2				ABAG ADU Affordability Study (05/09/2019)											
	049A-1555-087-00	2559 SAN PABLO AVE	Oak Walk ADUs	2025-001	ADU	R					1		2				ABAG ADU Affordability Study (05/09/2019)											
	049A-1489-010-00	1270 OCEAN AVE		2025-002	ADU	R					1		1				ABAG ADU Affordability Study (04/06/2019)											
	049A-1493-005-00	5900 CHRISTIE AVE 6150 CHRISTIE AVE	Penamal Apartments - 3 Phase	2023-008	5+	R			104		158		96			Other	DL, Other								92.0%	Development Standards Modification	No	Additional APNs: 049A-1493-005-00
	049A-1311-014-00	5672 BEALERY ST		2023-000	ADU	R											ABAG ADU Affordability Study (05/09/2019)											
	049A-1313-008-00	5525 BEALERY ST		2023-010	ADU	R											ABAG ADU Affordability Study (05/09/2019)											
	049A-0919-004-00	3905 EMERY ST	3905 Emery Street ADUs	2022-004	ADU	R																						
	049A-1174-040-00	1903 47TH ST	1903 47th Street ADU	2022-006	ADU	R																						
	049A-1336-005-00	5483 BEALERY ST	5483 Bealery Street ADU	2023-004	ADU	R																						
	049A-1026-004-00	1047 43RD ST		0923-009	2 to 4	R																						
	049A-1026-004-00	1047 43RD ST		2023-001	ADU	R																						
	049A-1081-001-00	1055 45TH ST		2023-003	ADU	R																						
	049A-1099-016-01	4107 GARDNER ST	4107 Gardner	2023-007	2 to 4	R																						
	049A-1477-001-01	6000 HOLLIS ST	5940 Hollis Street ADU	LP23-006	5+	R																						
	049A-1076-014-01	4201 SAN PABLO AVENUE	4201 San Pablo Intergenerational	2022-001	5+	R					67					Other	DL, Other								180.0%	Development Standards Modification	No	Additional APNs: 049-1076-017-01

# APPENDIX B

**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			
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	16 Assistance Programs for Each Development (may select multiple - see instructions)	17 Deed Restriction Type (may select multiple - see instructions)	18 For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	19 Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	20 Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	21 Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	22 Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	23 List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	24 Did the project receive a reduction or waiver of parking standards? (Y/N)	25 Notes*	
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	8/17/2023	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 zc24-005.
049A-0954-014-00	3960 ADELINE ST	Key Route Lofts		2	12/19/2023	2										0								
049A-0950-001-00	1048TH 36TH ST/3600-3610 SAN PABLO AVE	Nelle Hannan Gateway		1	10/20/2020	1			45		8	AHSC, NFLH, Other	DB, Other	75		0			143.0%		Development Standards Modification	No		Additional APNs: 049A-0950-006-01 and 049A-0950-006-01
049A-1470-010-03	1270 64TH ST			2	1/22/2021	2										2	Demolished	O						The 2 demolished units were unbuildable. PC approved demolition 10/28/21
049A-1184-014-00	1291 56TH ST			1	1/27/2022	1										0								
049A-1317-001-01	1333 POWELL ST	Pac on Powell ADUs		2	1/8/2025	2							ABAG ADU Affordability Study (30/30/30/10)			0								
049A-1555-067-00	4098 SAN PABLO AVE	Oak Walk ADUs		1	1/10/2025	1							ABAG ADU Affordability Study (30/30/30/10)			0								
049A-1469-010-00	1270 OCEAN AVE			4	6/5/2025	4							Other	DB, Other	99				92.0%		Development Standards Modification	No		Additional APNs: 049A-1493-005-00
049A-1493-005-00	6900 CHRISTIE AVE 5900 CHRISTIE AVE 6150 CHRISTIE AVE	Perennial Apartments - 3 Phases		4	6/5/2025	4																		
049A-1331-016-00	5872 BEAUDRY ST			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-1174-046-00	1063 47TH ST	1063 47th Street ADU		1	7/9/2022	1										0								
049A-1330-005-00	5883 BEAUDRY ST	5883 Beauty Street ADU		1	5/12/2023	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 HOLUIS ST 6040 HOLUIS ST	5900 Hobbs Street LOW Construction		2	12/20/2023	2										0								
049A-1079-014-01	4300 SAN PABLO AVENUE	4300 San Pablo Intergenerational		1	12/9/2022	1							Other	DB, Other	77				189.0%		Development Standards Modification	No		Additional APNs: 049-1079-017-01

# APPENDIX B

Table A2

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

Project Identifier			Income Restriction							8	9	10	16		17	18	19	20			21			22	23	24	25
Current APN	Street Address	Project Name*	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	Building Permits Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Housing with Financial Assistance and/or Deed Restrictions	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 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, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*				
049A-1313-009-00	5517 BEAUDRY ST	Unit C	1	0	2	0	2	1	1	1					0												
049A-1313-009-00	5517 BEAUDRY ST	Unit A						1	1	1					0												
049A-0481-005-00	3631 ADELINE ST							1	1	1					0												
049A-1312-026-00	5534 BEAUDRY ST	Unit C & D				1		1	1	1			ABAG ADU Affordability Study (20/20/20/10)		0											This project was issued a building permit (no. 2220-17) was included in previous reports, however the permit was withdrawn and new entitlement and permit was issued under ac24-005.	
049A-0954-014-00	3960 ADELINE ST	Key Route Lots						2	2	2					0												
049A-0950-001-00	1048TH 36TH ST/2620-3610 SAN PABLO AVE	Nelle Hannon Gateway		36				1	1	1		AHSC, NFLH, Other	DB, Other	75	0			143.0%		Development Standards Modification	No				Additional APNs: 049A-0950-008-01 and 049A-0950-006-01		
049A-1470-010-03	1270 64TH ST							2	2	2					2	Demolished	0									The 2 demolished units were unaffordable PC approved demolition 10/28/21.	
049A-1184-014-00	1291 55TH ST	Plac on Powell ADUs	1		2			1	1	1					0												
049A-1317-001-01	1333 POWELL ST							2	2	2			ABAG ADU Affordability Study (20/20/20/10)		0												
049A-1505-067-00	4399 SAN PABLO AVE	Oak Walk ADUs						2	2	2			ABAG ADU Affordability Study (20/20/20/10)		0												
049A-1469-010-00	1270 OCEAN AVE							2	2	2			ABAG ADU Affordability Study (20/20/20/10)		0												
49A-1493-005-00	5890 CHRISTIE AVE 5900 CHRISTIE AVE 6150 CHRISTIE AVE	Perennial Apartments - 3 Phases							0	0			Other	DB, Other	99	0			92.0%		Development Standards Modification	No				Additional APNs: 49A-1493-005-00	
049A-1331-016-00	5872 BEAUDRY ST								0	0			ABAG ADU Affordability Study (20/20/20/10)		0												
049A-1313-006-00	5525 BEAUDRY ST				1			1	1	1					0												
049A-0619-004-00	3995 EMERY ST	3995 Emery Street ADU						2	2	2					0												
049A-1174-040-00	1063 47TH ST	1063 47th Street ADU						1	1	1					0												
049A-1330-009-00	3953 BEAUDRY ST	3953 Beaudry Street ADU						1	1	1					0												
049A-1026-034-00	1047 43RD ST								0	0					0												
049A-1026-034-00	1047 43RD ST								0	0					0												
049A-1081-001-00	1055 45TH ST	1055 45th Street ADU							0	0					0												
049A-1026-015-04	4107 ADELINE ST	4107 Adeline							0	0					0												
049A-1477-001-01	6000 HOLIS ST	5900 Hollis Street L/W Conversion							0	0					0												
049A-1079-014-01	4300 SAN PABLO AVENUE	4300 San Pablo Intergenerational							0	0			Other	DB, Other	77	0			169.0%		Development Standards Modification	No				Additional APNs: 049-1079-017-01	

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**Table A2**

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

Project Identifier											Streamlining	Historic Site	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) Data Source	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state 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 54600(a)(2)(B)?	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 "000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished or 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, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes		
DABA-1313-009-00	5517 BEAULIEY ST	Unit C	0	45	0	0	0	30	0	1	0	0	1	3312025	1	NONE	No													
DABA-1313-009-00	5517 BEAULIEY ST	Unit A											1	3312025	1	NONE	No													
DABA-0481-005-00	3631 ACDELINE ST												1	7320205	1	NONE	No													
DABA-1312-028-00	5534 BEAULIEY ST	Unit C & D								1			1	6282025	2	NONE	No	ABAG ADU Affordability Study (30/00/30/10)		0										
DABA-0264-014-00	3900 ACDELINE ST	Key Route Lefts											2	6112025	2	NONE	No													
DABA-0950-001-00	124615 30TH ST/3000-3010 SAN PABLO AVE	Nolan Harmon Gateway	45			8			36				1	11132025	60	NONE	No	AHSC, NPLH, Other	DB, Other					143.0%		Development Standards Modification	No	Additional APNs: DABA-2050-008-01 and DABA-2050-008-02		
DABA-1470-010-00	1270 84TH ST												2	7320205	2	NONE	No					2	Demolished	O					The 2 demolished units were under a table PC approved demolition 10/2021.	
DABA-1184-014-00	1291 50TH ST												0	NONE	No															
DABA-1317-001-01	1333 POWELL ST	Plot on Powell ADU											0	NONE	No															
DABA-1555-007-00	4009 SAN PABLO AVE	Oak Walk ADU											0	NONE	No															
DABA-1489-010-00	1270 OCEAN AVE												0	NONE	No															
DABA-1493-005-00	5882 CHRISTIE AVE 5900 CHRISTIE AVE 6100 CHRISTIE AVE	Personal Apartments - 3 Phases											1	NONE	No			Other	DB, Other						92.0%		Development Standards Modification	No	Additional APNs: DABA-1493-005-00	
DABA-1313-016-00	5872 BEAULIEY ST												0	NONE	No															
DABA-1313-006-00	5520 BEAULIEY ST												0	NONE	No															
DABA-0819-004-00	3905 EMERY ST	3905 Emery Street ADU											0	NONE	No															
DABA-1740-000-00	1063 47TH ST	1063 47th Street ADU											0	NONE	No															
DABA-1330-005-00	5883 BEAULIEY ST	5883 Beaulieu Street ADU											0	NONE	No															
DABA-1028-004-00	1061 49th St												0	NONE	No															
DABA-1028-004-00	1067 49th St												0	NONE	No															
DABA-1081-001-00	1055 43th St	1055 43th Street ADU											0	NONE	No															
DABA-1036-015-04	4107 ACDELINE ST	4107B Building											0	NONE	No															
DABA-1477-001-01	6000 HELLIS ST	5000 Hellis Street L/W Conversion											0	NONE	No															
DABA-1079-014-01	4300 SAN PABLO AVENUE	4300 San Pablo (redevelopment)											0	NONE	No			Other	DB, Other						189.0%		Development Standards Modification	No	Additional APNs: DABA-1079-017-01	

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<b>Jurisdiction</b>	Emeryville	
<b>Reporting Year</b>	2025	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	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	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	1	2	-	-	-	-	-	-	3	305
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](mailto: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](mailto: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](mailto:apr@hcd.ca.gov).



APPENDIX B

**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		<a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281149&amp;GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281149&amp;GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8</a>
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

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<p><b>B. Streamlining Planning Processes</b></p>	<p>Enact streamlined entitlement processes to accelerate the production of housing.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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).</p>	<p>Units</p>	<p>364</p>	<p><a href="https://www.emeryville.org/Development/Projects-Permitting/Major-Development-Projects">https://www.emeryville.org/Development/Projects-Permitting/Major-Development-Projects</a></p>
<p><b>B. Streamlining Planning Processes</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p>None</p>
<p><b>B. Streamlining Planning Processes</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p>None</p>
<p><b>B. Streamlining Planning Processes</b></p>	<p>Investigate the ability to eliminate the need for a Public Meeting to determine if the case warrants an Appeal Hearing</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>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.</p>	<p>Other</p>		<p>None</p>
<p><b>C. Objective Design and Development Standards</b></p>	<p>Create objective design and development standards as required under the 2017 Senate Bill (SB)35 and 2019 SB 330.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1073833&amp;GUID=D3184479-4656-423E-9954-9C187385E34A">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1073833&amp;GUID=D3184479-4656-423E-9954-9C187385E34A</a></p>

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<p><b>C. Objective Design and Development Standards</b></p>	<p>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.</p>	<p>12/31/2023</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1073833&amp;GUID=D3184479-4656-423E-9954-9C187385E34A">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1073833&amp;GUID=D3184479-4656-423E-9954-9C187385E34A</a></p>
<p><b>D. Accessory Dwelling Units (ADUs)</b></p>	<p>Continue to implement Article 14, Chapter 5, Title 9 (Accessory Dwelling Units) of the Planning Regulations.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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).</p>	<p>Units</p>	<p>5</p>	<p>None</p>
<p><b>D. Accessory Dwelling Units (ADUs)</b></p>	<p>Develop ADU guidance materials to assist property owners in understanding the process to develop ADUs/JADUs.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/Development/Planning-Division/Planning-Regulations-Maps/Accessory-Dwelling-Unit-ADU">https://www.emeryville.org/Development/Planning-Division/Planning-Regulations-Maps/Accessory-Dwelling-Unit-ADU</a></p>
<p><b>D. Accessory Dwelling Units (ADUs)</b></p>	<p>Develop ADU incentives, such as a loan program for homeowners to construct ADUs affordable to lower income households.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>This is a mid-term objective that the City will address in the next 2-3 years.</p>	<p>Other</p>		<p>None</p>
<p><b>D. Accessory Dwelling Units (ADUs)</b></p>	<p>Host an ADU Open House for owners of single-family and/or multifamily properties who are interested in adding ADUs and existing property owners with ADUs.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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 lieu of holding an ADU open house. To move this activity forward, a media specialist will be solicited in 2026.</p>	<p>Other</p>		<p>None</p>
<p><b>E. Adaptive Reuse</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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).</p>	<p>Units</p>	<p>5</p>	<p><a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1073837&amp;GUID=74A2C8E0-4FF9-44D5-AA1A-323A4049A787">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1073837&amp;GUID=74A2C8E0-4FF9-44D5-AA1A-323A4049A787</a></p>
<p><b>E. Adaptive Reuse</b></p>	<p>Examine the feasibility of requiring the "Future Proofing of Parking Structures" for all new parking structures built in Emeryville.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>This is a mid-term objective. The City will take action on this in the next 3 years.</p>	<p>Other</p>		<p>None</p>

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<b>E. Adaptive Reuse</b>	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
<b>F. Impact Fees</b>	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		<a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281149&amp;GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281149&amp;GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8</a>
<b>F. Impact Fees</b>	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	<a href="https://www.emeryville.org/Development/Planning-Division/Development-Impact-Fees">https://www.emeryville.org/Development/Planning-Division/Development-Impact-Fees</a>
<b>G. City-sponsored Development Fund</b>	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	<a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1</a>
<b>G. City-sponsored Development Fund</b>	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		<a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1</a>

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<p><b>G. City-sponsored Development Fund</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Units</p>		<p><a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1</a></p>
<p><b>G. City-sponsored Development Fund</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>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.</p>	<p>Units</p>		<p>None</p>
<p><b>H. Development Opportunity Fund</b></p>	<p>Issue Measure C Housing Bonds to support the Development Opportunity Fund</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Measure C Housing Bonds to support the Development Opportunity Program were sold in 2023.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2</a></p>
<p><b>H. Development Opportunity Fund</b></p>	<p>Draft and Adopt Development Opportunity Program Regulations</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>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 guidelines.</p>	<p>Other</p>		<p>None</p>
<p><b>H. Development Opportunity Fund</b></p>	<p>Provide \$8.3 million in funding to permit the strategic acquisition or development of properties for very low to moderate income households</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281132&amp;GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281132&amp;GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20</a></p>
<p><b>I.Preserve BMR Ownership Portfolio</b></p>	<p>Issue Measure C Housing Bonds to support BMR Acquisition Program.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Measure C Housing Bonds to support the BMR Acquisition Program were sold in 2023.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2</a></p>

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<p><b>I.Preserve BMR Ownership Portfolio</b></p>	<p>Ensure compliance of the BMR Ownership Portfolio by ensuring the homeowners continue to occupy the units as their principle place of residence.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Households</p>	<p>182</p>	<p>None</p>
<p><b>I.Preserve BMR Ownership Portfolio</b></p>	<p>Ensure that each BMR Ownership unit is marketed in compliance with the Resale Restriction Agreement and is sold to an income eligible homebuyer.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Units</p>	<p>2</p>	<p><a href="https://www.hellohousing.info/emeryville-homeownership">https://www.hellohousing.info/emeryville-homeownership</a></p>
<p><b>I.Preserve BMR Ownership Portfolio</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No BMR units required the City to acquire the unit to preserve its affordability restriction in 2025.</p>	<p>Units</p>	<p></p>	<p>None</p>
<p><b>J. Homeowner Retention Program</b></p>	<p>Issue Measure C Housing Bonds to support Foreclosure Prevention Program.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Measure C Housing Bonds to support the Foreclosure Prevention Program were sold in 2023.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2</a></p>
<p><b>J. Homeowner Retention Program</b></p>	<p>Draft and Adopt Foreclosure Prevention Fund Program Regulations</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>	<p></p>	<p><a href="https://www.surveymonkey.com/r/X5VPQV8">https://www.surveymonkey.com/r/X5VPQV8</a></p>

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<b>J. Homeowner Retention Program</b>	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
<b>J. Homeowner Retention Program</b>	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
<b>J. Homeowner Retention Program</b>	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
<b>J. Homeowner Retention Program</b>	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	<a href="https://www.surveymonkey.com/create/?sm=87wNzzKBogweggXHHfII0sG3hE02yQ9wiCFwgNC5oe8_3D">https://www.surveymonkey.com/create/?sm=87wNzzKBogweggXHHfII0sG3hE02yQ9wiCFwgNC5oe8_3D</a>
<b>K. Special Needs Housing Incentive Program</b>	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	<a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2</a>

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<b>K. Special Needs Housing Incentive Program</b>	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 construction 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
<b>K. Special Needs Housing Incentive Program</b>	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		<a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281132&amp;GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281132&amp;GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20</a>
<b>L. New Funding Opportunities</b>	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	<a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281132&amp;GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281132&amp;GUID=2F2DC77C-BF94-4E5C-BAFF-A53679415E20</a>
<b>L. New Funding Opportunities</b>	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
<b>M. Homebuyer Assistance Program</b>	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	<a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2</a>
<b>M. Homebuyer Assistance Program</b>	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	<a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1162325&amp;GUID=39B6F5EA-B8D3-451B-AE72-FC1B6F518449">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1162325&amp;GUID=39B6F5EA-B8D3-451B-AE72-FC1B6F518449</a>

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<b>M. Homebuyer Assistance Program</b>	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	<a href="https://www.hellohousing.info/emeryville-down-payment-assistance">https://www.hellohousing.info/emeryville-down-payment-assistance</a>
<b>M. Homebuyer Assistance Program</b>	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		<a href="https://www.emeryville.org/Services/Housing/Homebuyers-Homeowners-Resources">https://www.emeryville.org/Services/Housing/Homebuyers-Homeowners-Resources</a>
<b>M. Homebuyer Assistance Program</b>	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
<b>N. Affordable Housing Water/Sewer Priority Program</b>	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
<b>N. Affordable Housing Water/Sewer Priority Program</b>	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
<b>O. Housing &amp; Services for Persons with Disabilities</b>	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
<b>O. Housing &amp; Services for Persons with Disabilities</b>	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
<b>O. Housing &amp; Services for Persons with Disabilities</b>	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

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<p><b>O. Housing &amp; Services for Persons with Disabilities</b></p>	<p>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.</p>	<p>12/27/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>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.</p>	<p>Units</p>		<p>None</p>
<p><b>O. Housing &amp; Services for Persons with Disabilities</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No applications for new multifamily residential projects were submitted in 2025.</p>	<p>Units</p>		<p>None</p>
<p><b>O. Housing &amp; Services for Persons with Disabilities</b></p>	<p>Continue to provide individuals with disabilities reasonable accommodations when seeking land use, zoning, and building regulations modifications.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No requests for reasonable accommodations were received in 2025.</p>	<p>Other</p>		<p>None</p>
<p><b>P. Live/Work Units</b></p>	<p>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.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>This is a mid-term objective that will be addressed in the next 2 years.</p>	<p>Other</p>		<p>None</p>
<p><b>P. Live/Work Units</b></p>	<p>Educate existing owners of Live/Work units about the availability of Homebuyer Down Payment Assistance Program funding to expand affordable homeownership options.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City advertises the availability of affordable housing programs on the Rotten City Cultural 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.</p>	<p>Units</p>		<p><a href="https://www.rottencityculturaldistrict.com/resources">https://www.rottencityculturaldistrict.com/resources</a></p>
<p><b>Q. Housing for Artists/Craft-persons</b></p>	<p>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.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>This is a mid-term objective that will be addressed in the next 2 years.</p>	<p>Other</p>		<p>None</p>
<p><b>Q. Housing for Artists/Craft-persons</b></p>	<p>Conduct targeted marketing for artist/craft-persons when Below Market Rate (BMR) and Live/Work units become available.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>		<p>None</p>

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<p><b>R. Family Friendly Housing</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1073833&amp;GUID=D3184479-4656-423E-9954-9C187385E34A">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1073833&amp;GUID=D3184479-4656-423E-9954-9C187385E34A</a></p>
<p><b>R. Family Friendly Housing</b></p>	<p>Research options to expand regulatory incentives to encourage the development of larger units (i.e. 3 and 4 bedrooms).</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281149&amp;GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1281149&amp;GUID=A68B37C1-F56B-45E5-BC3A-E9B9D09E1AE8</a></p>
<p><b>S. Brownfield Remediation Loans</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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 assessment for residential sites to be developed or already in use. The City continues to hold funds for use on site 14 to assess and address potential cleanup.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/Services/Business/Economic-Development/Brownfields-Site-Remediation">https://www.emeryville.org/Services/Business/Economic-Development/Brownfields-Site-Remediation</a></p>
<p><b>S. Brownfield Remediation Loans</b></p>	<p>Work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No projects applied for Brownfield Remediation Loan funds in 2025.</p>	<p>Other</p>		<p>None</p>

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<b>S. Brownfield Remediation Loans</b>	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
<b>T. Renewable Energy and Reach Codes</b>	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		<a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1162325&amp;GUID=39B6F5EA-B8D3-451B-AE72-FC1B6F518449">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1162325&amp;GUID=39B6F5EA-B8D3-451B-AE72-FC1B6F518449</a>
<b>U. GreenPoint/LEED Requirements</b>	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 Landscaping requirements into.	Other		None
<b>V. Energy Programs</b>	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	<a href="https://www.emeryville.org/Services/Environmental-Services/Money-Saving-Measures">https://www.emeryville.org/Services/Environmental-Services/Money-Saving-Measures</a>
<b>W. Priority Development Area</b>	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	<a href="https://emeryville.legistar.com/View.ashx?M=F&amp;ID=14495383&amp;GUID=D4513107-D032-4B69-942C-F337AB9CF163">https://emeryville.legistar.com/View.ashx?M=F&amp;ID=14495383&amp;GUID=D4513107-D032-4B69-942C-F337AB9CF163</a>
<b>W. Priority Development Area</b>	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

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<p><b>W. Priority Development Area</b></p>	<p>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).</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The Active Transportation Plan continues to be 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.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan">https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan</a></p>
<p><b>X. Homeowner Rehabilitation and Repair Programs</b></p>	<p>Educate homeowners about the financial resources and home maintenance education resources available to aid in the maintenance, repair or rehabilitation of their home.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Units</p>		<p><a href="https://www.emeryville.org/Services/Housing/Homebuyers-Homeowners-Resources">https://www.emeryville.org/Services/Housing/Homebuyers-Homeowners-Resources</a></p>
<p><b>X. Homeowner Rehabilitation and Repair Programs</b></p>	<p>Analyze opportunities to create rehabilitation programs targeted to low-resource areas, to improve the overall conditions of that area.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>	<p>5</p>	<p><a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1162331&amp;GUID=68B37A9A-F25B-4FE5-B1EF-EBBE33CB7C5F">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1162331&amp;GUID=68B37A9A-F25B-4FE5-B1EF-EBBE33CB7C5F</a></p>

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<p><b>X. Homeowner Rehabilitation and Repair Programs</b></p>	<p>Survey Homeowner Associations (HOAs) to ascertain the housing conditions and rehabilitation or accessibility needs for existing homeowners and properties.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Other</p>	<p>2</p>	<p><a href="https://www.surveymonkey.com/r/X5VPQV8">https://www.surveymonkey.com/r/X5VPQV8</a></p>
<p><b>Y. Rental Preservation Program</b></p>	<p>Issue Measure C Housing Bonds to support the Rental Preservation Program.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Measure C Housing Bonds to support the Rental Preservation Program were sold in 2023.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Affordable-Housing-Funding#section-2</a></p>
<p><b>Y. Rental Preservation Program</b></p>	<p>Draft and adopt the Rental Preservation Program Regulations.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/files/assets/city/v2/boardscommissions/documents/housing-committee/minutes/2025/11_05_2025-regular-meeting-action-minutes.pdf">https://www.emeryville.org/files/assets/city/v2/boardscommissions/documents/housing-committee/minutes/2025/11_05_2025-regular-meeting-action-minutes.pdf</a></p>
<p><b>Y. Rental Preservation Program</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Pending the adoption of Rental Preservation Program Guidelines, the program will remain on hold.</p>	<p>Units</p>		<p>None</p>
<p><b>Z. Energy Conservation Remodels</b></p>	<p>Offer the Energy Efficient Emeryville (E3) program to provide no-cost energy audits and assistance to small and medium businesses operating in Emeryville.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/Services/Environmental-Services/Energy">https://www.emeryville.org/Services/Environmental-Services/Energy</a></p>
<p><b>Z. Energy Conservation Remodels</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/Services/Environmental-Services/Energy/Green-Buildings-Businesses">https://www.emeryville.org/Services/Environmental-Services/Energy/Green-Buildings-Businesses</a></p>

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<p><b>AA. Conversion of At-Risk BMR Rental Units</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to monitor the BMR Rental Directory to determine if any rental housing units are at risk of conversion to market rate. No units were at risk in 2025.</p>	<p>Units</p>		<p>None</p>
<p><b>AA. Conversion of At-Risk BMR Rental Units</b></p>	<p>The City will annually submit a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC).</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>A Risk Assessment Report was not requested to be submitted in 2025.</p>	<p>Other</p>		<p>None</p>
<p><b>AA. Conversion of At-Risk BMR Rental Units</b></p>	<p>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.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>No action taken as no BMR rental units are currently at risk of conversion to market rate.</p>	<p>Other</p>		<p>None</p>
<p><b>AA. Conversion of At-Risk BMR Rental Units</b></p>	<p>Work with potential purchasers to preserve the BMR units at Bakery Lofts.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>No action taken as no BMR rental units are currently at risk of conversion to market rate.</p>	<p>Other</p>		<p>None</p>
<p><b>AA. Conversion of At-Risk BMR Rental Units</b></p>	<p>Require the Bakery Lofts property owner provide evidence that they have complied with state and federal regulations regarding notice to tenants regarding conversion.</p>	<p>12/31/2028</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>No action taken as no BMR rental units are currently at risk of conversion to market rate.</p>	<p>Other</p>		<p>None</p>
<p><b>AA. Conversion of At-Risk BMR Rental Units</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>No action taken as no BMR rental units are currently at risk of conversion to market rate.</p>	<p>Other</p>		<p>None</p>
<p><b>BB. Housing and Supportive Services for Homeless and Formerly Homeless</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>	<p>2</p>	<p>None</p>

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<p><b>BB. Housing and Supportive Services for Homeless and Formerly Homeless</b></p>	<p>Seek innovative partnerships to provide services and emergency shelters to persons experiencing homelessness.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>		<p>None</p>
<p><b>BB. Housing and Supportive Services for Homeless and Formerly Homeless</b></p>	<p>Encourage developers to set aside units affordable for the unsheltered population and those with extremely low income.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Units</p>		<p>None</p>
<p><b>BB. Housing and Supportive Services for Homeless and Formerly Homeless</b></p>	<p>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.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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 Transitional Aged Youth.</p>	<p>Units</p>	<p>23</p>	<p><a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-1</a></p>
<p><b>BB. Housing and Supportive Services for Homeless and Formerly Homeless</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Meetings</p>	<p>48</p>	<p>None</p>
<p><b>CC. Section 8 Rental Assistance</b></p>	<p>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).</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/Services/Housing/Tenant-Resources/Below-Market-Rate-BMR-Rental-Housing">https://www.emeryville.org/Services/Housing/Tenant-Resources/Below-Market-Rate-BMR-Rental-Housing</a></p>

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<p><b>CC. Section 8 Rental Assistance</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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).</p>	<p>Other</p>	<p>16</p>	<p><a href="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/2025/03/HACA-Agenda-Packet-3.12.2025-FINAL-POST.pdf</a>  <a href="https://www.haca.net/wp-content/uploads/2025/11/HACA-Agenda-Packet-11.12.2025-FINAL-posted.pdf">https://www.haca.net/wp-content/uploads/2025/11/HACA-Agenda-Packet-11.12.2025-FINAL-posted.pdf</a></p>
<p><b>CC. Section 8 Rental Assistance</b></p>	<p>Assess the feasibility of a landlord incentive program for landlords that accept tenants with Housing Choice Vouchers in low resource areas to address displacement.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>This is a mid-term objective that will be evaluated in the next 2 years.</p>	<p>Other</p>		<p>None</p>
<p><b>DD. Fair Housing Counseling</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Households</p>	<p>13</p>	<p>None</p>
<p><b>DD. Fair Housing Counseling</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Due to staff capacity, the City has not begun working on this objective yet. Staff is projected to work on this objective in 2026.</p>	<p>Other</p>		<p>None</p>

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<p><b>EE. Resident Engagement</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Meetings</p>	<p>10</p>	<p><a href="https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1332306&amp;GUID=2DF68A21-3AAA-4A80-8633-54BC283537F0">https://emeryville.legistar.com/View.ashx?M=A&amp;ID=1332306&amp;GUID=2DF68A21-3AAA-4A80-8633-54BC283537F0</a></p>
<p><b>EE. Resident Engagement</b></p>	<p>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.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Meetings</p>	<p>4</p>	<p><a href="https://emeryvilleca.primegov.com/Portal/Meeting?meetingTemplateId=385">https://emeryvilleca.primegov.com/Portal/Meeting?meetingTemplateId=385</a></p>
<p><b>FF. Access to Information.</b></p>	<p>Ensure that up-to-date public information materials are available at the City and through the website, newflash and social media.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Staff continued to update the City's website and provide announcements about affordable housing opportunities through newflashes, social media and the affordable housing portal.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Services/Housing">https://www.emeryville.org/Services/Housing</a></p>

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<p><b>FF. Access to Information.</b></p>	<p>Ensure all public information materials are available in multiple languages and meets Americans with Disabilities Act accessibility standards.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Home">https://www.emeryville.org/Home</a></p>
<p><b>FF. Access to Information.</b></p>	<p>Identify areas most vulnerable to displacement, beginning with areas with higher concentration of poverty to target marketing efforts.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Due to staff capacity, the City has not begun working on this objective yet. Staff is projected to work on this objective in 2026.</p>	<p>Other</p>	<p></p>	<p>None</p>
<p><b>FF. Access to Information.</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>	<p>11</p>	<p><a href="https://www.emeryville.org/Services/Housing">https://www.emeryville.org/Services/Housing</a></p>
<p><b>FF. Access to Information.</b></p>	<p>Develop a targeted marketing plan to promote local resources and programs for persons with disabilities.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Due to staff capacity, the City has not begun working on this objective yet. Staff is projected to work on this objective in 2026.</p>	<p>Other</p>	<p></p>	<p>None</p>
<p><b>FF. Access to Information.</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>	<p></p>	<p>None</p>
<p><b>GG. Economic Mobility</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>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.</p>	<p>Other</p>	<p></p>	<p>None</p>

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<p><b>GG. Economic Mobility</b></p>	<p>Work with local employers to identify entry level positions with good pay that can be advertised to BMR tenants in Emeryville.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://emeryvilleca.primgov.com/Portal/Meeting?meetingTemplateId=385">https://emeryvilleca.primgov.com/Portal/Meeting?meetingTemplateId=385</a></p>
<p><b>HH. School and Childcare</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p>None</p>
<p><b>HH. School and Childcare</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>	<p>15</p>	<p>None</p>
<p><b>HH. School and Childcare</b></p>	<p>Partner with EUSD and homeless service providers to support at-risk families.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff continued to participate in weekly meeting with the EUSD Wellness Team.</p>	<p>Other</p>		<p>None</p>
<p><b>II. Transportation</b></p>	<p>Adopt the Active Transportation Plan (ATP), the successor to the City's Pedestrian and Bicycle Plan (adopted in 2012).</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The Active Transportation Plan was adopted in 2023.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan">https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan</a></p>

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<p><b>II. Transportation</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan">https://www.emeryville.org/Development/Planning-Division/Plans-Guidelines/Active-Transportation-Plan</a></p>
<p><b>II. Transportation</b></p>	<p>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.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/transportation-and-sustainability-committee/agendas/transportation-and-sustainability-committee.111725-agenda-packet.pdf">https://www.emeryville.org/files/assets/city/v/1/boardscommissions/documents/transportation-and-sustainability-committee/agendas/transportation-and-sustainability-committee.111725-agenda-packet.pdf</a></p>

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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	<a href="https://www.emeryville.org/Services/Housing/Housing-Element/2023-2031-Housing-Element">https://www.emeryville.org/Services/Housing/Housing-Element/2023-2031-Housing-Element</a>
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		<a href="https://www.emeryville.org/Services/Housing/Housing-Element/2023-2031-Housing-Element">https://www.emeryville.org/Services/Housing/Housing-Element/2023-2031-Housing-Element</a>
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		<a href="https://www.emeryville.org/files/assets/city/v1/development/documents/housing/2023-2031-h.element/realistic-capacity-tracker-2025.pdf">https://www.emeryville.org/files/assets/city/v1/development/documents/housing/2023-2031-h.element/realistic-capacity-tracker-2025.pdf</a>
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	<p>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.</p> <p>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.</p> <p>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</p>	Other		None

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<p><b>LL. Planning Regulation Amendments</b></p>	<p>Update the Planning Regulations to comply with Health and Safety Code Section 17021.5 (Employee Housing).</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf">https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf</a></p>
<p><b>LL. Planning Regulation Amendments</b></p>	<p>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)</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf">https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf</a></p>
<p><b>LL. Planning Regulation Amendments</b></p>	<p>Update the Planning Regulations to comply with Health and Safety Code Section 17021.6 and 17021.8 (Agricultural Worker Housing).</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf">https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf</a></p>
<p><b>LL. Planning Regulation Amendments</b></p>	<p>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)</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf">https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf</a></p>
<p><b>LL. Planning Regulation Amendments</b></p>	<p>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)</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>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.</p>	<p>Other</p>		<p><a href="https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf">https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf</a></p>
<p><b>LL. Planning Regulation Amendments</b></p>	<p>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)</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>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.</p>	<p>Other</p>		<p>None</p>

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<b>LL. Planning Regulation Amendments</b>	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		<a href="https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf">https://www.emeryville.org/files/assets/city/v1/boardscommissions/documents/planning-commission/agenda-packets/2025/12.11.2025/pc-agenda-final-12-11-2025-packet.pdf</a>
<b>LL. Planning Regulation Amendments</b>	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
<b>MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.</b>	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
<b>MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.</b>	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
<b>NN. Review of Nongovernmental Constraints Impeding Residential Development</b>	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
<b>NN. Review of Nongovernmental Constraints Impeding Residential Development</b>	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
<b>OO. Housing for Seniors</b>	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

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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		<a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-2">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/City-Funded-Housing-Projects#section-2</a>
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 during 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

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<p><b>PP. Affirmative Fair Housing Marketing Plan</b></p>	<p>Ensure BMR Property Management staff participate in Fair Housing training, at least once every two years.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Meetings</p>	<p>10</p>	<p>None</p>
<p><b>PP. Affirmative Fair Housing Marketing Plan</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>No action taken yet. Staff is projected to begin working on this action in 2026.</p>	<p>Other</p>		<p>None</p>
<p><b>QQ. Tenant Protection Measures</b></p>	<p>Continue to implement the Emeryville Live/Work or enrolled in EUSD preference in the leasing of Below Market Rate Rental units in Emeryville.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Units</p>		<p>None</p>

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<p><b>QQ. Tenant Protection Measures</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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 &amp; 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</p>	<p>Persons</p>	<p>136</p>	<p><a href="https://www.emeryville.org/files/assets/city/v1/development/documents/housing/em-tenants-rights-flyer.pdf">https://www.emeryville.org/files/assets/city/v1/development/documents/housing/em-tenants-rights-flyer.pdf</a></p>
<p><b>QQ. Tenant Protection Measures</b></p>	<p>Evaluate the need to adopt emergency ordinances to prevent tenant displacement, as needed.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No emergency ordinances to prevent tenant displacement, such as those enacted in response to the COVID-19 pandemic, were needed in 2025.</p>	<p>Other</p>		<p>None</p>
<p><b>QQ. Tenant Protection Measures</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Below-Market-Rate-BMR-Rental-Housing-Resources">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Below-Market-Rate-BMR-Rental-Housing-Resources</a></p>

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<p><b>RR. Affordable Housing Platform</b></p>	<p>Collaborate with Alameda County on the design and implementation of the Alameda County 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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>The City continued to participate on the Alameda County Steering Committee regarding the Alameda County Affordable Housing Portal, until the County transition to the Doorway Housing Portal in 2025.</p>	<p>Other</p>	<p>1</p>	<p>None</p>
<p><b>RR. Affordable Housing Platform</b></p>	<p>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.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to participate in the Doorway Working Group Steering Committee. In 2025, 5 BMR Rental Properties (quantified metric) in Emeryville were advertised on Doorway, representing 47 available units and 4 units with open waitlists. Collectively, 4073 applications were received through Doorway for Emeryville units.</p>	<p>Other</p>	<p>5</p>	<p><a href="https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Below-Market-Rate-BMR-Rental-Housing-Resources">https://www.emeryville.org/Services/Housing/Developer-Landlord-Housing-Resources/Below-Market-Rate-BMR-Rental-Housing-Resources</a></p>
<p><b>RR. Affordable Housing Platform</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p>	<p>Other</p>	<p>1</p>	<p>None</p>

APPENDIX B

<p><b>SS. Prohousing Designation</b></p>	<p>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.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>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.</p> <p>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).</p> <p>Category 2A- establish written policies or procedure to ensure multifamily</p>	<p>Other</p>	<p>1</p>	<p><a href="https://www.hcd.ca.gov/planning-and-research/prohousing/designated-jurisdictions">https://www.hcd.ca.gov/planning-and-research/prohousing/designated-jurisdictions</a></p>
<p><b>SS. Prohousing Designation</b></p>	<p>Utilize Prohousing Designation to seek additional points or preferences in the scoring of competitive applications for housing and infrastructure.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>No applications for competitive funding with preference points for Prohousing Designation were sought in 2025.</p>	<p>Other</p>		<p>None</p>

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<p><b>TT. Demolition</b></p>	<p>Amend the Planning Regulations to require the preservation of significant and residential structures, codify relevant portions of Senate Bill (SB) 330 related to the demolition and replacement of units to prevent the loss of naturally occurring affordable units and the displacement of low-income residents, and review the municipal code to ensure the City demolition requirements are consistent with State law.</p>	<p>12/31/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>On November 21, 2023, the City Council adopted revisions (quantified measure) to the Planning Regulations. These revisions codify and extend beyond the demolition and replacement requirements within SB 330 by incorporating the following revisions to Article 12 of Chapter 5 of the Citywide Use and Development Regulations: updating approval procedures for the issuance of a Preservation Permit; demolition of significant structures only for public safety purpose or required replacement; demolition of residential structures only if units are in compliance with the Residential Landlord and Tenant Relations Ordinance, are to be replaced with equivalent units, rehabilitation is more expensive. Additionally, if the residential units to be demolished and replaced are protected residential</p>	<p>Other</p>	<p>1</p>	<p><a href="https://ecode360.com/46998618">https://ecode360.com/46998618</a></p>
<p><b>UU. Universal Design</b></p>	<p>Evaluate how to incorporate Universal Design features into the Planning Regulations beyond what is currently being implemented.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The City completed the RFQ process for an accessibility consultant in 2025. However, the state passed AB 130 which imposed a moratorium on the adoption or modification of new state and local building standards affecting residential units. Staff has determined to hold off on this program until we understand the legal limitations of rolling out a Universal Design program, while the moratorium is in place. Staff will re-examine in 2026.</p>	<p>Other</p>		<p>None</p>



**ANNUAL ELEMENT PROGRESS REPORT**

**Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

**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 <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> 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 <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the checklist here:  <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf</a>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									









# APPENDIX B

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

## ANNUAL ELEMENT PROGRESS REPORT

**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.

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

Section 9-5.408(f)



# APPENDIX B

<b>Jurisdiction</b>	Emeryville	
<b>Reporting Year</b>	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.		

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
<b>Total Units</b>		<b>375</b>

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
<b>Total Units</b>		<b>6</b>

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
<b>Total Units</b>		<b>99</b>

# Housing Successor Annual Report FY 2024-2025



Image: Bayview Apartments

**APRIL 1, 2026**

**Prepared by:  
City of Emeryville  
Community Development Department  
Economic Development & Housing Division**



This Housing Successor Annual Report (Report) regarding the Low- and Moderate-Income Housing Asset Fund (LMIHAF) was prepared as of January 31, 2026, pursuant to California Health and Safety Code Section 34176.1(f). This Report sets forth certain details of the City of Emeryville (Housing Successor) activities during Fiscal Year 2024/25 (Fiscal Year). The purpose of this Report is to provide the governing body of the Housing Successor with an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 34176.1 (Dissolution Law).

The following Report is based upon information prepared by Housing Successor staff. This Report conforms with and is organized into Sections I through XIII inclusive, pursuant to Section 34176.1(f) of the Dissolution Law:

- I.** Amount the City received from loans
- II.** Amount Deposited into LMIHAF
- III.** Ending Balance of LMIHAF
- IV.** Description of Expenditures from LMIHAF
- V.** Statutory Value of Assets Owned by Housing Successor
- VI.** Description of Transfers
- VII.** Project Descriptions
- VIII.** Status of Compliance with Section 33334.16
- IX.** Description of Outstanding Obligations under Section 33413
- X.** Income Test
- XI.** Senior Housing Test
- XII.** Excess Surplus Test
- XIII.** Homeownership Inventory

This Report is to be provided to the Housing Successor's governing body by April 1, 2026. In addition, this Report and the former redevelopment agency's pre-dissolution Implementation Plans are to be made available to the public on the City's website <http://emeryville.org/913/Dissolution-of-Redevelopment>.

## I. AMOUNT THE CITY RECEIVED FROM LOANS

This section provides the total amount of funds received from loans pursuant to subparagraph (A) of paragraph (3) of subdivision (b) of Section 34191.4.

The City did not receive any loan repayments under Section 34191.4(b)(3)(A) from the Successor Agency for funds borrowed from the City by the former redevelopment agency. Because no payments were made, no deposits were required to be made into the City's LMIHAF that were associated with sponsoring community loan repayments under Health and Safety Code Section 34191.4(b)(3)(A).

## II. AMOUNT DEPOSITED INTO LMIHAF

This section provides the total amount of funds deposited into the LMIHAF during the Fiscal Year. Any amounts deposited for items listed on the Recognized Obligation Payment Schedule ("ROPS") must be distinguished from the other amounts deposited.

A total of \$436,898.14 was deposited into the LMIHAF during the Fiscal Year. Of the total funds deposited into the LMIHAF, a total of \$0 was held for items listed on the ROPS.

## III. ENDING BALANCE OF LMIHAF

This section provides a statement of the balance in the LMIHAF as of the close of the Fiscal Year. Any amounts deposited pursuant to HSC Section 34191.4(b)(3)(B) & (C) and, any amounts deposited for items listed on the ROPS must be distinguished from the other amounts deposited.

At the close of the Fiscal Year, the ending balance in the LMIHAF was \$20,165,402.87, of which \$0 is held for items listed on the ROPS.

## IV. DESCRIPTION OF EXPENDITURES FROM LMIHAF

This section provides a description of the expenditures made from the LMIHAF during the Fiscal Year. The expenditures are to be categorized including, but not limited to, expenditures for monitoring and preserving the long-term affordability of units subject to affordability restrictions and administering the activities; for homeless prevention and rapid rehousing services; and for the development of housing.

The following is a description of expenditures from the LMIHAF by category:

<b>ELIGIBLE EXPENDITUE CATEGORY</b>	<b>AS OF END OF FISCAL YEAR</b>
<b>Monitoring &amp; Administration Expenditures</b>	<b>\$4,055.00</b>
<b>Homeless Prevention and Rapid Rehousing Services</b>	<b>\$0.00</b>
<b>Housing Development Expenditures</b>	<b>\$0.00</b>
• <i>Extremely Low</i>	<i>\$0</i>
• <i>Very Low</i>	<i>\$0</i>
• <i>Low</i>	<i>\$0</i>

## V. STATUTORY VALUE OF ASSETS OWNED BY HOUSING SUCCESSOR IN LMIHAF

This section provides the statutory value of real property owned by the Housing Successor, the value of loans and grants receivables, and the sum of these two amounts.

Under the Dissolution Law and for purposes of this Report, the “statutory value of real property” means the value of properties formerly held by the former redevelopment agency as listed on the housing asset transfer schedule approved by the Department of Finance as listed in such schedule under Section 34176(a)(2), the value of the properties transferred to the Housing Successor pursuant to Section 34181(f), and the purchase price of property(ies) purchased by the Housing Successor. Further, the value of loans and grants receivable is included in these reported assets held in the LMIHAF.

The following provides the statutory value of assets owned by the Housing Successor.

ASSETS	AS OF END OF FISCAL YEAR
Statutory Value of Real Property Owned by Housing Successor	\$17,943,394.66
Value of Loans and Grants Receivable	\$20,684,668.40
<b>Total Value of Housing Successor Assets</b>	<b>\$38,628,063.06</b>

## VI. DESCRIPTION OF TRANSFERS

This section describes transfers, if any, to another housing successor agency made in previous Fiscal Year(s), including whether the funds are unencumbered and the status of projects, if any, for which the transferred LMIHAF will be used. The sole purpose of the transfers must be for the development of transit priority projects, permanent supportive housing, housing for agricultural employees or special needs housing.

The Housing Successor did not make any LMIHAF transfers to other Housing Successor(s) under Section 34176.1(c)(2) during the Fiscal Year.

## VII. PROJECT DESCRIPTIONS

This section describes any project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS and the status of that project.

The following is a description of a project for which the Housing Successor receives or holds property tax revenue pursuant to the ROPS as well as the status of the Project.

PROJECT NAME	PROJECT STATUS
EMME (64 <sup>th</sup> and Christie)	Completed

## VIII. STATUS OF COMPLIANCE WITH SECTION 33334.16

This section provides a status update on compliance with Section 33334.16 for interests in real property acquired by the former redevelopment agency prior to February 1, 2012. For interests in real property acquired on or after February 1, 2012, provide a status update on the project.

The following provides a status update on the real property or properties housing asset(s) that were acquired on or after February 1, 2012:

ADDRESS OF PROPERTY	DATE OF ACQUISITION	INITATE DEVELOPMENT DEADLINE	PROJECT STATUS
3706 San Pablo/ 1025 MacArthur	August 31,2012	September 1, 2022 *	Complete
3602 Adeline	August 31,2012	September 1, 2022 *	For Sale
6150 Christie Avenue	August 31,2012	September 1, 2022 *	Entitled
5890-5900 Christie Avenue	August 31,2012	September 1, 2022 *	Entitled

*\*Deadline extended by City Council to September 1, 2022, as per Resolution No. 17-130*

## XIV. DESCRIPTION OF OUTSTANDING OBLIGATIONS PURSUANT TO SECTION 33413

This section describes the outstanding inclusionary and replacement housing obligations, if any, under Section 33413 that remained outstanding prior to dissolution of the former redevelopment agency as of February 1, 2012, along with the Housing Successor's progress in meeting those prior obligations, if any, of the former redevelopment agency and how the Housing Successor's plans to meet unmet obligations, if any.

**Replacement Housing:** According to the 2010 Implementation Plan for the former redevelopment agency, no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The former redevelopment agency's Implementation Plans are posted on the City's website at <http://emeryville.org/913/Dissolution-of-Redevelopment>.

**Inclusionary/Production Housing.** According to the 2010 Implementation Plan for the former redevelopment agency, no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor.

The City of Emeryville Redevelopment Agency contained two redevelopment Areas, the 1976 Area and the Shellmound Area. When the inclusionary/production housing obligations were transferred to the Housing Successor the Agency's housing compliance numbers were as follows:

**1976 Area**

- A surplus of 45 units affordable to low- or moderate-income households
- A surplus of 37 units affordable to very low-income households

**Shellmound Area**

- A deficit of 5 units affordable to low- or moderate-income households
- A surplus of 27 units affordable to very low-income households

The Total Redevelopment inclusionary/production obligations are in surplus of the requirement and no obligations were transferred to the Housing Successor.

The former redevelopment agency’s Implementation Plans are posted on the City’s website at <https://www.emeryville.org/Services/Business/Economic-Development/Dissolution-of-Redevelopment>.

**X. EXTREMELY LOW-INCOME TEST**

This section provides the information required by Section 34176.1(a)(3)(B), or a description of expenditures by income restriction for a five-year period, with the time period beginning January 1, 2014, and whether the statutory thresholds have been met.

Section 34176.1(a)(3)(A) states that all funds remaining after monitoring and administrative as well as homeless housing and rapid rehousing services expenditures are deducted must be used for the development of housing affordable to and occupied by households earning 80% or less of the area median income (AMI), with at least 30% of these remaining funds expended for the development of rental housing affordable to and occupied by households earning 30% or less of the AMI and no more than 20% of these remaining funds expended for the development of housing affordable to and occupied by households earning between 60% and 80% of the AMI. The Housing Successor must demonstrate in the 2019 annual report, and every five years thereafter, that the Housing Successor’s expenditures comply with these requirements.

The following table illustrates that the Housing Successor has expended 49% of the LMIHAF on housing developments affordable to households earning 30% or less of the AMI and 0% of the LMIHAF on housing developments affordable to households earning 60-80% AMI from FY20/21 to FY24/25, thereby complying with the extremely low-income test.

FY	PROJECT	EXPENDED	30% AMI	50% AMI	51-60% AMI	61-80% AMI
<b>2020/2021</b>	3706 San Pablo	593,244.60	179,973.08	159,976.07	253,296.45	0.00
	3600 San Pablo	7,264.00	2,196.09	3,716.47	1,351.44	0.00
<b>2021/2022</b>	3706 San Pablo	3,712.00	1,113.60	1,893.12	705.28	0.00
	3600 San Pablo	906,755.40	458,471.83	81,506.10	366,777.47	0.00
<b>2022/2023</b>	3600 San Pablo	4,420,760	2,235,215.73	397,371.69	1,788,172.58	0.00
<b>2023/2024</b>	N/A	0.00	0.00	0.00	0.00	0.00
<b>2024/2025</b>	N/A	0.00	0.00	0.00	0.00	0.00
<b>2020-2025</b>	<b>Total</b>	<b>5,931,736.00</b>	<b>2,876,970.34</b>	<b>644,463.45</b>	<b>2,410,302.22</b>	<b>0.00</b>
	<b>Actual %</b>	<b>NA</b>	<b>49%</b>	<b>11%</b>	<b>41%</b>	<b>0%</b>
	<b>Required %</b>	<b>NA</b>	<b>30% Min</b>	<b>NA</b>	<b>NA</b>	<b>20% Max</b>

## XI. SENIOR HOUSING TEST

The Housing Successor is to calculate the percentage of units of deed-restricted rental housing restricted to seniors and assisted by the Housing Successor, the former redevelopment agency and/or the City within the previous 10 years in relation to the aggregate number of units of deed restricted rental housing assisted by the Housing Successor, the former redevelopment agency and/or City within the same time period. If this percentage exceeds 50%, then the Housing Successor cannot expend future funds in the LMIHAF to assist additional senior housing units until the Housing Successor or City assists and construction has commenced on a number of restricted rental units that is equal to 50% of the total amount of deed-restricted rental units.

The Housing Successor did not produce any Senior Housing units during the 10-year period of July 1, 2015-June 30, 2025.

Project Name	YR Completed	Total Restricted Units	Senior Restricted Units	Non-Senior Restricted Units
Artistry Emeryville	2017	1	0	1
3900 Adeline	2018	12	0	12
Estrella Vista	2020	86	0	86
Avalon Public Market (Parcel D)	2020	25	0	25
Avalon Public Market (Parcel C2)	2020	7	0	7
The Intersection	2021	11	0	11
The Emery (Building B1)	2022	11	0	11
The Emery (Building B2)	2022	22	0	22
The Emery (Building C)	2023	21	0	21
The Emery (Building D)	2023	31	0	31
Bayview Apartments	2024	8	0	8
<b>Total Units</b>		<b>235</b>	<b>0</b>	<b>235</b>
<b>% Senior Units</b>			<b>0%</b>	

## XII. EXCESS SURPLUS TEST

This section provides the amount of excess surplus in the LMIHAF, if any, and the length of time that the Housing Successor has had excess surplus, and the Housing Successor's plan for eliminating the excess surplus.

Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater.

The Housing Successor must expend or encumber any excess surplus within three fiscal years. If the Housing Successor fails to comply, the Housing Successor must transfer excess surplus to HCD within ninety days of the end of the third fiscal year.

The following provides the Excess Surplus test for the preceding four Fiscal Years:

FY24/25 FUND BALANCE	
Opening Balance	\$19,588,598
Land	(\$17,943,395)
Encumbrances	(\$4,035)
<b>Unencumbered LMIHAF</b>	<b>\$1,641,168</b>

4 YRS OF DEPOSITS	
FY 21/22	\$932,747
FY22/23	\$930,066
FY 23/24	\$576,805
FY 24/25	\$436,898
<b>Total Deposits</b>	<b>\$2,876,516</b>

EXCESS SURPLUS TEST	
Base Limitation	\$1,000,000
Aggregate Deposits	\$2,876,516
Is the Base or the Deposits the Greater Allocation?	Deposits
Unencumbered LMIHAF	\$1,641,168
<b>Excess Surplus (Unencumbered LMIHAF &gt; Deposits)</b>	<b>None</b>

The LMIHAF does not have an Excess Surplus.

### **XIII. INVENTORY OF HOMEOWNERSHIP UNITS ASSISTED**

An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of monies from the Low- and Moderate-Income Housing Fund pursuant to subdivision (f) of Section 33334.3.

Inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of monies from the Low- and Moderate-Income Housing Asset fund pursuant to subdivision (f) of Section 33334.3.

HOMEOWNERSHIP INVENTORY		
Number of assisted units remaining in portfolio		151 (homebuyer & rehab)
# of Units Lost to portfolio in Fiscal Year	Foreclosure	0 units

	Paid-off	2 unit
Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of monies from the LMIHF		\$0 funds returned
		\$104,800
Whether the Housing Successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.		Hello Housing