

Jurisdiction	Emeryville	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		3
Total Units		6

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	0	0
2 to 4 units per structure	2	0	0
5+ units per structure	0	2	0
Accessory Dwelling Unit	6	4	22
Mobile/Manufactured Home	0	0	0
Total	8	6	22

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	3	6
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	11
Total Housing Units Approved:	2
Total Housing Units Disapproved:	0

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

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0

Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

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

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	4	11
Discretionary	0	0

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

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	145
Sites Rezoned to Accommodate the RHNA	0

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4								5	6
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	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	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	1	0	1	0	1	5		8	
	049A-1174-040-00	1063 47th Street	1063 47th Street ADU	ZC22-006	ADU	R							1	7/19/2022	1	
	049A-1312-026-00	5534 Beaudry Street	5534 Beaudry Street ADU	ZC20-017	ADU	R							2	4/30/2021	2	
	049A-1174-056-00	1015 47th Street	1015 47th Street ADU(s)	ZC23-006	ADU	R							2	8/1/2023	2	
	049A-1313-009-00	5517 BEAUDRY ST	5517 Beaudry St ADU-A	ZC22-012	ADU	R							1	9/9/2022	1	
	049A-1313-009-00	5517 BEAUDRY ST	5517 Beaudry St ADU-B	ZC22-013	ADU	R							1	10/12/2022	1	
	049A-0619-001-00	1331 40TH ST	Bridgecourt Building 1 West (ADU)	ZC22-017	ADU	R							1	2/16/2023	1	
	049A-0619-001-00	1321 40TH ST	Bridgecourt Building 1 East (ADUs)	ZC22-018	ADU	R							5	2/16/2023	5	
	049A-0619-001-00	1231 40TH ST	Bridgecourt Building 2 West (ADUs)	ZC22-019	ADU	R							3	2/16/2023	3	
	049A-0619-001-00	1231 40TH ST	Bridgecourt Building 2 West (ADUs)	ZC22-020	ADU	R							5	2/16/2023	5	
	049A-0619-001-00	1221 40TH ST	Bridgecourt Building 2 East (ADU)	ZC22-021	ADU	R							1	2/16/2023	1	
	049A-1330-005-00	5883 Beaudry Street	5883 Beaudry Street ADU	ZC23-004	ADU	R							1	5/12/2023	1	
	049A-0950-001-00	1048th 36th Street and 3600-3610 San Pablo Avenue	Nellie Hannon Gateway	ZC20-002	5+	R	53		36				1	10/20/2020	90	
	049A-0480-002-01	3628 Adeline Street	3628 Adeline Street ADU	ZC22-015	ADU	R							1	11/14/2022	1	
	049A-1174-040-00	1063 47th Street	1063 47th Street ADU	ZC22-006	ADU	R							1	7/9/2022	1	
	049A-0619-004-00	3995 Emery Street	3995 Emery Street ADU(s)	ZC22-004	ADU	R							2	5/19/2022	2	
															0	
	049A-1469-010-00	1270 Ocean Avenue	1270 Ocean Avenue ADU(s)	ZC23-011	ADU	R							2	11/27/2023	2	
	049A-0954-039-00	3960 Adeline Street	Key Route Lofts	UP02-16A	5+	R							2	12/12/2023	2	
	049A-1477-001-01	6000 and 6040 Hollis Street	5900 Hollis Street L/W Conversion	UP23-006	5+	R							2	12/20/2023	2	
	049A-1081-001-00	1055 45th Street	1055 45th Street ADU	ZC23-003	ADU	R							1	5/11/2023	1	
	049A-1026-015-04	4107 Adeline Street	4107B Adeline	ZC23-007	2 to 4	R							1	6/9/2023	1	
															0	
	049A-1313-006-00	5525 Beaudry Street		ZC23-010	ADU	R		1					1	2/14/2024	2	
	049A-1026-034-00	1047 43rd Street		DR23-009	2 to 4	R							2	6/27/2024	2	
	049A-1026-034-00	1047 43rd Street		ZC23-001	ADU	R							2	6/27/2024	2	
	049A-1312-026-00	5534 Beaudry Street		ZC24-005	ADU	R				1		1	0	8/26/2024	2	
															0	
	049A-1084-005-00	4208 Adeline Street	4208 Adeline St ADU	ZC20-006	ADU	R							1	8/11/2020	1	
	049A-1174-055000	1017 47th Street	1017 47th St ADUs	ZC20-014	ADU	R							2	3/5/2021	2	

Table A2

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

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name ⁺	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	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits
			0	1	0	1	0	1	3		6
049A-1174-040-00	1063 47th Street	1063 47th Street ADU							1	1/6/2023	1
049A-1312-026-00	5534 Beaudry Street	5534 Beaudry Street ADU							2	10/19/2023	2
049A-1174-056-00	1015 47th Street	1015 47th Street ADU(s)							2	9/28/2023	2
049A-1313-009-00	5517 BEAUDRY ST	5517 Beaudry St ADU-A							1	9/21/2023	1
049A-1313-009-00	5517 BEAUDRY ST	5517 Beaudry St ADU-B							1	9/21/2023	1
049A-0619-001-00	1331 40TH ST	Bridgecourt Building 1 West (ADU)							1	8/24/2023	1
049A-0619-001-00	1321 40TH ST	Bridgecourt Building 1 East (ADUs)							5	8/24/2023	5
049A-0619-001-00	1231 40TH ST	Bridgecourt Building 2 West (ADUs)							3	8/24/2023	3
049A-0619-001-00	1231 40TH ST	Bridgecourt Building 2 West (ADUs)							5	8/24/2023	5
049A-0619-001-00	1221 40TH ST	Bridgecourt Building 2 East (ADU)							1	8/24/2023	1
049A-1330-005-00	5883 Beaudry Street	5883 Beaudry Street ADU							1	8/17/2023	1
049A-0950-001-00	1048th 36th Street and 3600-3610 San Pablo Avenue	Nellie Hannon Gateway	53		36				1	5/9/2023	90
049A-0480-002-01	3628 Adeline Street	3628 Adeline Street ADU							1	4/24/2023	1
049A-1174-040-00	1063 47th Street	1063 47th Street ADU							1	1/6/2023	1
049A-0619-004-00	3995 Emery Street	3995 Emery Street ADU(s)							2	1/3/2023	2
											0
049A-1469-010-00	1270 Ocean Avenue	1270 Ocean Avenue ADU(s)									0
049A-0954-039-00	3960 Adeline Street	Key Route Lofts							2	6/12/2024	2

[illegible]

[illegible]

Table A2

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

[illegible]

Jurisdiction	Emeryville	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		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
Very Low	Deed Restricted	451	-	53	-	-	-	-	-	-	-	-	54	397
	Non-Deed Restricted		-	-	1	-	-	-	-	-	-	-		
Low	Deed Restricted	259	-	36	-	-	-	-	-	-	-	-	37	222
	Non-Deed Restricted		-	-	1	-	-	-	-	-	-	-		
Moderate	Deed Restricted	308	-	-	-	-	-	-	-	-	-	-	1	307
	Non-Deed Restricted		-	-	1	-	-	-	-	-	-	-		
Above Moderate		797	23	26	3	-	-	-	-	-	-	-	52	745
Total RHNA		1,815												
Total Units			23	115	6	-	-	-	-	-	-	-	144	1,671
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		226		45	-	-	-	-	-	-	-	-	45	181

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

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.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Emeryville	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div>Housing Programs Progress Report</div> <div>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.</div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
A. Housing Development Regulatory Program	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.	Ongoing	Ongoing. 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.
A. Housing Development Regulatory Program	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	Underway. RFP for consultant revised in 2024 and scheduled to be released in early 2025. Consultant will assist in assessing modification to Planning Regulations. Request for funding to support this initiative was submitted to ABAG in 2024. Determination on ABAG funding anticipated in early 2025.

A. Housing Development Regulatory Program	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	No action taken on this objective yet: This work is contingent upon the completion of a feasibility analysis as described in Program A, Objective 2. Work anticipated to begin in 2025.
B. Streamlining Planning Processes	Enact streamlined entitlement processes to accelerate the production of housing.	12/31/2024	Ongoing. The City will continue to process housing applications that comply with SB 35 and SB 423 as they are submitted. The City currently has one application that was under review under SB35/SB423 in 2024.
B. Streamlining Planning Processes	Establish a written policy or procedure, as appropriate, to ensure that eligible multifamily projects with an affordable housing component are provided streamlined entitlement review as outlined in Senate Bill (SB) 35.	12/31/2024	Underway. An analysis of streamlining guidelines implemented in other jurisdiction within the state was completed in 2024. Additionally, staff was interviewed to document the process that currently is undertaken when processing streamlined applications. The information collected will be used to draft a written administrative policy in 2025.
B. Streamlining Planning Processes	Seek opportunities to streamline the permitting process of converting single unit homes to two-unit homes, including the possibility of waiving the requirement for Planning Commission approval for projects that will exceed base FAR.	12/31/2024	Underway. RFP for consultant services to assist with Planning Modifications was revised in 2024 and is scheduled to be released in early 2025. Work anticipated to be complete by the end of CY25.
B. Streamlining Planning Processes	Investigate the ability to eliminate the need for a Public Meeting to determine if the case warrants an Appeal Hearing	12/3/2024	Underway. Staff did an initial analysis with the City Attorney's Office to determine if the requirement for a public meeting to determine an appeal hearing could be eliminated. Staff will incorporate any modifications into the Planning Regulations when it makes it revisions to the Planning Regulations in 2025.
C. Objective Design and Development Standards	Create objective design and development standards as required under the 2017 Senate Bill (SB)35 and 2019 SB 330.	12/31/2023	Complete: 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. www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville09.html

C. Objective Design and Development Standards	Review the Planning Regulations, Design Regulations, and six Area Plans to identify and determine if any redundancy exists or if any obsolete guidelines should be removed.	12/31/2023	Complete: 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. www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville09.html
D. Accessory Dwelling Units (ADUs)	Continue to implement Article 14, Chapter 5, Title 9 (Accessory Dwelling Units) of the Planning Regulations.	Ongoing	Ongoing. The City Council modified Article 14 of Chapter 5 of Title 9 to make state-mandated changes to the ADUs and JADUs. Changes recommended by the state and approved by City Council included: minimum ADU size, maximum ADU size, of ADUs per lot, setback requirements, height requirements, open space requirements, allowing the sale of ADUs, prohibiting short term rentals of ADUs, and removing the requirement for fire sprinklers. Additionally, the City ministerially reviewed 3 ADU applications, approved entitlements for 3 ADU applications, provided building permits for 2 ADU applications and issued Certificate of Occupancy for 12 ADU applications in 2024.
D. Accessory Dwelling Units (ADUs)	Develop ADU guidance materials to assist property owners in understanding the process to develop ADUs/JADUs.	12/31/2024	Underway. The City continued to participate in the Alameda County ADU Collaborative group, to discuss state ADU requirements and implementation plans. Staff is currently in the process of developing ADU guidance materials and creating an ADU webpage to be released in early 2025. Current information on ADU's in Emeryville can be accessed on the Alameda County ADU website (https://www.adu.acgov.org/).
D. Accessory Dwelling Units (ADUs)	Develop ADU incentives, such as a loan program for homeowners to construct ADUs affordable to lower income households.	12/31/2027	No Action Taken Yet.
D. Accessory Dwelling Units (ADUs)	Host an ADU Open House for owners of single-family and/or multifamily properties who are interested in adding ADUs and existing property owners with ADUs.	Annually	Underway. Staff engaged with an existing property owner that converted parking garage space and vacant community space at a multifamily project into ADUs and coordinated a Department wide tour of the new ADU units. Staff is researching 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.

E. Adaptive Reuse	Examine opportunities to allow for the adaptive reuse/conversion or replacement of vacant or underperforming commercial spaces and parking structures into residential units and analyze the feasibility of adopting an Adaptive Reuse Ordinance.	12/31/2024	Underway. An assessment of Ground Floor vacant commercial space was underway in 2024 to determine opportunities for conversion to residential units. Results of the study could impact Program D, P & Q.
E. Adaptive Reuse	Examine the feasibility of requiring the “Future Proofing of Parking Structures” for all new parking structures built in Emeryville.	12/31/2027	No Action Taken Yet.
E. Adaptive Reuse	Research the creation of a financial incentive program to support this program.	12/31/2031	No Action Taken Yet.
F. Impact Fees	Evaluate the process for the collection of impact fees for new housing and modify the process to ensure that smaller, more affordable units are not unfairly penalized with higher costs, and that impact fees do not inadvertently incentivize larger more expensive projects.	12/31/2024	Underway. The City drafted a Request for Proposals for consultant services related to conducting an impact fee nexus study and evaluating the fee structure to encourage smaller housing projects. The RFP shall be released in early 2025 and upon consultant selection, the City will complete the impact nexus study and evaluate the fee structure.
F. Impact Fees	Post its written fee schedule on the City’s website as well as the impact fees associated with specific projects to ensure compliance with Assembly Bill (AB) 602.	Ongoing	Ongoing. The City collected \$44,287 in Housing Impact fees in 2024. On November 19, 2024, the City Council approved the 2023-2024 Development Impact Fee Report in compliance with the Mitigation Fee Act. The fee schedule and Annual Impact Fee Report can be found on the City’s website at https://www.ci.emeryville.ca.us/971/Impact-Fees .
G. City-sponsored Development Fund	Provide \$14.7 million, in a low interest rate loan, to support the construction of Nellie Hannon Gateway at 3600 San Pablo Avenue (Housing Element Site 6) to produce 89 affordable housing units for extremely low to low-income households.	12/31/2031	Complete. The City issued \$14.7 million in construction financing to Nellie Hannon Gateway in 2023. Nellie Hannon Gateway remained under construction in 2024.

G. City-sponsored Development Fund	Provide \$2.5 million, in a low interest rate loan, to support the construction of 4300 San Pablo Avenue (Housing Element Site 10), to produce 67 affordable housing units for extremely low to very low-income seniors and transitional aged youth.	12/31/2031	Underway: 4300 San Pablo Avenue had their Lease Disposition and Development Agreement amended in 2024 to extend the timeline for development. 4300 San Pablo received an extension in 2024 from Alameda County for the closing of the \$2.5 million in A-1 bond funding.
G. City-sponsored Development Fund	Provide \$23.6 million, in a low interest rate loan, to support the construction at 5890, 5900, and 6150 Christie Avenue (Housing Element Site 14), to produce high-density affordable housing that will serve very low-to moderate income households.	12/31/2031	Underway: The Lease Disposition and Development Agreement for the Christie Avenue sites was executed in 2024. EAH continues to seek financing for the Christie Avenue project site.
G. City-sponsored Development Fund	Provide \$240,000 in a low interest rate loan, to support the construction of 1-4 affordable housing units at 3602 Adeline Street and 1122 36th Street.	12/31/2031	Underway: 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 in 2025.
H. Development Opportunity Fund	Issue Measure C Housing Bonds to support the Development Opportunity Fund	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
H. Development Opportunity Fund	Draft and Adopt Development Opportunity Program Regulations	12/31/2024	No Action Taken Yet.
H. Development Opportunity Fund	Provide \$8.3 million in funding to permit the strategic acquisition or development of properties for very low to moderate income households	12/31/2031	No Action Taken Yet. Program anticipated to be launched by 12/2026
I.Preserve BMR Ownership Portfolio	Issue Measure C Housing Bonds to support BMR Acquisition Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.

I.Preserve BMR Ownership Portfolio	Ensure compliance of the BMR Ownership Portfolio by ensuring the homeowners continue to occupy the units as their principle place of residence.	Ongoing	Ongoing. BMR Owner Occupancy monitoring letters were sent out in 2024. 70% of the homeowners confirmed occupancy after the initial request for information. The remaining households will have until February 2025 to confirm occupancy.
I.Preserve BMR Ownership Portfolio	Ensure that each BMR Ownership unit is marketed in compliance with the Resale Restriction Agreement and is sold to an income eligible homebuyer.	Ongoing	Ongoing. Six BMR ownership units were put on the market for resale in compliance with the BMR Resale Marketing Guidelines and Resale Restriction Agreement Requirements.
I.Preserve BMR Ownership Portfolio	City shall acquire BMR Units at risk of losing their affordability restriction and resell the BMR units at an affordable sales price to income eligible homebuyers and ensure a new Resale Restriction Agreement is executed.	Ongoing	Ongoing. No BMR units were lost, due to foreclosure in the BMR Homeownership Portfolio in 2024 and no BMR Units were acquired by the City in 2024.
J. Homeowner Retention Program	Issue Measure C Housing Bonds to support Foreclosure Prevention Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
J. Homeowner Retention Program	Draft and Adopt Foreclosure Prevention Fund Program Regulations	12/31/2024	No Action Taken Yet. Action anticipated in 2025/2026.
J. Homeowner Retention Program	Implement the Foreclosure Prevention Fund and make financial assistance available to homeowners with income below 120% AMI to prevent displacement through the Foreclosure Prevention Fund.	12/31/2024	No Action Taken Yet. Program anticipated to be launched between 2026 and 2027.

J. Homeowner Retention Program	Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy by supporting the Alameda County Emergency Mortgage Assistance Program.	12/31/2024	Complete. Alameda County Emergency Mortgage Assistance Program ended in 2023.
J. Homeowner Retention Program	Evaluate the need for emergency ordinances to prevent foreclosure and displacement, as emergencies arise that impact the economic stability of homeowners.	As Needed	No action taken in 2024, as an emergency hasn't arisen yet.
J. Homeowner Retention Program	Continue to work with Homeowner Associations (HOAs) by ensure they are educated on new applicable housing laws, aware of resources that may assist homeowners preserve their home and maintain an open line of communication with the City on potential BMR owner occupancy violations.	Ongoing	Ongoing. The City's consultant, Hello Housing conducted principal place of residency monitoring on the City's portfolio of homeownership units. As part of the monitoring request for 2024, information was requested regarding mortgage statements and HOA statement to assess if homeowners were behind and at risk of losing their homes. Hello Housing conducted outreach with those homeowners that had past due mortgage payments or HOA fees to ensure they were aware of resources that were available to assist them if needed.
K. Special Needs Housing Incentive Program	Issue Measure C Housing Bonds to support the Special Needs Housing Incentive Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
K. Special Needs Housing Incentive Program	Draft and Adopt Special Need Housing Incentive Program Regulations.	12/31/2024	No Action Taken Yet. Action anticipated in 2026/2027.
K. Special Needs Housing Incentive Program	Implement financial incentive for the restriction of additional Below Market Rate (BMR) units for Special Needs Population at existing or new rental developments.	12/31/2027	No Action Taken Yet. Program anticipated to be launched between 2026 and 2029.

L. New Funding Opportunities	Identify potential local, state and federal funding sources to assist developers in leveraging resources to maximize the number of affordable housing units developed.	Ongoing	Ongoing. The City issued a letter to support for Low Income Housing Tax Credit Application for Avalon Senior to do renovations and refinancing in 2024. The City submitted an application for Transit Oriented Development Housing Policy funds to ABAG in 2024.
L. New Funding Opportunities	Analyze the benefit of joining a Joint Powers Agreement (JPA), to allow for the issuance of bonds in Emeryville to support the conversion of existing market rate rental housing into middle-income housing or the development of new middle income rental housing.	12/31/2024	Staff has opted not to move forward in conducting a further analysis of this program at this time and may consider this program again in the future.
M. Homebuyer Assistance Program	Issue Measure C Housing Bonds to support the Homebuyer Assistance Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
M. Homebuyer Assistance Program	Draft and adopt the First Time Homebuyer Program Regulations.	12/31/2024	Complete. Staff drafted and received City Council approval of the First Home Emeryville, homebuyer assistance program guidelines 2024.
M. Homebuyer Assistance Program	Provide down payment and closing costs assistance through the First Time Homebuyer (FTHB) Down-Payment Assistance Program, for first-time, low- and moderate-income homebuyers to purchase a home in Emeryville.	12/31/2024	Underway. The First Home Emeryville was launched September 2024 and received over 200 applications. Applications were submitted into a lottery and applicants will be contacted regarding their access to the First Home Emeryville program based on their lottery placement.

M. Homebuyer Assistance Program	Support and market the Alameda County (AC) Boost Down Payment Assistance loan program to Emeryville residents.	Ongoing	Ongoing. No Homebuyers utilized the AC Boost Down Payment Assistance Program to purchase homes in Emeryville in 2024.
M. Homebuyer Assistance Program	Advertise the availability of Mortgage Credit Certificates (MCC) to increase the financial feasibility of homeownership, when funding become available through the California Debt Limit Allocation Committee (CDLAC).	Ongoing	No Action Taken in 2024. Mortgage Credit Certificates are currently not available.
N. Affordable Housing Water/Sewer Priority Program	Comply with Senate Bill (SB) 1087 by forwarding the adopted Housing Element to the East Bay Municipal Utilities District, so they can grant priority water and sewer service allocations to proposed developments that include low-income housing units.	12/31/2024	Complete. The adopted Housing Element was sent to the East Bay Municipal Utilities District in 2023.
N. Affordable Housing Water/Sewer Priority Program	Grant priority to new affordable housing developers seeking water and sewer hookups through the City's conveyance system.	Ongoing	Ongoing. No applications seeking water/sewer priority were submitted in 2024.
O. Housing & Services for Persons with Disabilities	Provide incentives to developers that commit to providing supportive services in affordable housing projects or non-residential space for supportive services providers to operate in mixed use development projects in Low and Moderate Resource areas.	12/1/2027	No Action Taken Yet.

O. Housing & Services for Persons with Disabilities	Prioritize construction of care facilities that serve people with disabilities and mixed-use projects that include non-residential space for essential or supportive services.	Ongoing	Ongoing. Nellie Hannon Gateway, a mixed use development is currently under construction and will include ground floor space for Emeryville Citizen Assistance Program, which will provide food security services.
O. Housing & Services for Persons with Disabilities	Seek partnership and provide support to in-home support service providers that provide assistance for persons with disabilities living in Emeryville.	Ongoing	No Action Taken in 2024.
O. Housing & Services for Persons with Disabilities	Implement a master leasing program in partnership with a non-profit that would serve as a master tenant and then sublease apartment at affordable rents to disabled households in new or existing housing developments.	12/31/2027	No Action Taken Yet
O. Housing & Services for Persons with Disabilities	Encourage the inclusion of Shelter-Plus-Care units in residential projects located in Moderate resource areas to reduce the heightened competition for limited affordable housing units with appropriate accessible design.	Ongoing	No Action Taken in 2024.
O. Housing & Services for Persons with Disabilities	Continue to provide individuals with disabilities reasonable accommodations when seeking land use, zoning, and building regulations modifications.	Ongoing	Ongoing. A request for a reasonable accommodation to install a lift for an existing residential property was approved in 2024.

P. Live/Work Units	Assess existing Live/Work regulations to see if any modifications need to be made to encourage the development of more Live/Work units in an effort to diversify the city's housing stock.	12/31/2027	No Action Taken Yet
P. Live/Work Units	Educate existing owners of Live/Work units about the availability of Homebuyer Down Payment Assistance Program funding to expand affordable homeownership options.	Ongoing	No Action Taken in 2024.
Q. Housing for Artists/Craft-persons	Engage with Artists/Craft-persons residing in Emeryville, as well as organizations that support the Arts, to assess the housing needs of the artistic community and how the City can address these needs programmatically.	12/31/2027	No Action Taken Yet
Q. Housing for Artists/Craft-persons	Conduct targeted marketing for artist/craft-persons when Below Market Rate (BMR) and Live/Work units become available.	Ongoing	No Action Taken in 2024.
R. Family Friendly Housing	Promote housing designs and unit mixes to attract multigenerational households by encouraging developers to include housing features and more bedrooms, as well as other on-site amenities, for multigenerational use.	Ongoing	Ongoing. The City continues to implement the Family Friendly requirements that were folded into the Objective Design Standards, adopted by City Council in 2023.
R. Family Friendly Housing	Research options to expand regulatory incentives to encourage the development of larger units (i.e. 3 and 4 bedrooms).	12/31/2027	Underway. The RFQ for consulting services to assist in reviewing the Affordable Housing Program and other Planning Amendments was revised in 2024 and will be released in early 2025.

S. Brownfield Remediation Loans	Offer low interest loans or grants through the Assessment Loan and Clean-up Loan program to property owners and developers seeking to assess and remediate housing development sites on brownfields.	Ongoing	No Action Taken in 2024.
S. Brownfield Remediation Loans	Work with developers to seek outside funding opportunities for site remediation and offer technical assistance with funding applications.	Ongoing	No Action Taken in 2024.
S. Brownfield Remediation Loans	Remediate polluted sites to revitalize neighborhoods in Emeryville.	Ongoing	Ongoing. Remediation work at the Corporation Yard commenced in 2024. Site B property continued to be monitored and is anticipated to be redeveloped upon completion of the Corp Yard remediation work.
T. Renewable Energy and Reach Codes	Implement the all-electric reach code for new residential building construction and residential occupancies in mixed-use construction in an effort to maximize opportunities for renewable energy, improve indoor and outdoor air quality and support climate change mitigation and resiliency efforts.	Ongoing	Complete. 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, however, staff are developing an alternative approach to achieve similar goals.
U. GreenPoint/LEED Requirements	Incorporate site-appropriate standards described by Build-It-Green GreenPoint rating system and/or Leadership in Energy and Environmental Design (LEED), and BayFriendly Landscape Scorecard into all new construction and rehabilitation projects.	Ongoing	Ongoing. The RFP released in 2024 for the redevelopment of Adeline Sites included bonus point developers could earn for the inclusion of sustainability, energy efficient and universal design features in their proposal. The Green Point checklist and Bay Friendly Landscape Checklist were provided as a reference.
V. Energy Programs	Participate in and publicize energy programs provided by regional agencies on an ongoing basis.	Ongoing	Ongoing. The City continued to advertise a variety of Energy Programs on the City's website at https://www.ci.emeryville.ca.us/1167/Energy for Emeryville residents and businesses.

W. Priority Development Area	Encourage new housing development within the City's Priority Development Area (PDA).	Ongoing	No Action Taken in 2024.
W. Priority Development Area	Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development.	Ongoing	Ongoing. Staff reviewed a funding announcement fro MTCF and ABAG related to Priority Development Areas. The City submitted an application for Transit Oriented Development - Housing Policy funding to support review and modification of the Affordable Housing Program and modifications to the Tenant/Landlord Eviction and Harrassment Ordinance.
W. Priority Development Area	Implement the Pedestrian and Bicycle Plan, which will be replaced by the Active Transportation Plan and collaborate with local partners to complete and implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS).	Ongoing	Ongoing. In October 2023, the Active Transportation Plan was adopted, and the Pedestrian and Bicycle Plan was rescinded by the City Council. No new activities took place in 2024.
X. Homeowner Rehabilitation and Repair Programs	Educate homeowners about the financial resources and home maintenance education resources available to aid in the maintenance, repair or rehabilitation of their home.	Ongoing	Ongoing. 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 repair or renovate their homes. No homeowners were assisted with these programs in 2024.
X. Homeowner Rehabilitation and Repair Programs	Analyze opportunities to create rehabilitation programs targeted to low-resource areas, to improve the overall conditions of that area.	12/31/2027	Underway. The City launched the Emeryville Accessible Living Initiative 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 were approved for funding. Work will commence in early 2025.

X. Homeowner Rehabilitation and Repair Programs	Survey Homeowner Associations (HOAs) to ascertain the housing conditions and rehabilitation or accessibility needs for existing homeowners and properties.	12/31/2024	No Action Taken Yet.
Y. Rental Preservation Program	Issue Measure C Housing Bonds to support the Rental Preservation Program.	12/31/2024	Complete. Measure C Housing Bonds were sold in 2023.
Y. Rental Preservation Program	Draft and adopt the Rental Preservation Program Regulations.	12/31/2024	Underway. Staff prepared a draft of the Rental Preservation Guidelines. These guidelines will go to the Housing Committee and City Council for approval in 2025.
Y. Rental Preservation Program	Provide low interest rate loans to existing property owners to improve the habitable condition(s) of their rental units occupied by very low-, low- and moderate-income tenants.	12/31/2024	Underway. The City launched the Emeryville Accessible Living Initiative 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. 1 Affordable Rental Project was approved for funding. Work will commence in early 2025.
Z. Energy Conservation Remodels	Offer the Energy Efficient Emeryville (E3) program to provide no-cost energy audits and assistance to small and medium businesses operating in Emeryville.	Ongoing	Ongoing. Continued to advertise the E3 program to residents and businesses. This program can be found on the city's website at https://www.ci.emeryville.ca.us/1201/Incentives-Rebates .
Z. Energy Conservation Remodels	Educate existing residents on the retrofit assistance programs and solar energy rebate programs with the intent of encouraging energy conservation measures and the use of green building materials.	Ongoing	Ongoing. Continued to advertise the solar energy rebate and retrofit assistance programs. These programs can be found on the city's website at https://www.ci.emeryville.ca.us/1201/Incentives-Rebates . 7 solar residential permits were issued in 2024.

AA. Conversion of At-Risk BMR Rental Units	The City will continue to monitor and update the BMR rental directory and will work proactively to retain existing subsidized affordable rental housing units that are at risk of converting to market rate.	Ongoing	Ongoing. BMR Rental Directory was updated in 2024.
AA. Conversion of At-Risk BMR Rental Units	The City will annually submit a "Risk Assessment" report provided by the California Housing Partnership Corporation (CHPC).	Ongoing	No Action taken in 2024.
AA. Conversion of At-Risk BMR Rental Units	Reassess the differential between moderate-income rents at Bakery Lofts and the HUD Fair Market Rents to determine the necessity for sponsoring a program to preserve the units.	12/31/2027	No Action required Yet.
AA. Conversion of At-Risk BMR Rental Units	Work with potential purchasers to preserve the BMR units at Bakery Lofts.	12/31/2027	No Action required Yet.
AA. Conversion of At-Risk BMR Rental Units	Require the Bakery Lofts property owner provide evidence that they have complied with state and federal regulations regarding notice to tenants regarding conversion.	12/31/2028	No Action required Yet.
AA. Conversion of At-Risk BMR Rental Units	Ensure tenants are adequately notified throughout the preservation/acquisition process as to the status of their housing units, impacts of ownership changes or preservation process on occupancy and rents, rights and responsibilities as tenants, and who to contact with questions or concerns.	As Needed	No action was required to be taken in 2024 to address the conversion of At-Risk BMR Rental Units.

BB. Housing and Supportive Services for Homeless and Formerly Homeless	Provide funding to support homeless shelters and service providers providing housing, meals, outreach, and other support services to individuals experiencing homelessness who reside or have resided in Emeryville.	Ongoing	Ongoing. The City has a contract with Operation Dignity to provide on-site engagement of people experiencing homelessness in Emeryville, which includes outreach, transportation, linkages, case management, encampment resolution and housing navigation and with Saint Vincent de Paul to provide shelter beds for those referred from Emeryville. In 2024, people experiencing homelessness were assisted with a variety of resources, including rapid rehousing, shelter services, food, linkage services, housing navigation and securing identification cards. The City also provided operational support to Emeryville Citizen Assistance Program (ECAP), located on San Pablo Avenue in Emeryville, which provides food for approximately 300 families/individuals daily, six days a week.
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Seek innovative partnerships to provide services and emergency shelters to persons experiencing homelessness.	Ongoing	No Action Taken in 2024.
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Encourage developers to set aside units affordable for the unsheltered population and those with extremely low income.	Ongoing	No Action Taken in 2024.
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Facilitate the redevelopment of Housing Element Site 6, to create 23 permanent supportive housing units for formerly homeless individuals and Housing Element Site 10, to create 13 units for Transitional Aged Youth.	12/31/2027	Underway. Housing Element Site 6 is currently under construction and will have 39 permanent supportive housing units for formerly homeless individuals and 6 affordable housing units for formerly homeless individuals. Housing Element Site 10 is currently in pre-development seeking financing for construction. 14 units will be set-aside for Transitional Aged Youth.
BB. Housing and Supportive Services for Homeless and Formerly Homeless	Support the countywide efforts to prevent and end homelessness through the Alameda County -wide Homeless Plan and evaluate actions proposed in the Plan that address Emeryville's unsheltered population.	Ongoing	Ongoing. The City continues to support the countywide efforts to prevent and end homelessness and participate in bi-weekly calls with the County on homeless prevention.
CC. Section 8 Rental Assistance	Provide referral services and information to residents and community-based organizations serving special needs populations on housing choice voucher programs offered through the Housing Authority of Alameda County (HACA).	Ongoing	Ongoing. Staff continues to refer residents interested in the Section 8 Rental Assistance Program to the Housing Authority of Alameda County.

CC. Section 8 Rental Assistance	Partner with HACA to increase voucher acceptance rates in moderate resource areas by providing bi-annual training to landlords regarding fair housing requirements and the housing choice voucher program, to increase opportunities for housing mobility.	Ongoing	No action was taken in 2024 regarding increasing the utilization of the Section 8 Rental Assistance Program in Emeryville. The Housing Authority of Alameda County issued a notice that new allocations of Project Based Vouchers would not be available in 2024.
CC. Section 8 Rental Assistance	Assess the feasibility of a landlord incentive program for landlords that accept tenants with Housing Choice Vouchers in low resource areas to address displacement.	12/31/2027	No Action was Taken Yet.
DD. Fair Housing Counseling	Continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, public education, and legal referrals for Emeryville tenants and landlords.	Ongoing	Ongoing. The City continued to partner with ECHO Housing, through the use of Community Development Block Grant funds to provide Fair Housing services in Emeryville.
DD. Fair Housing Counseling	Create targeted marketing program to reach neighborhoods Low-resource areas, as defined by TCAC (Figure 5-1) and utilize community-based partners to reach vulnerable households in the identified neighborhoods.	Ongoing	No Action was Taken Yet.
EE. Resident Engagement	The City will evaluate its current committees and commission membership to determine if the membership is reflective of the socio-economic and racial mix of Emeryville or if there are any missing voices. If it is determined, there are missing voices, the City will enhance its outreach efforts to encourage residents from all socio-economic groups and racial backgrounds to serve on committees and commissions when position become available.	12/31/2024	Underway. 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.

EE. Resident Engagement	The City will investigate the restructuring of the Housing Committee to ensure that the committee has at least one member that resides in a BMR unit, at least one member that is a tenant, and at least one member that is a homeowner.	12/31/2027	No Action was taken in 2024. Modifications to the Housing Committee Membership is anticipated to be presented to City Council in 2025.
FF. Access to Information.	Ensure that up-to-date public information materials are available at the City and through the website, newsflash and social media.	Ongoing	Ongoing. The City continued to up date the website and provide announcements and newflashes through the website and social media about affordable housing opportunities.
FF. Access to Information.	Ensure all public information materials are available in multiple languages and meets Americans with Disabilities Act accessibility standards.	12/31/2024	No Action Taken Yet.
FF. Access to Information.	Identify areas most vulnerable to displacement, beginning with areas with higher concentration of poverty to target marketing efforts.	12/31/2024	No Actions Taken Yet.
FF. Access to Information.	Utilize the Housing Portal Mail serve as a mechanism to perform outreach to service providers, exisiting residents, prospective residents looking to relocate to Emeryville and property owners.	Ongoing	Ongoing. The City continued to utilize the Housing Portal Mailserve to educate those registered about affordable housing opportunities. Notifications regarding available fair housing training, affordable homeownership opportunities, the launch of the First Home Emeryville Homebuyer Assistance Program, the launch of the Emeryville Accessible Living Initiative, and the opening of waitlists at Below Market Rate Rental Projects were distributed in 2024.
FF. Access to Information.	Develop a targeted marketing plan to promote local resources and programs for persons with disabilities.	12/31/2024	No Action Taken Yet.
FF. Access to Information.	Establish a communication channel with the teachers and parents of children that participate in programs at Emeryville Center of Community Life, Emeryville Child Development Center and Emery Unified School District on all affordbale housing opportunities in Emeryville.	12/31/2024	Underway. 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.

GG. Economic Mobility	Expand job opportunities in Emeryville by coordinating with job readiness service providers to providing job readiness training, resume and interview assistance to Emeryville residents and market these resources to residents living in Below Market Rate (BMR) properties and community-based service providers.	Ongoing	Ongoing. In 2024, the City continued to coordinate bi-monthly with Alameda Workforce Development Board staff on hiring opportunities for local businesses and workforce training events for local residents. The City helped promote the Association of Bay Area Manufacturers “Women in Skilled Trades Symposium” to Emeryville businesses, this event focused on best practices for recruiting women into skilled trades careers. The City helped promote BioCom’s “Life Science Workforce Symposium”, designed to raise awareness among job seekers from diverse backgrounds, especially positions that do not require lab experience or advanced degrees; and BioCom’s “Life Science Career Expo Day”. The City also produced its own “Emeryville Works! Job and Resource Fair” which brought businesses seeking workers together with community service providers. Staff continued discussions with the Economic Development Advisory Committee in 2024 about how to better support Black and Indigenous People of Color (BIPOC) including engaging with several service providers to discuss best practices and available programs. The City negotiated a contract with Northeastern University to conduct a needs assessment of BIPOC businesses, to be completed in 2025.
GG. Economic Mobility	Work with local employers to identify entry level positions with good pay that can be advertised to BMR tenants in Emeryville.	Ongoing	Underway. In 2024, local Businesses re required to comply with the Emeryville Living Wage Ordinance were required to increase their employees’ wages from \$18.00 to \$18.54 per hour as of July 1, 2024. Businesses required to comply with the Emeryville Minimum Wage Ordinance were required to increase their employees’ wages from \$18.67 to \$19.36 per hour as of July 1, 2024. Emeryville continues to have the highest minimum wage in California. Poster and notices regarding these wage increase were made available on the City website at https://www.ci.emeryville.ca.us/1277/Labor-Standards and sent out to all registered businesses in Emeryville. Businesses seeking to learn more about Emeryville’s Labor Standard Ordinances can view a training module, also located on the City’s website.
HH. School and Childcare	Review the Planning Regulations to ease the process for entitling a Childcare/Day Care Center and ensuring that childcare facilities are permitted near schools and employment centers.	12/31/2024	Underway. RFP for consultant revised in 2024 and scheduled to be released in early 2025. Consultant will assist in assessing modification to Planning Regulations.

HH. School and Childcare	Coordinate with the Emery Unified School District (EUSD) and those that participate in the Community Service Programs at the Emeryville Center of Community Life (ECCL) to ensure low-income and working parents are aware of affordable childcare or after-school care opportunities.	Ongoing	Ongoing. City staff continued to collaborate and partner with EUSD by participating in approximately 5 EUSD events in 2024 . Approximately 206 students are registered in the City's Extended Learning Opportunity afterschool program for students enrolled in grades Kindergarten to 8th grade at EUSD. The after-school program is provided for free to all Emeryville Unified School District students. Four training sessions were held for parents of children enrolled in the Expanded Learning Opportunity Program in the Spring and Summer of 2024. 20 staff members participate in After School Education and Safety Program training to alleviate educational disparities. The City subsidized the enrollment of approximately 15 children enrolled in the Emeryville Child Development Center, which provides year-round care and early education to children six months to five years old.
HH. School and Childcare	Partner with EUSD and homeless service providers to support at-risk families.	Ongoing	Ongoing. City staff continued to participate in weekly meeting with the EUSD Wellness Team.
II. Transportation	Adopt the Active Transportation Plan (ATP), the successor to the City's Pedestrian and Bicycle Plan (adopted in 2012).	12/31/2024	Complete. The Active Transportation Plan was adopted in 2023.

II. Transportation	Implement the Active Transportation Plan (ATP) and work with the cities of Berkeley and Oakland to implement strategies to improve multimodal transportation access for all Emeryville residents.	Ongoing	Ongoing. The following actions under the ATP took place in 2024: Sustainable Streetscapes project (CIP project to implement the ATP) paved 1.4 miles and a class IV protected bike lanes were installed on Shellmound St from 62nd to 67th streets. Public Works also installed 100 new bike racks across the city as part of the project. Loop Project is at 35% design. Active transportation study is underway for Powell Street west of 880 to the Emeryville marina. Pole painting and repair project is complete, and passive pedestrian detection was installed on two key corridors.MTC is coordinating with Oakland, Berkeley and Emeryville to expand Bike Share stations. ACTC is coordinating with Oakland, Berkeley and Emeryville to improve transit and mulitmodal infrastructure along the San Pablo Avenue cooridor. City staff provided feedback on project design for the San Pablo Avenue corridor project in a series of Technical Advisory meeting and and attended two Community Workshops and tabling for the project including at ECCL, the Senior Center, 40th Street and San Pablo Avenue intersection, and the Golden Gate Recreation Center (in Oakland). Representatives of businesses, residents and non-profits and institutions on the Avenue were interviewed for parking and loading alternatives and design alternatives. The project and community feedback was presented to the AC Transit Interagency Liaison Committee (ILC) on several occasions.
II. Transportation	Continue to support Emery Go-Round, as they investigate making improvements to their coaches and adding a fourth shuttle route within Emeryville, which will expand service.	Ongoing	No Actions Taken in 2024.
II. Transportation	Implement the 40th Street Concept Plan to create bus-only lanes, a two-way bikeway, bicycle pedestrian intersection improvement, bus stop improvements, and street scaping with opportunities for public art and green infrastructure, which will connect to the San Pablo Avenue Corridor.	12/31/2027	Underway. The 40th Street project reached 100% complete for the design of Phase 1 and Phase 2 in 2024. The City selected the artist, Sijia Chen, to provide iconography for wayfinding, sculptures for four plazas, and artistic attachments to at least 12 street furnishing element in the 40th Streetscape Improvement project in November 2024.
JJ. Site Inventory	Update the site inventory list on an annual basis and post it on the City's website.	Ongoing	Ongoing. Site Inventory List was posted on website. /www.ci.emeryville.ca.us/1403/2023-2031-Housing-Element

JJ. Site Inventory	Evaluate residential development proposals for consistency with goals and policies of the 2023-2031 Housing Element and Site Inventory List calculations.	Ongoing	Ongoing. A pre-application for Site 14 was submitted in 2023 and the SB35 application was submitted in 2024. The Site Inventory List identified a realistic capacity of 300 units, however the applicant is seeking approval for 362 units, which is an increase in project density from what was shown in the Site Inventory List.
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.	Ongoing	No Action Taken in 2024. No other project in the Site Inventory List, outside of Site 14 submitted a residential development proposal in 2024.
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.	Ongoing	Ongoing. 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. An application for a Building Permit was submitted in 2024. Site 7 applied in 2022 and was undergoing a CEQA analysis in 2023. The application submitted meets and exceeds the by-right density requirements. Site 10 received their entitlement via Senate Bill (SB) 35 in 2022. This project not only meets but exceeds the by right density requirements. Site 14 submitted a SB 330 pre-application in 2023. The pre application not only meets but exceeds the by right density requirement. The SB 35 application was submitted in 2024 and is under review.
LL. Planning Regulation Amendments	Update the Planning Regulations to comply with Health and Safety Code Section 17021.5 (Employee Housing).	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.
LL. Planning Regulation Amendments	Update the Planning Regulations to allow residential care facilities with seven or more persons to be subject to the same restrictions that apply to other residential uses of the same type in the same zone. (Residential Care Facilities)	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.
LL. Planning Regulation Amendments	Update the Planning Regulations to comply with Health and Safety Code Section 17021.6 and 17021.8 (Agricultural Worker Housing).	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.

LL. Planning Regulation Amendments	Update the Planning Regulations to permit group residential uses with seven or more residents through a ministerial process rather than requiring a CUP and adopt a group residential preservation ordinance. (Group Residential and Single-Room Occupancy)	12/31/2027	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.
LL. Planning Regulation Amendments	Review and revise the parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff and do not require more parking for emergency shelters than other residential or commercial uses within the same zone. Remove the CUP on shelters in the MUR and INL zones, subject only to a by right process and consider allowing them with a CUP in the P zone. Amend the Planning Regulations to allow Low Barrier Navigation Centers by right in all zones that allow mixed-uses and all non-residential zones allowing multifamily residential. (Emergency Shelters)	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.
LL. Planning Regulation Amendments	Update the Planning Regulations to permit by right 3- and 4-unit multi-unit projects in the RM district with no density requirements as long as it is in compliance with FAR and height limits. Increase base FAR to 1.0 and Bonus FAR will be eliminated in the RM Zone. (Three to Four Multi-Units)	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.

LL. Planning Regulation Amendments	Update the Planning Regulations to require mobile and manufactured homes the same approval process as single family residential uses in compliance with CA Gov Code 65852.3. (Mobile/Manufactured)	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments was revised in 2024 and will be released in early 2025.
LL. Planning Regulation Amendments	Examine opportunities to streamline the permitting process to convert single family homes to duplex, including the possibility of waiving the requirements for Planning Commission approval. (Conversion from Single-Family Home to Duplex)	12/31/2024	Underway. In 2024, staff began assessing how to best implement Program LL. An RFQ for a consultant to assist with Planning Amendments and Streamlining was revised in 2024 and will be released in early 2025.
MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.	The City will continue to monitor federal and State legislation that could impact housing and support, or oppose proposed changes or additions to existing legislation, when appropriate.	Ongoing	Ongoing. Staff continued to monitor the adoption of planning, building, and housing legislation to determine potential impact and necessary changes to existing planning, building, and housing processes and municipal codes.
MM. Monitor Changes in Federal and State Housing, Planning, and Zoning Laws.	The City will also update the Planning Regulations, when appropriate, to comply with any new housing related planning or zoning laws enacted by the State during the Cycle 6 Planning Period.	Ongoing	Ongoing. Compliance with SB 379 Residential Solar Permitting was met in 2024.
NN. Review of Nongovernmental Constraints Impeding Residential Development	Make diligent efforts to contact applicants to discover why units have not been constructed within two years after planning entitlement approval.	Ongoing	Underway. An application for a building permit for a project on the Site Inventory List that had been entitled over 2 years ago was submitted in 2024 and is remains under review. Staff reviewed the last two years of entitled approved to determine if any outreach needed to occur with applicants to pull building permits. No additional projects were identified in 2024.

<p>NN. Review of Nongovernmental Constraints Impeding Residential Development</p>	<p>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.</p>	<p>As Needed</p>	<p>No Action Needed in 2024.</p>
<p>OO. Housing for Seniors</p>	<p>Seek funding to support a Housing Counselor to assist Seniors in navigating and applying for affordable housing opportunities.</p>	<p>12/31/2024</p>	<p>Underway: The City was awarded CDBG funds to support a Senior Services Housing Case Manager, or Social Service Provider to provide counseling and case management services to seniors, aged 55 years and older in need of assistance in securing housing or maintaining their home. The City will work with various service providers on putting together a series of housing and financial literacy related workshops for seniors in 2025.</p>
<p>OO. Housing for Seniors</p>	<p>Evaluate the feasibility of creating a Shared Housing Program for seniors and if feasible, collaborate with a community partner to facilitate the program.</p>	<p>12/31/2024</p>	<p>Underway: The City began initial discussions with a Home Match Service Provider to gather information to determine if the program would be feasible and successful to operate in Emeryville in 2023. At this time the Home Match Service does not seem to be a feasible option in Emeryville. Staff will explore this option again in 2026 to see if this becomes a feasible option.</p>
<p>OO. Housing for Seniors</p>	<p>Facilitate the redevelopment of Site 10 on the Housing Element Site Inventory List, to create 54 affordable housing units for seniors.</p>	<p>12/31/2027</p>	<p>Underway: The City continued to stay in communication with the developer of 4300 San Pablo Avenue (Housing Element Site 10) as it worked through pre-development.</p>
<p>OO. Housing for Seniors</p>	<p>Work to implement the Housing Domain action of the Age Friendly Action Plan.</p>	<p>Ongoing</p>	<p>Ongoing. 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.</p>

OO. Housing for Seniors	Seek opportunities to develop affordable senior housing.	Ongoing	No Action Taken in 2024.
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.	Ongoing	Ongoing. Updated marketing plans for three existing BMR properties were reviewed and approved by the City in 2024. The City will continue to work with the BMR properties to update their marketing plans.
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	No Action Taken Yet. Race and ethnicity data for applicants interested in renting a unit will be collected on the next new construction multifamily project to open (anticipated fall 2025). This data will be analyzed to determine if any modifications to the marketing plan requirements or tenant selection process need to be made.
PP. Affirmative Fair Housing Marketing Plan	Ensure BMR Property Management staff participate in Fair Housing training, at least once every two years.	Ongoing	Ongoing. The City requested all BMR properties to include information regarding participation in Fair Housing Training as apart of the annual reporting in 2024.
PP. Affirmative Fair Housing Marketing Plan	Amend the Resale and Restriction Agreement for all future BMR resales to require a 3rd party to assist in marketing, screening, and selecting a new buyer via a lottery process.	12/31/2024	No Action Taken Yet
QQ. Tenant Protection Measures	Continue to implement the Emeryville Live/Work or enrolled in EUSD preference in the leasing of Below Market Rate Rental units in Emeryville.	Ongoing	Ongoing. Staff reviewed the BMR Rental Program Regulations to determine if any modifications to how the Live//Work/School preference is implemented need to be made. Recommendations to how the Live/Work/School preference will be submitted to the Housing Committee in 2025.

QQ. Tenant Protection Measures	Partner with 3rd Party Housing Service Providers to implement the Tenant Landlord Eviction and Harassment Ordinance and provide an annual training for residents and landlords and a 3rd Party Legal Service Providers to provide legal services to tenants in need of eviction legal assistance.	Ongoing	<p>Ongoing. The City continues to contract with ECHO Housing to administer the Residential Landlord and Tenant Relations Ordinance and provide tenant/landlord counseling. 84 tenants were counseled on tenant/landlord issues in 2024. Staff presented the following tenant protection topics to the City Council Budget & Governance Committee in 2024:</p> <ul style="list-style-type: none">•Rent Control & Tenant Stabilization Measures•Tenants Right to Organize & Tenants Right to Counsel•BMR Tenant Income Recertification Requirements <p>The Budget & Governance Committee provided the following recommendations to staff:</p> <ul style="list-style-type: none">•Expand BMR Tenant Protections within Title 5, Chapter 40 Residential Landlord and Relations•Develop a policy to cap unbundled parking costs for existing projects•Develop a Tenant Right to Organize Policy to be incorporated into Title 5, Chapter 40 Residential Landlord and Tenant Relations•Modify the BMR Tenant Recertification requirements to reduce the number of documents required to be submitted and expand the notice period, property managers must provide tenants to recertification <p>Staff met with a 3rd party legal service provider to discuss potential modifications to expand tenant protections under Title 5, Chapter 40 Residential Landlord and Tenant Relations and developed a recommendation of modifications to the code. Staff began tracking the 3-Day notices that were submitted to the City Clerk under Title 5, Chapter 40 Residential Landlord and Tenant Relations, so that the City could be understand eviction notice trends. 905 3-day eviction notices were submitted in 2024, of which only 3 were no fault eviction notices.</p>
QQ. Tenant Protection Measures	Evaluate the need to adopt emergency ordinances to prevent tenant displacement, as needed.	As Needed	No Action Needed in 2024.
QQ. Tenant Protection Measures	Promote the practice of effective management by improving the relationship between tenants and landlords by providing online resources and training opportunities to assist Below Market Rate (BMR) Property Managers and tenants in understanding the BMR rental restrictions, requirements, and tips to address common rental issues.	Ongoing	Ongoing. Staff continued to provide assistance to Property Managers and tenants in understanding the requirements of the BMR program. Hello Housing provided one-on-one training to new Property Management staff, to ensure they were familiar with the requirements. Hello Housing has begun tracking common issues that come up with the BMR program, so that staff can develop clarifying guidance as an amendment to the BMR Regulations.

RR. Affordable Housing Platform	Collaborate with Alameda County on the design and implementation of the Alameda Couty Affordable Housing Portal, a one-stop shop for residents seeking housing in Alameda County to apply for available affordable housing and for developers to simplify the marketing and leasing of below market rate housing units.	Ongoing	Ongoing. The City has participated in numerous meetings with the Alameda County Steering Committee on the design, development, and policies of the Alameda County and Bay Area affordable housing platforms and have worked with existing BMR Properites to modify their marketing plan to include utilization of the Affordable Housing Platform.
RR. Affordable Housing Platform	Support the development of the Bay Area Regional Housing Portal (Doorway), which is envisioned to provide a simple and equitable way for residents to find and apply for affordable housing throughout the Bay Area.	Ongong	Ongoing. The City has participated in numerous meetings with the Doorway Working Group on the design, development, and policies of the Alameda County and Bay Area affordable housing platforms and have worked with exisiting BMR Properites to modify their marketing plan to include utilization of the Affordable Housing 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.	12/31/2024	Underway: Staff has recommended that all BMR Marketing Programs that are going through the update process include the posting of the property when the waitlist is open through the Affordable Housing Platform. A formal update to the BMR Guidelines with this directive will be made in 2025.

SS. Prohousing Designation	Seek Prohousing Designation from the California Housing and Community Development Department for enacting favorable zoning and land use policies, policies to accelerate the production of housing, reduction of construction and development policies, and providing financing subsidies.	12/31/2024	<p>Underway. 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 2025.</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. Planning Amendments- RFQ for consultant to assist with Planning Amendments was revised and will be released in early 2025).</p> <p>Category 2A- establish written policies or procedure to ensure multifamily projects with affordable components are provided a streamlined review and streamline the permitting process for converting single unit homes to two-unit homes (Program B. Streamlined Planning Process- Analysis complete and written policy to be drafted in early 2025).</p> <p>Category 2E- adopt Objective Design Standards and eliminate the need for a public hearing for projects consistent with the General Plan (Program C. Objective Design and Development Standards-Completed in 2023).</p> <p>Category 3A- ensure smaller projects (2-4 units) are not financing constrained for development by evaluating the waiver of housing impact fee for projects consistent with by right objective standards in the RM zone (Program F. Impact Fees-RFQ for consultant to assist with Impact Fee Study was revised in 2024 and is scheduled to be released in early 2025).</p> <p>Category 3B- develop ADU guidance materials for publication on the City's website (Program D. Accessory Dwelling Units – Guidance material under development. Anticipated to be complete and posted on City website in 2025).</p> <p>Category 3F- evaluate how to incorporate Universal Design features into the Planning Regulations beyond what is currently implemented through the Development Bonus System (Program UU. Universal Design – Initial analysis complete. Further investigation to be undertaken as part of RFQ for consulting services to be released in early 2025).</p>
SS. Prohousing Designation	Utilize Prohousing Designation to seek additional points or preferences in the scoring of competitive applications for housing and infrastructure.	Ongoing	No Action Taken in 2024.

Jurisdiction	Emeryville	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

Jurisdiction	Emeryville	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in g

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

Jurisdiction	Emeryville	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

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Table K
Tenant Preference Policy

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

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	https://www.codepublishing.com/CA/Emeryville/#!/Emeryville09/Emeryville095.html#9-5.408	
Notes		

Jurisdiction	Emeryville	
Reporting Year	2024	(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
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		5
Total Units		8

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		3
Total Units		6

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		22
Total Units		22