

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction EMERYVILLE

Reporting Period 01/01/2017 - 12/31/2017

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

**Annual Building Activity Report Summary - New Construction
 Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
6301 Shellmound St	5+	Renter	11	0	14	198	223	223		11	
3706 San Pablo Ave	5+	Renter	70	16	0	1	87	87	Low Income Housing Tax Credits, Community Developmen t Block Grant, Redevelopm ent Agency or Successor Agency Funds, Infill Infrastructur	86	

										e Grant , Affordable Housing and Sustainable Communitie s, Federal Tax Credits (4%), Section 8 Project- Based Rental Assistance, Housing Opportunitie s for Persons with AIDS	
(9) Total of Moderate and Above Moderate from Table A3				14	201						
(10) Total by Income Table A/A3		81	16	14	201						
(11) Total Extremely Low-Income Units*		37									

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	2	0	2	2

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	276	5	0	81	0	0	0	0	0	0	86	190
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	211	0	0	16	0	0	0	0	0	0	16	195
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		259	7	0	14	0	0	0	0	0	0	21	238
Above Moderate		752	178	1	201	0	0	0	0	0	-	380	372
Total RHNA by COG. Enter allocation number:		1498											
Total Units ▶ ▶ ▶			190	1	312	0	0	0	0	0	0	503	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													995

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program H-2-1-1	Continue to offer a density bonus for developments that include affordable units, and consider offering additional regulatory incentives such as free or reduced-cost pre-application meetings, study sessions, and/or expedited application review and permit processing.	Ongoing, implement as projects with affordable units are proposed	In 2015 the Planning Regulations were revised to require affordable housing in residential projects in order to receive a density bonus. The City offers free pre-application meetings.
Program H-3-1-3	Continue to offer a density bonus for developments that provide universal design features. Evaluate the feasibility and appropriateness of amending the Planning Regulations to require the provision of universal design features in a portion of residential units in new developments.	2017	Some universal design features are now part of the State Building Code. Development bonuses are available for projects that include additional universal design features.
Program H-4-1-1	Maintain an inventory of sites available and appropriate for residential development for households of all income	Ongoing, update the inventory as	Of planned and approved residential developments in Table 4-2 of the Housing Element, all are approved, 467 units are completed, 115 units are under construction, and 1,249 units remain to be built. On one of the vacant and

	levels to ensure adequate sites are available through the planning period to meet the City's Regional Housing Needs Allocation (RHNA).	new projects are approved	underutilized sites, a 24-unit residential project has been proposed.
Program H-4-1-2	Continue to encourage residential mixed-use development through the implementation of General Plan land use designations and the Planning Regulations.	Ongoing, implement as projects are proposed	Mixed-use projects are at various stages: the Intersection is under construction, Marketplace is approved, and Sherwin-Williams Planned Unit Development is approved.
Program H-4-2-6	Promote quality and diversity in the architectural style of new housing developments.	Implement as housing development projects are proposed	Approved and proposed projects have a variety of architectural styles. Doyle Mews is modern with clean lines and wood; Estrella Vista has articulated base, middle and top; and Adeline Springs has a curved sculptural style.
Program H-6-1-1	Adopt and implement an amendment to the City's Design Guidelines that provides standards for the development of family-friendly housing. The guidelines will address site design as well as unit design, including unit sizes and layouts, relationship of units to outdoor areas, and other unit and community features.	Adopt guidelines by 2015, implement as projects are proposed	The family-friendly residential amendment to the City Design Guidelines was adopted in 2015. The Sherwin-Williams project is being evaluated against it.
Program H-7-2-1	Continue to require that developers complete the appropriate GreenPoint Rated or LEED Checklist as part of their submittal to the Emeryville Planning and Building Department.	Ongoing, enforce as development applications are submitted	The Intersection (Maz site) project and the 3706 San Pablo project completed the appropriate GreenPoint or LEED checklist with their submittals.
Program H-7-3-2	Continue to work with transit agencies, County and regional transportation agencies, and the Cities of Berkeley and Oakland to implement strategies identified in the Emeryville-Berkeley-Oakland Transit Study (EBOTS) to improve transit access and proximity for Emeryville residents.	Implement based on the time frame identified in EBOTS	City staff met with AC Transit and Emeryville Transportation Management Association (Emery Go-Round operator) as part of the 40th/San Pablo Bus Hub design kick-off, and received funding from Alameda County Transportation Commission for Emery Go-Round operations and 8-to-Go paratransit.
Program H-7-3-3	Review the City's Design Guidelines and identify opportunities to amend standards to promote high quality open space and community interactions, such as	2017	The amendment to the Design Guidelines was adopted in 2015. The added guidelines were followed in the Marketplace projects, and are being used to evaluate the Sherwin-Williams project.

	<p>requirement of a community multipurpose room in larger residential development projects, mailbox locations that encourage social interactions, open spaces that engage with community spaces and the street, porches or decks that face the street or courtyards, and the design of individual units that promotes interaction with the street and common spaces.</p>		
Program H-3-1-4	<p>Evaluate the feasibility of partnering with a nonprofit housing developer and service provider to develop housing for disabled or developmentally disabled persons on City-controlled sites.</p>	<p>Evaluate annually</p>	<p>The City issued a Request for Proposals for Senior Housing on the 4300 SPA site. This will include units for disabled Seniors. The development at 3706 San Pablo includes 11 units reserved for households including a developmentally disabled member.</p>
Program H-3-2-1	<p>Continue to support the countywide effort to prevent and end homelessness through strategies described in the “EveryOne Home – Alameda Countywide Homeless and Special Needs Housing Plan.” Monitor the plan’s progress through City participation in collaborative groups including EveryOne Home working committees, the Alameda County Urban County Technical Advisory Committee, and the Alameda County HOME Consortium technical Advisory Committee.</p>	<p>Provide ongoing support, participate in groups monthly or as scheduled.</p>	<p>The City is a member of EveryOne Home and joined Berkeley and Albany in the North County Homeless Hub. The City continues to work with EveryOne Home on an ongoing basis. The City continues to participate in the Alameda County Urban County Technical Advisory Committee and the HOME Technical Advisory Committee.</p>
Program H-3-2-4	<p>Facilitate communication and coordination between the City, the Emery Unified School District, and service providers when families are identified to be at risk of homelessness. Collaborate to provide these families with information regarding local resources and potential housing opportunities.</p>	<p>Ongoing, as need is identified</p>	<p>Housing staff regularly works with EUSD staff to identify resources for EUSD families who are experiencing housing crises or homelessness. The City is now funding the North County Family Front Door for families experiencing homelessness.</p>
Program H-5-1-4	<p>Continue to support an Accessibility Grant Program to improve home accessibility for lower-income households with disabilities and/or developmental disabilities.</p>	<p>Allocate funds annually, provide assistance as applications are received</p>	<p>The City has contracted with Alameda County Healthy homes to provide the Access Improvement program for homewoners with a disabled household member.</p>

Program H-7-2-2	Include the appropriate GreenPoint or LEED Checklist in all City-led requests for proposals (RFPs) for new housing developments and include the checklist as a review criterion in the developer selection process.	Ongoing, as RFPs are issued	The Marketplace developer is submitting the required checklist with their submittals, as did the Estrella Vista developer.
Program H-7-3-1	Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	12/31/17	The City received a Cap and Trade grant in 2015 to help fund the family affordable housing project at 3706 San Pablo Avenue in Emeryville's Priority Development Area, partly because San Pablo Avenue is a key regional corridor with many Priority Development Areas along it.
Program H-7-3-1	Encourage new housing development within the City's Priority Development Area (PDA) in keeping with regional greenhouse reduction strategies. Monitor the availability and local applicability of PDA-linked funding resources and incentives for planning and development. Utilize these resources to the extent feasible and appropriate.	12/31/17	The City received a Cap and Trade grant in 2015 to help fund the family affordable housing project at 3706 San Pablo Avenue in Emeryville's Priority Development Area, partly because San Pablo Avenue is a key regional corridor with many Priority Development Areas along it.
Program H-1-1-1.	Continue to support a Housing Rehabilitation Program for Emeryville homes through Community Development Block Grant (CDBG) funds.	Allocate funds annually	The Housing Rehabilitation Program was contracted to Alameda County Healthy Homes Department during 2016.
Program H-1-1-2	Continue existing marketing and establish new marketing efforts for the Housing Rehabilitation Program. Provide current program information on the City's website and develop a program brochure. Update the brochure annually, or as needed, and make copies available at City Hall, the Senior Center, and other appropriate locations.	Annually	Alameda County Healthy Homes has updated and disseminated a brochure on the program and has added Emeryville to their website, and our website continues to be in place. Alameda Healthy Homes has provided a workshop at the Emeryville Senior Center and has attended Emeryville public events.
Program H-1-3-1	Work proactively to retain existing subsidized affordable housing units that are at risk of converting to market rate.	Review the affordable inventory	The City maintains an inventory of rental and ownership units restricted for occupancy by lower and moderate income households. No rental units are or are expected to be at risk of converting to market rate. The City is working on

	Maintain and regularly update the inventory of affordable housing units and identify those that may be at risk of converting to market rate. Reach out to property owners and provide technical assistance and funding application assistance. Identify potential funding sources, assist with the identification of potential nonprofit housing providers to purchase and operate at-risk properties, and provide tenants with education regarding their rights and conversion procedures.	twice yearly, take actions as needed	purchasing a BMR unit at risk of foreclosure.
Program H-1-3-2	Continue to monitor and comply with state law relating to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. Track the use of such funds and report activities to the State. Minimize and report on the loss of any affordable units or displacement of residents resulting from the use of Asset Funds.	Monitoring and compliance ongoing, report annually or as required	The City complies with state law related to the use of Low/Moderate Income Asset Funds from the former Redevelopment Agency. The City tracks the use of such funds and report activities on an annual basis.
Program H-2-1-2	Continue to implement the Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance) to require the inclusion of below-market-rate units in residential projects.	Ongoing, implement as housing development projects are proposed	Affordable housing is required in ownership housing. An impact fee is required in rental housing, and affordable units may be provided in lieu of the fee.
Program H-2-2-2	Include extremely low-, very low-, and/or low-income housing in City-assisted development projects whenever feasible.	Ongoing, implement as City-assisted housing development projects are proposed	The City continues to work with the affordable housing developer for an 86 unit family housing project under construction at 3706 San Pablo which will be affordable to extremely low, very low and low income households.
Program H-2-2-3	Where feasible and appropriate, consider a reduction in the inclusionary percentage requirement on development projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set Aside Ordinance)	Ongoing, implement as development projects are proposed	While the Marketplace development project was not subject to the Affordable Housing Program, the City was able to negotiate 11% of the units to be affordable with 22 Low Income units and 28 units of Moderate. The Affordability Agreement on Parcel D was signed in December 2016.

	to support the inclusion of units at a deeper affordability level.		
Program H-2-2-4	Continue to offer down payment assistance through the City's First-Time Homebuyer Program and Ownership Assistance Program to improve homeownership opportunities for low- and moderate-income households.	Fund programs annually, process loans applications as they are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2017 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
Program H-2-2-5	Work with affordable housing developers to identify and leverage local, state, and federal funding programs to maximize the number of affordable units available to low- and very low-income households, whenever possible.	Fund programs annually, process loans applications as they are received	The City continues to work with the affordable housing developer for Estrella Vista, an 86 unit family housing project at 3706 San Pablo (under construction) to identify and leverage funding. This project was one of the first in the state to be awarded Cap and Trade funds.
Program H-2-2-6	Continue to support regional and statewide efforts to establish new sources of funding for affordable housing.	12/31/17	The City has supported the successful County of Alameda Affordable Housing Bond which passed as new legislation.
Program H-2-2-7	Utilize a portion of 'boomerang' funds, increased property tax from former Redevelopment Agency project areas, to support affordable housing projects and program.	Annually	The City sets aside 20% of the boomerang funds (the portion of former Redevelopment tax increment funds that return to the City as a one-time lump sum from former Low and Moderate Income Housing Fund and an ongoing increase in property tax) to support affordable housing in the City.
Program H-3-1-1	Encourage the inclusion of extremely low- and very low-income affordable units for people living with physical and/or developmental disabilities and the inclusion of Shelter-Plus-Care units (rent-assisted units for dually diagnosed people with mental illness, substance abuse, and/or AIDS-related illnesses) in projects subject to the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance). Work with the unit sponsor to ensure a plan is in place to provide ongoing support services to tenants of these units.	Ongoing, implement as projects are proposed	Staff worked with the developers of 3706 San Pablo to include additional special needs populations. There are developmentally disabled and physically disabled as well as HOPWA units.
Program H-3-1-2	Support the development of Residential	12/31/17	Staff conducted a feasibility analysis of developing senior housing on the

	Care Facilities for the Elderly (RCFE) and independent senior housing developments, where appropriate, particularly senior facilities that offer housing affordable to lower-income senior households.		Recreation Center site after the Recreation Center moves to Emeryville Center of Community Life. Staff issued a Request for Proposals in 2017 for an affordable housing developer to build senior housing on the site. However the RFP was postponed in order to upzone the site to increase project feasibility.
Program H-3-2-2	Continue to allocate Community Development Block Grant (CDBG) funds to support a homeless shelter and service provider to provide housing, meals, and other support services to homeless individuals who reside or have resided in Emeryville.	Allocate funds annually	The City provides homeless services through General Funds for outreach, harm reduction (including food) and providing case management services to people experiencing homelessness in Emeryville. The City allocated Community Development Block Grant (CDBG) funds for the Homeless Management Information System (HMIS).
Program H-3-2-3	Continue to provide information at City Hall and through the City's website on resources available for emergency housing assistance. Ensure that City staff across multiple departments is aware of referral procedures and the location of resource information.	Ongoing, verify and update resource information quarterly	The City continues to provide information on our website and at the Senior Center and City Hall. Housing staff works with the Emeryville Police Department Homeless Liaison on specific issues related to homelessness and people experiencing homelessness.
Program H-4-2-1	Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to very low-income to moderate-income teachers in the Emery Unified School District with very low to moderate incomes for both market-rate and below-market-rate units.	Ongoing, offer loans as applications are received	The City continues to provide a First time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No teachers have applied for the program.
Program H-4-2-2	Continue to offer down payment assistance through the City's First-Time Homebuyer Program, which provides low-interest loans of up to 20 percent of the purchase price to City of Emeryville employees with any income for market-rate units and with very low to moderate income for below-market-rate units.	Ongoing, offer loans as applications are received	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No city staff have applied for the program.
Program H-4-2-3	Advertise the availability of below-market-rate units (BMRs) to teachers in the Emery Unified School District, City	Ongoing, as BMRs become	Staff works with departments and EUSD during the marketing of affordable units. People who work and live in Emeryville and/or have students at EUSD are given preference for the units. Emails are sent to City Staff and EUSD

	employees, and employees of the Emeryville Child Development Center.	available	staff whenever a BMR ownership unit becomes available.
Program H-4-2-4	Ensure that new residential developments that include a below-market-rate live/work units conduct targeted marketing to artists and craftspeople to foster occupancy of these affordable below-market-rate live/work units by artists/craftspeople.	Ongoing, as development projects with below-market-rate live/work units are appr	The City has worked with the management company of 3900 Adeline to advertise the live/ work unit to artists in Emeryville.
Program H-4-2-5	Encourage the development of affordable live/work space for artists and craftspeople.	12/31/17	Parc on Powell has one live/work unit that is affordable to moderate income households, and the 3900 Adeline development will have one live/work unit that is affordable to a very low income household. When the units are marketed, staff requires the developer to outreach to the artist community.
Program H-5-1-1	Through participation in the Alameda County Urban County Community Development Block Grant (CDBG) Entitlement jurisdiction, continue to contract with a HUD-approved fair housing counseling organization on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Emeryville low-income tenants and landlords.	Annually	The County utilizes Urban County Community Development Block Grant (CDBG) funds to contract with ECHO Fair Housing to provide fair housing and landlord/tenant mediation to renters in Emeryville. Information on their services is available at City Hall on the website.
Program H-5-1-3	Include appropriate fair housing and equal opportunity language in all contractual agreements that the City enters into with developers pertaining to housing. Require that developers include equal opportunity language in housing in marketing materials for below-market-rate units provided in compliance with the City's Affordable Housing Program (formerly known as the Affordable Housing Set-Aside Ordinance).	Ongoing, as agreements are prepared	The City of Emeryville requires fair housing language and logos on all Marketing Plans for affordable units as well as requiring the management companies to provide special outreach to populations least likely to apply and to translate marketing materials for language isolated populations.
Program H-6-1-2	Continue to evaluate City-controlled sites for potential redevelopment as affordable family-friendly housing, specifically designed to attract families with children. As opportunities are identified, partner with qualified affordable housing	Examine opportunities annually	A family affordable housing project at 3706 San Pablo Avenue was approved in 2015 and began construction in 2017.

	developers to provide site design, construction, and management.		
Program H-6-2-1	Work with the Alameda County Housing and Community Development Department to advertise the availability of Mortgage Credit Certificates to increase the financial feasibility of homeownership for Emeryville households. Make information available on the City's website, at City Hall, and in other appropriate locations.	Initiate advertising by 2015, update as needed	Staff works with Alameda County to make the Mortgage Credit Certificates program available to Emeryville Buyers and works with mortgage brokers involved in the resale of below-market-rate (BMR) units to review the program for their buyers.
Program H-6-2-2	Provide education and technical assistance to condominium homeowners associations (HOAs) to encourage owner occupancy and ensure projects achieve or maintain eligibility for Federal Housing Association (FHA) insured loans.	Initiate efforts by 2015, implementation ongoing	Outreach to the homeowners associations was expected to start in 2017 but did not.
Program H-6-2-3	Continue to offer low-interest first time homebuyer assistance loans to low- and moderate-income households.	Allocate and apply for funding annually, provide loans as applications come in	The City continues to provide a First Time Homebuyers Program to Moderate Income Households. The program is available on Market rate developments. No applications for the program were received in 2017 because sellers are choosing buyers who are not eligible for the program. The program is more successful in a down market.
Program H-6-3-1	Continue to implement the City's Foreclosure Prevention and Predatory Lending Prevention Strategy through education and outreach, referrals, and technical assistance.	12/31/17	Staff continues to assist people at risk of losing their homes to foreclosure. The foreclosure activities have slowed down and the Unity Council assistance program has been cancelled. Staff continues to refer people to Keep Your Home California.
Program H-7-1-1	Continue to offer low-interest loans or grants through the Assessment Loan and Clean-Up Loan programs to provide financial, technical, and regulatory assistance to property owners and developers seeking to assess and remediate housing development sites.	Ongoing, as residential development projects are proposed	Remediation of 3706 San Pablo Avenue was completed for development of affordable housing on a City owned parcel using a 2012 US EPA Cleanup grant. Construction began in 2017.
Program H-7-1-2	Continue to work with developers to seek outside funding opportunities for site remediation and offer technical assistance	12/31/17	The City will market its \$1.9 million Revolving Loan Fund (RLF) to developers partnering with the City to develop sites owned by the City, including housing sites on Christie Avenue and San Pablo Avenue.

	with funding applications.		
Program H-7-2-3	Ensure that public information materials are available at the City and through the website on green building resources and funding opportunities.	Ongoing, review and update information twice yearly	The City website's Green Building webpage was updated in 2015 and is reviewed regularly. It is at http://www.emeryville.org/334/Green-Building and includes a definition and resources. The City's Sustainability website includes more information on building materials and energy decisionmaking.
Program H-7-2-4	Continue to require design and operation measures to protect stormwater quality, including site design, pollutant source control, and vegetative stormwater treatment.	Ongoing, as development projects are proposed	Vegetative stormwater treatment is required in projects disturbing or creating 5,000 or 10,000 or more square feet of permeable surface. The City is also reviewing all opportunities to incorporate vegetative treatment on new public projects regardless of size.
Program H-7-4-1	Disseminate information on retrofit assistance programs, solar energy rebates, and alternative transportation programs and facilities, such as transit passes, bicycle parking, and car sharing pods.	Ongoing, review and update information twice yearly	The City's Environmental Services/Transportation webpages include up-to-date directories of resources and actions for businesses and residents including information about transit options and passes, bike routes, and carpooling. The annual Bike To Work Day events are described on the Bike & Pedestrian program pages, and there are links to information about bike lockers and bike racks. The Bike Share page gives information on the regional Ford GoBike network and stations in Emeryville. The City participated in and publicized the "Sunshares" solar and alternative-fuel-vehicle discount program, and is launching a commercial energy audit and upgrade program, which are described on the Sustainability pages of the website.
Program H-7-4-2	Encourage energy conservation measures and use of green building materials in residential remodel projects.	General fund	The Building Code requires energy conservation measures. The Energy Efficient Emeryville (E3) Program offers no-cost energy audits and assistance to small and medium businesses.
Program H-1-2-2	Retain and continue to implement the Residential Preservation Ordinance, which requires City Council approval for demolition of residential structures.	Ongoing, implement as the demolition of residential structures is proposed	Two residential structures were Issued Demolition Permits in 2017 (1258 Ocean Ave and 1264 Ocean Ave).
Program H-2-2-1	Collect housing impact fees for rental housing and non-residential development projects. Place collected fees in a housing trust fund and prioritize assistance for the provision of extremely low-, very low-, low-, and moderate-income housing in the use of this fund.	Collect fees as projects are proposed; prioritize as funds become available	The City collected \$40,266.39 in Affordable Housing Impact Fees in Calendar Year 2017.
Program H-7-2-5	Encourage new residential development projects to include features and materials	Ongoing, as development	The Building Division requires windows and doors to be tested for water intrusion and replaced if they fail the test.

	that help to prevent stormwater intrusion.	projects are proposed	
Program H-1-1-3	Continue to offer home maintenance education.	Review education program annually, conduct classes quarterly or as appropriate	The City has recently offered education opportunities for Earthquake Brace + Bolt program (EBB) to the public. EBB offers up to \$3000 to homeowners who complete a code-compliant brace and bolt retrofit to their homes. Applications and permits may be obtained from the Building Division. Calendar year 17-18, two SFR voluntary seismic upgrade permits utilizing this program were issued and final.
Program H-1-2-1	Continue to convene the Community Preservation Committee and administer the Community Preservation Program to encourage and improve maintenance of single- and multi-family residences in older residential neighborhoods. Provide rehabilitation program information and conduct code inspections on a case-by-case basis.	Hold quarterly committee meetings, review progress monthly, process as needed	The Community Preservation Committee was merged with the Public Safety Committee. Staff continues to offer the Graffiti Removal Program and process code violations. Renovation, Repair and Painting Rule (RRP) Training. During Lead-Safety week in October, the City of Emeryville Building Division in cooperation with the Alameda County Healthy Homes Department, hosted an 8-hour training course for the public which was held at the ECCL Community Center. This free training was attended by a mix of 23 painting contractors, property owners and interested parties. Completion of the course resulted in a certification as required by Federal EPA rules which requires anyone conducting renovation, repair, or painting worked for compensation, in pre-1978 buildings, including landlords, must be trained, certified and use lead-safe work practices.