

April 28, 2021

To: Honorable Mayor and Members of the City Council

From: Duk Dee Williams-Ridley, City Manager

Re: Housing Element Update and Annual Progress Report

#### Summary

California State law requires local jurisdictions to update the Housing Element of their General Plan every five to eight years. Berkeley is currently in the 5<sup>th</sup> Housing Element Cycle, which runs from 2015 to 2023, and is actively planning for the 6<sup>th</sup> Housing Element Cycle, which runs from 2023 to 2031. State law also requires jurisdictions to report to the State their annual progress on policies, programs and requirements of the Housing Element and the General Plan. This memorandum provides background on the Regional Housing Needs Allocation (RHNA), a summary of Berkeley's 2020 Annual Progress Report (APR) on the Housing Element, and information related to the 6<sup>th</sup> Cycle Housing Element update and other related planning efforts. A copy of the General Plan APR is also provided with this memorandum.

#### **Regional Housing Needs Allocation (RHNA)**

Since 1969, California has required local governments to adequately plan to meet the housing needs of everyone in their communities. California's local governments meet this requirement by adopting a Housing Element as part of each city's General Plan. A Housing Element must include plans, policies and regulatory systems that provide opportunities for housing development, and remove unnecessary obstacles to such development.

The Regional Housing Need Allocation (RHNA) process determines the amount of housing for which regions and jurisdictions must plan. Through the RHNA process, the California Department of Housing and Community Development (HCD) determines the total number of new households each California region will need to meet their projected housing needs. In the Bay Area, the Association of Bay Area Governments (ABAG) takes that regional total and distributes it among local Bay Area jurisdictions. This is a multi-year process that ultimately results in an allocation of units, categorized by

qualifying income levels (which are based on countywide area median income (AMI) and adjusted for family size). Attachment 1 provides answers to frequently asked questions about the RHNA.

To ensure a fair distribution of the Bay Area's total number of units among localities, ABAG convened a Housing Methodology Committee during 2019 and 2020, chaired by Mayor Arreguin and made up of elected officials, local housing and planning staff from throughout the region, and stakeholders representing equity, open space, public health, public transit and other perspectives. ABAG also surveyed its member jurisdictions to inform the development of the RHNA methodology for allocation of units. ABAG submitted the Draft RHNA Methodology to HCD for its consideration and review on February 11, 2021. The State has 60 days to review the Draft RHNA Methodology and provide comments, after which the following steps are required before the allocations are finalized:

- Late Spring 2021: After receiving and responding to HCD's feedback, ABAG will adopt a Final RHNA Methodology and release Draft RHNA Allocations.
- **Summer to Fall 2021**: ABAG will accept appeals from HCD and local jurisdictions requesting changes to allocations. ABAG will release detailed guidance on this process in early summer 2021.
- Late 2021: the ABAG Executive Board will adopt Final RHNA Allocations at a public hearing, taking into consideration the results of the appeals process.

Table 1 indicates the Draft RHNA Allocations for Berkeley described by ABAG in February 2021 for the 6th Cycle Housing Element, as well as the Final RHNA Allocations from the current 5<sup>th</sup> Cycle Housing Element.

			Number of	Units	
	Total RHNA	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Current 5 <sup>th</sup> Cycle RHNA (2015-2023)	2,959	532	442	584	1,401
Draft 6 <sup>th</sup> Cycle RHNA (2023-2031)	8,934	2,504	1,441	1,416	3,664
Percent Increase	202%	371%	226%	142%	162%

Table 1. RHNA Allocations for Berkeley, 5<sup>th</sup> & 6<sup>th</sup> Cycles

RHNA allocations are guided by statutory requirements. Allocations must reflect the forecasted development pattern of Plan Bay Area 2050. They must also meet the following five objectives:

- 1. Increase housing supply and mix of housing types, tenure and affordability in all cities and counties in an equitable manner;
- Promote infill development and socioeconomic equity, protect environmental and agricultural resources, encourage efficient development patterns and achieve greenhouse gas emissions reduction targets;
- 3. Promote improved intraregional jobs-housing relationship, including balance between low-wage jobs and affordable housing;
- 4. Balance disproportionate household income distributions (more high-income RHNA to lower-income areas and vice-versa); and
- 5. Affirmatively further fair housing.

RHNA allocations can be appealed by HCD or by local jurisdictions. The appeal period will be announced after the Draft RHNA Allocations are released and then the appeals process will run through the summer and fall of 2021. State Housing Element law allows appeals that request increases or decreases to Draft RHNA allocations. Appeals will only be considered if they meet one of the following criteria:

- 1. ABAG failed to adequately consider the information submitted as part of the local jurisdiction survey detailed by Government Code Section 65584.04(b).
- 2. ABAG did not determine the jurisdiction's allocation in accordance with its adopted methodology and in a manner that furthers, and does not undermine, the RHNA objectives as outlined in Government Code Section 65584(d).
- 3. A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits a revision of the information submitted as part of the local jurisdiction survey. Appeals on this basis shall only be made by the jurisdiction or jurisdictions where the change in circumstances has occurred.

Appeals of the 5<sup>th</sup> Cycle RHNA allocation could also be based on other factors including local ordinances, underproduction of units based on the last housing element cycle, and stable population growth. However, new statutory regulations in Government Code Section 65584.04(g) will not allow consideration of these factors in the 6<sup>th</sup> Cycle RHNA allocation.

Overall, the Bay Area must plan for 441,176 new housing units during the 6<sup>th</sup> Cycle to accommodate population projections provided by HCD. Berkeley is responsible for planning for 8,934 units -- approximately 2% of the total.

Berkeley will be required to plan for these units, not build them. This means that the Housing Element update must identify the sites that can accommodate the units (i.e., they are zoned appropriately). In addition, Berkeley must update and/or develop strategies and programs that will bring this development to fruition. This could include, for example, rezoning commercial sites to residential use and modifying development standards to allow more housing units. In past years, jurisdictions were not penalized if they did not meet their RHNA targets. Under new State laws (e.g., SB 35), cities that

don't meet their RHNA targets will lose discretionary review and local control for certain development projects. In order to track progress towards RHNA goals, the State requires annual reporting.

#### **Housing Element Annual Progress Report**

Each jurisdiction must prepare an annual report on the status and progress of implementing its Housing Element. Housing Element Annual Progress Reports (HE APRs) cover the most recent calendar year (CY) and must be submitted to HCD and the Governor's Office of Planning and Research (OPR) by April 1 of the following year. Berkeley's CY 2020 HE APR is provided as Attachment 2. Table 2 summarizes Berkeley's progress reported in the CY 2020 HE APR.

The HE APR has evolved, per State guidance, to provide a comprehensive summary of progress by local jurisdictions to plan, permit and produce housing for residents. Berkeley's HE APR for CY 2020 provides details on projects that have 1) submitted completed land use permit applications; 2) received land use entitlement; 3) been issued building permits; or 4) completed final building inspections or received a certificate of occupancy in calendar year 2020. These same milestones were reported in Berkeley's 2017 and 2019 Housing Pipeline Reports. Each project in the HE APR is listed as a row in a table with detailed information on location (Assessor Parcel Number and street address), affordability level, use of State programing (e.g., Density Bonus, SB-35 streamlining), and milestone dates. The HE APR requires significant staff time to compile, format and review, but it provides a clear and standardized picture of projects in the City's pipeline and eliminates the need for a separate Housing Pipeline Report. Utilizing the State's format will provide consistency from year to year and certainty in terms of timing, since the HE APR is due by April 1 of every year.

Income Level <sup>1</sup>	5 <sup>th</sup> Cycle RHNA Allocation	Units Permitted (2020)	Total Units Permitted (2015-2020)	Remaining Units	Percent Progress
Very Low (< 50% AMI)	532	38	172	360	32%
Low (50 – 80% AMI)	442	13	61	382	14%
Moderate (80 – 120% AMI)	584	-	-	584	0%
Above Moderate (> 120% AMI)	1401	539	2476	-	177%
Total RHNA	2959				
Total Units Permitted		590	2709		

<sup>&</sup>lt;sup>1</sup> Actual figures for 2020 income levels by family size are available at <u>https://www.acgov.org/cda/hcd/documents/HUD-Limits2020.pdf</u>

Berkeley's slow progress towards achieving goals for affordable housing production is not atypical; jurisdictions throughout the region are challenged to meet their below market rate RHNA numbers and often exceed their above market allocations. Table 3 summarizes progress made by Alameda County jurisdictions as of 2019 and shows that Berkeley's progress is consistent with most neighboring jurisdictions.

Alameda County J		<b>e</b> (	/	
	Very Low	Low	Moderate	Above Mod
Alameda	12%	16%	9%	67%
Albany	0%	0%	37%	134%
Berkeley	25%	11%	0%	138%
Dublin	3%	9%	7%	551%
Emeryville	32%	9%	10%	60%
Fremont	18%	34%	2%	235%
Hayward	5%	4%	0%	44%
Livermore	10%	11%	94%	115%
Newark	0%	0%	23%	122%
Oakland	28%	9%	2%	141%
Piedmont	13%	43%	33%	171%
Pleasanton	34%	18%	7%	266%
San Leandro	22%	33%	0%	2%
Union City	0%	0%	14%	113%
Average	4%	14%	19%	150%

Tahlo 3	Alameda Count	ulurisdictions'	RHNA Progress	(2015-2019)
Table J.	Alameua Count	y Julisuicilons	KHINA FIOYIES	5 (2015-2019)

Source: SB-35 Determination<sup>2</sup>

#### Auditing Berkeley's RHNA Numbers

During the current Housing Element cycle, challenges with permitting software and staff turnover led to inefficiencies and reporting errors in Berkeley's unit tracking process. In order to understand these issues and correct mistakes, policy staff conducted a thorough audit of entitlement and permit applications for housing units submitted between 2015 and 2019. Through this process, staff identified 508 unaccounted units, as shown in Table 4.

<sup>&</sup>lt;sup>2</sup> HCD's SB-35 Determination <u>https://www.hcd.ca.gov/community-development/accountability-</u> enforcement/docs/sb35determinationmethodology10012020.pdf

Income Level	RHNA Allocation	2015	2016	2017	2018	2019	2020	TOTAL
CORRECTED RHNA	PROGRESS							
Very Low	532	27	21	55	9	22	38	172
Low	442	44	0	3	1	0	13	61
Moderate	584	0	0	0	0	0	0	0
Above Moderate	1401	300	273	531	326	507	539	2476
Total Units	2959	371	294	589	336	529	590	2709
PREVIOUS RHNA PI	ROGRESS							
Very Low	532	59	16	10	1	11	38	135
Low	442	17	0	0	0	0	13	30
Moderate	584	132	0	0	0	0	0	132
Above Moderate	1401	326	212	262	329	233	539	1901
Total Units	2959	534	228	272	330	244	590	2198
UNIT CHANGE								
Very Low		-32	+5	+45	+8	+11	-	+37
Low		+27			+1			+28
Moderate		-132						-132
Above Moderate		-26	+61	+269	-3	+274		+575
Total Units		-163	+66	+314	+6	+285		+508

 Table 4. Results of 2015-2019 RHNA Progress Audit + 2020 RHNA Progress

In order to ensure that future unit tracking is efficient and accurate, the Planning Department is updating its systems and procedures for unit tracking across all divisions involved with entitlement and issuance of permits for housing. This will require partnership with the Departments of Information Technology and Health, Housing & Community Services, and will ultimately result in a process that saves time and produces quality data.

#### Group Living Accommodations, Accessory Dwelling Units, and Live-Work Units

The CY 2020 HE APR includes Group Living Accommodations (GLA) units in the reported totals. As defined in the Berkeley Municipal Code, GLAs are a type of residential use where unrelated persons live together but are not considered a household. GLAs may look like a single-family or multi-family dwelling, but they rent by the room or the bed. In past years, the State would not consider GLAs to fulfill the definition of a unit; however, new guidance from HCD grants RHNA credit to GLAs that have individual bathrooms and kitchenettes if they are not associated with the university (dormitories, fraternities and sororities). Staff will continue to work with HCD to ensure that the City receives credit for GLAs not accounted for in previous years, and GLAs associated with the university, to the greatest extent possible. Other atypical residential units, such as accessory dwelling units, junior accessory dwelling units land live-work units, are all counted in the APR and will continue to be counted.

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#### **General Plan Annual Progress Report**

In 2020, Government Code Sections 65400 and 65700 were updated, requiring charter cities to submit an annual report on the status of the General Plan and progress towards its implementation to OPR, HCD and their respective legislative bodies. This year, the City of Berkeley submitted its General Plan Annual Progress Report (GP APR) on April 1, 2021 (see Attachment 3). The GP APR will be a useful reference during the 6<sup>th</sup> Cycle Housing Element update to ensure consistency with the General Plan as new policies and programs are introduced. Developing this first GP APR allowed Planning staff to convene an interdepartmental working group for review and discussion.

#### **Housing Element Update**

Berkeley's Housing Element serves as a framework for housing goals, policies, and detailed programs for meeting existing and future housing needs and for increasing affordable housing opportunities. The current 5<sup>th</sup> Cycle (2015-2023) Housing Element addresses the planning period of January 31, 2015 to January 31, 2023 as required by the State Housing Element Law. The 6<sup>th</sup> Cycle Housing Element will address the planning period of January 31, 2023 to January 31, 2031.

The content of the Housing Element (HE) is dictated by State law and is typically presented in the following six sections:

- <u>A Housing Needs Assessment</u>: This chapter of the HE analyzes demographic, employment, and housing data to understand existing conditions, identify trends, and consider future needs of the community. For the 6<sup>th</sup> HE Cycle, technical assistance (TA) provided by ABAG has generated "data packages" for all jurisdictions in the region, allowing cities to focus on analysis instead of data collection and cleaning.
- Evaluation of Past Performance: The Annual Progress Reports have allowed the City to revisit the HE year by year and track incremental change. This step of the HE Update will give the City the opportunity to review progress more comprehensively and in the context of the results of the Housing Needs Assessment.
- 3. <u>Housing Site Inventory</u>: The HE requires that cities identify locations for housing development to ensure that there is adequate capacity to accommodate the RHNA allocation. This is often a time consuming and difficult task, but ABAG has provided a tool (the Housing Element Site Selection or HESS Tool) to facilitate this process. Note that cities with adopted density standards based on dwelling units per acre will be able to leverage this tool most effectively.

- 4. <u>Community Outreach and Engagement</u>: The HE requires that jurisdictions conduct robust community outreach and engagement. Outreach and engagement programs must focus on groups that are traditionally unrepresented and have low rates of participation. Berkeley will be engaging cultural and equity consultants who are skilled in ensuring that vulnerable populations, including people of color, low-income families, persons with limited or no English, people with disabilities and others are informed and empowered to actively participate in this public process.
- 5. <u>Constraints Analysis:</u> Cities are required to identify existing and potential governmental and non-governmental barriers to housing production. Working with interdepartmental staff from the Planning, Health, Housing and Community Services, Public Works, and the Rent Board, the HE team will analyze the constraints and recommend remedies to address these issues.
- 6. <u>Policies and Procedures:</u> Finally, the HE update must establish policies and procedures to fulfill the identified housing needs of the community. Ideas will be gathered from community input, technical assistance, key principals recommended by City Council and Commissions, best practices from other jurisdictions, and various other sources.

More broadly, the HE guides decisions to facilitate the development, rehabilitation, and availability of housing in Berkeley. To ensure housing can be built, the HE will identify adequate parcels via the site inventory process to facilitate the development of housing for various income levels to accommodate Berkeley's share of regional need. As a long-range plan, the HE will establish goals and policies that guide decision-making to address housing needs by establishing or modifying programs that support the homeless, special needs populations and/or low income families. Finally, the HE will describe programs that will implement the City's housing objectives.

#### **Penalties for Non-Compliant Housing Elements**

Housing Elements are subject to regulatory oversight by HCD. If a city does not update its Housing Element or produces a Housing Element that does not comply with State law, it can be sued. Local governments may lose the right to deny certain projects and can face significant fines (up to \$100,000 per month).

In addition, many federal, state, and regional affordable housing funding programs consider Housing Element compliance a condition for receipt of funds. In some cases, funding from state/federal housing programs can only be accessed if the city has a compliant Housing Element. In other cases, the city receives extra points on their application if there is a compliant Housing Element (thereby increasing their chances in the competitive application process). Failure to comply would impact Berkeley's eligibility and competitiveness for such funding sources.

A noncompliant Housing Element can also expose the City of Berkeley to loss of local control for certain projects and legal challenges. A successful legal challenge could result in court-ordered rezoning and other court orders suspending local control over developments.

#### **Berkeley's Approach**

The total anticipated budget for the HE update is \$540,000. Berkeley has secured \$325,000 in Local Early Action Planning (LEAP) grant funds and \$83,506 in Regional Early Action Planning (REAP) grant funds, and is budgeting \$131,494 in Community Planning Fees. The current scope for this project includes:

- A review of policies, programs and goals included in the last Housing Element, including how well Berkeley met its previous housing allocation.
- An analysis of Berkeley's housing needs and housing justice indicators, including compliance with our RHNA allocation. This analysis includes housing needs based on household income, as well as the needs of specific special populations, including the homeless, the elderly, female-headed households, and persons with disabilities.
- An inclusive participatory planning process as outlined in the referral to the City Manager that was adopted by City Council on March 25, 2021.
- An inventory of Berkeley's existing housing stock, as well as an analysis of any housing loss, including conversion of deed-restricted affordable housing to market rate.
- An analysis of the capacity for housing development that is enabled under the City's existing zoning and development standards.
- An assessment of Berkeley's Fair Housing enforcement.
- Evaluation of key principals referred to the City Manager by City Council on March 25, 2021.
- Recommended policies that address Berkeley's housing needs.
- Recommended programs that would help implement those policies.
- Rezoning and associated environmental review if existing zoning cannot accommodate Berkeley's RHNA.

The HE Update will only be successful if developed through a rich dialogue that includes all segments of the population. The HE team is committed to ensuring ongoing, multifaceted, and inclusive outreach and engagement that is guided by the following principles:

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- Ensure an open and transparent process.
- Communicate clearly and visually, simplifying complex concepts into terms people understand.
- Create space for public input where participants can be their authentic selves and provide input in their native language.
- Identify and address barriers to participation.
- Tailor engagement strategies to the local context by employing processes grounded in a deep understanding of particular communities within the city, keeping in mind their needs, and their history of public agency interaction.
- Provide a variety of opportunities for all to share their ideas in ways that are most convenient for them.
- Use both "low-tech and high-touch" and "high-tech and low-touch" activities.
- Honor community input by incorporating it into each project phase.
- Maintain positive discourse and dialogue.

Our outreach and engagement strategy will build on and strengthen communications and relationships between City decision-makers and its diverse communities. That strategy starts with "meeting people where they are": going to communities, leaders, and organizations and listening to their perspectives and priorities pertaining to housing. We plan for the majority of this project's community participation to be in-person; however, we will provide "distanced" engagement (e.g., online meetings, webinars, office-hours, walking tours) methods developed during the pandemic as virtual options if required for public health reasons or if desired by members of the community. When engaging stakeholders, the team will be clear about the purpose of their input and participation, ask targeted questions and invite specific feedback, and explain how it will inform the planning process. The team will also help stakeholders who are new to public processes feel prepared and confident to participate.

Given the importance of and level of interest in housing issues in the community, it is critical that policymakers and decision-makers be actively involved at every step of the planning process. Public study sessions with the Planning Commission and City Council will be an important engagement strategy to keep both decision makers and public informed and engaged in a significant and participatory way. The HE team will aim to help policymakers understand a diversity of perspectives of stakeholders.

The current scope of the HE Update does not include updates to other elements of the General Plan. However, staff recognizes that additional work may be required to develop a compliant Housing Element. The General Plan must be "internally consistent", meaning that any new goals, policies, and objectives proposed in the Housing Element update will need to be reviewed in the context of all other General Plan elements. If conflicts are identified, the Housing Element update will need to expand to resolve these conflicts. If an additional element of the General Plan is amended during the Housing Element update, Berkeley will be required to adopt an

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Environmental Justice element, or integrate Environmental Justice policies, objectives, and goals throughout other elements of the General Plan. This requirement is established by Senate Bill 1000 (The Planning for Healthy Communities Act)<sup>3</sup> adopted in 2016. As this project proceeds, staff will be evaluating whether this requirement is triggered.

#### **Projected Timeline**

The HE Update involves a variety of overlapping and complementary efforts that will need to occur in concert in order for the State to certify a compliant HE in January, 2023. The main deliverables are an outreach and engagement plan, a compliant Housing Element, amendments to the Zoning Ordinance and General Plan, and associated environmental review as required by the California Environmental Quality Act (CEQA). The generalized timeline is outlined below:

- May 2021: Initiate work with Consultant
- June 2021: Develop Outreach and Engagement Plan
- Summer 2021: Conduct Housing Needs & Past Housing Element Assessment
- September 2021: Conduct City Council Work Session
- Fall 2021: Conduct Site Inventory and Constraints Analysis
- Winter 2022: Initiate Rezoning, General Plan Updates and CEQA
- Spring 2022: Release Draft Housing Element for Public Review
- Summer 2022: Release Draft Zoning and General Plan Amendments
- Summer 2022: Release Draft Environmental Review
- Fall 2022: Conduct Public Hearings at Planning Commission and City Council
- January 2023: Certification of Housing Element by HCD

### **Related Long-Range and Policy Projects**

The Land Use Planning Division is currently working on a number of long-range and policy projects which will complement the Housing Element update. These projects will advance in parallel to support and strengthen the Housing Element update. The list below provides a summary of these projects and a general schedule. The Housing Element project team will meet regularly with staff assigned to other long-range and policy projects to ensure collaboration, cooperation and open lines of communication.

Zoning Ordinance Revision Project (ZORP): The Zoning Ordinance Revision Project (ZORP) originates from a 2016 City Council Referral that requests structural improvements to the Zoning Ordinance to simplify its technical and procedural elements. Recognizing that the Zoning Ordinance's complexity adds substantial time to the application review and approval process, this project has resulted in a new Baseline Zoning Ordinance (BZO) that is easier to read and understand. This project also

<sup>&</sup>lt;sup>3</sup> Legislation available at <u>https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\_id=201520160SB1000</u>

addresses substantive issues that were identified in the BZO that create bottlenecks and/or discourage applicants from bringing projects forward. This project should be complete by summer 2022.

<u>Southside Zoning Ordinance Update:</u> City Council has referred six items to the City Manager supporting increased housing in the Southside Plan Area, recognizing the need for more student housing near campus to alleviate student housing pressure elsewhere in the City. The purpose of this project is to modify development standards near campus to facilitate and streamline housing development. This project will include preparation of a programmatic Environmental Impact Report (EIR) pursuant to CEQA. The proposed project has the potential add 4,597 new units in the Southside. The Draft EIR is currently being prepared and will guide discussions about zoning modifications. The final EIR and Zoning Ordinance amendments are anticipated to come before City Council in the first quarter of 2022, which aligns with the Housing Element update schedule.

<u>Ashby and North Berkeley BART Zoning Standards:</u> In September 2018, Governor Jerry Brown signed Assembly Bill 2923, State legislation that requires rezoning of the North Berkeley and Ashby BART parking lots to accommodate high-density, transitoriented development. Berkeley has until July 1, 2022 to rezone BART's property in conformance with the standards established in AB 2923.<sup>4</sup> The Draft EIR for the project is being prepared and will evaluate the impact of up to 1,200 dwelling units at the Ashby BART station and up to 1,200 dwelling units at the North Berkeley BART station. The final EIR and zoning ordinance amendments must be adopted by City Council by the end of the second quarter of 2022, which aligns with the Housing Element schedule.

<u>Objective Standards:</u> Since 2017, Berkeley has been working towards adoption of objective zoning standards for density, design and shadows. Recommendations from the Joint Subcommittee for the Implementation of State Housing Laws are under review by City Council. Staff is preparing to begin the second phase of this project, which will evaluate recommendations and bring feasible options to Planning Commission and then City Council for consideration. Ideally this project will be completed by the end of the second quarter of 2022. Advancing this project is a priority and will benefit the Housing Element update because affordability projections for selected sites are quantified per HCD guidance using objective density standards. Furthermore, as the State legislature considers more legislation for ministerial approval of development projects, objective zoning standards will add more certainty to project outcomes.

<u>Missing Middle / City Council Resolution to Abolish Exclusionary Zoning:</u> City Council has stated via a 2021 Resolution and a 2019 referral its desire to review, research and consider rezoning of lower density residential districts to allow for more dense housing.

<sup>&</sup>lt;sup>4</sup> Legislation available at <u>https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill\_id=201720180AB2923</u>

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This resolution and referral align with the goals of the Housing Element and will advance in parallel with the Housing Element update.

<u>Affordable Housing Requirements:</u> The City has engaged Street Level Advisors to analyze and recommend updates to the City's policies pertaining to affordable housing production. Innovative and high-functioning policies that encourage development of more below market rate units will help enable Berkeley to meet its RHNA targets for very-low, low- and moderate-income households. City Council will conduct a worksession on May 18, 2021 to discuss and provide input on draft policy recommendations, and staff anticipates bringing final recommendations to City Council for consideration by the end of 2021.

#### **NEXT STEPS**

Staff will officially launch the Housing Element update project in May. In September 2021, City Council will hold a worksession to discuss and provide input on the Housing Element update. In the meantime, staff will continue to advance related long-range and policy projects.

Attachments:

- 1. Frequently Asked Questions about RHNA (published by ABAG)
- 2. City of Berkeley 2020 Annual Progress Report on the Housing Element
- 3. City of Berkeley 2020 Annual Progress Report on the General Plan
- cc: Paul Buddenhagen, Deputy City Manager David White, Deputy City Manager Farimah Brown, City Attorney Jenny Wong, City Auditor Mark Numainville, City Clerk Matthai Chakko, Assistant to the City Manager Jordan Klein, Director, Planning and Development Lisa Warhuus, Director, Health, Housing & Community Services Savita Chaudhary, Director, Information Technology

### **Frequently Asked Questions about RHNA**

#### **Topics:**

- Regional Housing Needs Allocation (RHNA) Overview
- Regional Housing Needs Determination (RHND) from HCD
- ABAG Housing Methodology Committee
- RHNA Methodology
- Connections between RHNA and Plan Bay Area 2050
- RHNA Subregions
- RHNA Appeals Process
- RHNA and Local Jurisdictions

#### **REGIONAL HOUSING NEEDS ALLOCATION (RHNA) OVERVIEW**

#### What is RHNA?

Local housing is enshrined in state law as a matter of "vital statewide importance" and, since 1969, the State of California has required that all local governments (cities, towns and counties, also known as local jurisdictions) adequately plan to meet the housing needs of everyone in our communities. To meet this requirement, each city or county must develop a Housing Element as part of its General Plan (the local government's long-range blueprint for growth) that shows how it will meet its community's housing needs. There are many laws that govern this process, and collectively they are known as Housing Element Law.

The Regional Housing Need Allocation (RHNA) process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every eight years, and for this cycle the Bay Area is planning for the period from 2023 to 2031.

#### How does RHNA assist in addressing the Bay Area's housing crisis?

The Bay Area's housing affordability crisis is decades in the making. State law is designed to match housing supply with demand—particularly for affordable homes. Each new RHNA cycle presents new requirements to address dynamic housing markets, which in recent years have seen demand dramatically outstrip supply across all affordability levels.

RHNA provides a local government with a minimum number of new homes across all income levels for which it must plan in its Housing Element. The Housing Element must include sites zoned for enough capacity to meet the RHNA goals as well as policies and strategies to expand housing choices and increase housing affordability.

#### Who is responsible for RHNA?

Responsibility for completing RHNA is shared among state, regional, and local governments:

- The role of the State is to identify the total number of homes for which each region in California must plan in order to meet the housing needs of people across the full spectrum of income levels, from housing for very low-income households all the way to market rate housing. This is developed by the <u>California Department of Housing and</u> <u>Community Development (HCD)</u> and is known as the Regional Housing Need Determination (RHND).
- The role of the region is to allocate a share of the RHND to each local government in the region. As the Council of Governments (COG) for the nine-county Bay Area, the Association of Bay Area Governments (ABAG) is responsible for developing the methodology for sharing the RHND among all cities, towns, and counties in the region. ABAG does this in conjunction with a committee of elected officials, city and county staff, and stakeholders called <u>the Housing Methodology Committee (HMC)</u>.
- The **role of local governments** is to participate in the development of the allocation methodology and to update their Housing Elements and local zoning to show how they will accommodate their share of the RHND, following the adoption of the RHNA methodology.



#### What are the steps in the RHNA process?

PUBLIC COMMENT OPPORTUNITIES THROUGHOUT

Conceptually, RHNA starts with the Regional Housing Needs Determination (RHND) provided by HCD, which is the total number of housing units the Bay Area needs over the eight-year period, by income group. The heart of ABAG's work on RHNA is developing the methodology to allocate a portion of housing needs to each city, town, and county in the region. ABAG convened a <u>Housing Methodology Committee</u> made up of local elected officials and staff and stakeholders, which met for nearly a year before recommending a <u>proposed RHNA</u> <u>methodology</u>. The ABAG Regional Planning Committee (RPC) and Executive Board approved the

proposed methodology in October 2020, which was followed by a <u>public comment period</u>. After considering the public comments received, the RPC and Executive Board approved the draft RHNA methodology in January 2021. See the report entitled <u>Regional Housing Needs Allocation</u> <u>Draft Methodology: San Francisco Bay Area, 2023-2031</u> for a detailed overview of the Draft RHNA Methodology and how it furthers the RHNA objectives and addresses the methodology factors in Housing Element Law.

Following HCD's review of the draft RHNA methodology, ABAG will adopt a final methodology in spring 2021 that will be used to develop a draft allocation for every local government in the Bay Area. A local government or HCD can appeal any local government's draft allocation. After ABAG takes action on the appeals, it will issue the final allocations by the end of 2021. Local governments must update Housing Elements by January 2023, including identifying sites that are zoned with enough capacity to meet the RHNA allocation. ABAG's role in the RHNA process ends once it has allocated a share of the Regional Housing Needs Determination (RHND) to each local government in the Bay Area; HCD then reviews and approves local Housing Elements.

#### What's the timeline for completing RHNA?

The RHNA process is currently underway and will be complete by the end of 2021. Local governments will then have until January 2023 to update their Housing Elements. The proposed timing for the key milestones in the RHNA process is shown below:

ABAG 2023-2031 RHNA and Plan Bay Area 2050 Key Milestones	Proposed Deadline
Housing Methodology Committee kick-off	October 2019
Subregions form	February 2020
HCD Regional Housing Needs Determination	June 2020
Proposed RHNA methodology, draft subregion shares	October 2020
Draft RHNA methodology, final subregion shares	January 2021
Draft RHNA methodology to HCD for review	February 2021
Final RHNA methodology, draft allocations	Spring 2021
RHNA appeals	Summer/Fall 2021
Final RHNA allocations	End of 2021
Housing Element due date	January 2023

#### This is the 6th cycle for RHNA. What's different this time?

Recent legislation resulted in the following key changes for this RHNA cycle:

- <u>There is a higher total regional housing need.</u> HCD's identification of the region's total housing needs has changed to account for unmet existing need, rather than only projected housing need. HCD now must consider overcrowded households, cost burdened households (those paying more than 30% of their income for housing), and a target vacancy rate for a healthy housing market (with a minimum of 5%).
- <u>RHNA and local Housing Elements must affirmatively further fair housing.</u> According to HCD, achieving this objective includes preventing segregation and poverty concentration as well as increasing access to areas of opportunity. HCD has mapped <u>Opportunity Areas</u> and has developed guidance for jurisdictions about <u>how to address affirmatively</u> <u>furthering fair housing in Housing Elements</u>. As required by Housing Element Law, ABAG has surveyed local governments to understand <u>fair housing issues</u>, <u>strategies</u>, and <u>actions across the region</u>.
- <u>There will be greater HCD oversight of RHNA</u>. ABAG and subregions must now submit the draft allocation methodology to HCD for review and comment. HCD can also appeal a jurisdiction's draft allocation.
- Identifying Housing Element sites for affordable units will be more challenging. There are
  new limits on the extent to which jurisdictions can reuse sites included in previous
  Housing Elements and increased scrutiny of small, large, and non-vacant sites when
  these sites are proposed to accommodate units for very low- and low-income
  households.

#### How can I be more involved in the RHNA process?

Public participation is encouraged throughout the RHNA process especially at public meetings and during official public comment periods following the release of discussion documents and board decisions. Visit the ABAG website to:

- View <u>upcoming meetings</u>
- Sign up for the <u>RHNA mailing list</u>

#### Is ABAG's prior RHNA available to review?

Yes, you can find more information about the <u>2015-2023 RHNA</u> on the ABAG website. You can also view documents from the <u>2007-2014 RHNA</u> and <u>1999-2006 RHNA</u>.

#### **REGIONAL HOUSING NEEDS DETERMINATION (RHND) FROM HCD**

#### What is the Regional Housing Needs Determination?

The California Department of Housing and Community Development (HCD) identifies the total number of homes for which each region in California must plan in order to meet the housing

needs of people at all income levels. The total number of housing units from HCD is separated into four income categories that cover everything from housing for very low-income households all the way to market rate housing. ABAG is responsible for developing a methodology to allocate a portion of this housing need to every local government in the Bay Area.

The four income categories included in the RHND are:

- Very Low Income: 0-50% of Area Median Income
- Low Income: 50-80% of Area Median Income
- Moderate Income: 80-120% of Area Median Income
- Above Moderate Income: 120% or more of Area Median Income

#### What is the Bay Area's RHND for this cycle?

In a <u>letter dated June 9, 2020</u>, the California Department of Housing and Community Development (HCD) provided ABAG with the Regional Housing Needs Determination (RHND) for use in this cycle of RHNA in the Bay Area:

Income Category	Percent	Housing Unit Need
Very Low	25.9%	114,442
Low	14.9%	65,892
Moderate	16.5%	72,712
Above Moderate	42.6%	188,130
Total	100%	441,176

Regional Housing Needs Determination from HCD: San Francisco Bay Area

#### How did HCD develop the RHND?

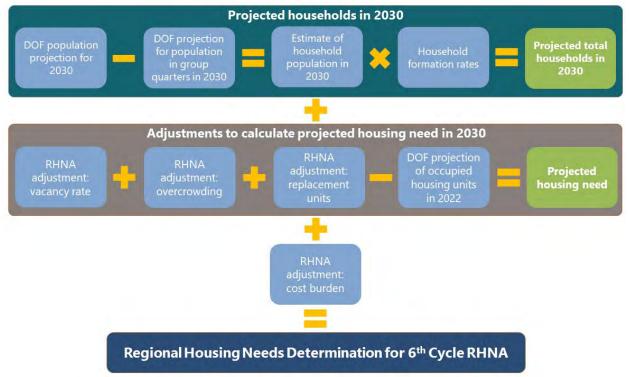
HCD is responsible for determining the number of housing units for which each region must plan, known as the Regional Housing Needs Determination (RHND). The RHND is based on a population forecast for the region from the California Department of Finance (DOF) and the application of specific adjustments to determine the total amount of housing needs for the region.

The adjustments are a result of recent legislation that sought to incorporate an estimate of existing housing need by applying factors related to:

- A target vacancy rate for a healthy housing market (defined as no less than 5 percent),
- The rate of overcrowding, which is defined as having more than one person per room in each room in a dwelling.
- The share of cost burdened households, which is defined as households paying more than 30% of household income on housing costs.

The RHNA process only considers the needs of the population in households who are housed in the regular housing market, and excludes the population living in group quarters, which are

non-household dwellings, such as jails, nursing homes, dorms, and military barracks. HCD uses the age cohorts of the forecasted population to understand the rates at which people are expected to form households, which can vary for people at different stages of life. This results in the estimate of the total number of <u>households</u> that will need a housing unit in 2030 (which is the end date of the projection period for the Bay Area's RHNA cycle).





The total number of projected households is then adjusted using the factors related to vacancy rate, overcrowding, and an estimate of the need for replacement housing for units that were demolished or lost. This results in a forecast of the number of <u>housing units</u> that will be needed to house all households in the region in 2031. The number of existing occupied housing units is subtracted from the total number of housing units needed, which results in the number of additional housing units necessary to meet the housing need. The final step is an adjustment related to cost-burdened households, which results in the RHND for the region.

#### **ABAG HOUSING METHODOLOGY COMMITTEE**

#### What was the Housing Methodology Committee?

For the past several RHNA cycles, ABAG has convened an ad-hoc <u>Housing Methodology</u> <u>Committee (HMC)</u> to advise ABAG staff on the RHNA allocation methodology. The HMC for the 6<sup>th</sup> Cycle was convened in October 2019 and wrapped up its work in September 2020. The HMC was comprised of local elected officials and staff from every county in the Bay Area as well as stakeholder representatives selected by ABAG staff from a diverse applicant pool:

- 9 local government elected officials (one from each Bay Area county)
- 12 local government housing or planning staff (at least one from every county)
- 16 regional stakeholders representing diverse perspectives, from equity and open space to public health and public transit
- 1 partner from state government

View the HMC roster at <u>https://abag.ca.gov/sites/default/files/hmc\_roster\_06\_16\_2020\_0.pdf</u>. The HMC was dissolved in January 2021 at the conclusion of the methodology development process.

#### Why was the Housing Methodology Committee important?

ABAG's Housing Methodology Committee approach stands out compared to most other large Councils of Governments, going beyond the legal requirements by convening a forum where local elected officials, local government staff, stakeholder representatives, and the public can talk about the process together to inform the housing methodology.

The Housing Methodology Committee and its large stakeholder network was a key part of ABAG's approach to creating the RHNA allocation methodology. Through the HMC, ABAG staff sought to facilitate dialogue and information-sharing among local government representatives and stakeholders from across the Bay Area with crucial expertise to enable coordinated action to address the Bay Area's housing crisis. As ABAG strives to advance equity and affirmatively further fair housing, the agency sought to ensure that a breadth of voices was included in the methodology process.

#### **RHNA METHODOLOGY**

#### What is the RHNA methodology?

At its core, RHNA is about connecting regional housing needs with the local planning process and ensuring local Housing Elements work together to address regional housing challenges. Working with the <u>Housing Methodology Committee</u>, ABAG developed a methodology, or formula, that shares responsibility for accommodating the Bay Area's Regional Housing Needs Determination (RHND) by quantifying the number of housing units, separated into four income categories, that will be assigned to each city, town, and county to incorporate into its Housing Element. See the report entitled <u>Regional Housing Needs Allocation Draft Methodology: San</u> <u>Francisco Bay Area, 2023-2031</u> for a detailed overview of the Draft RHNA Methodology and how it furthers the RHNA objectives and addresses the methodology factors in Housing Element Law.

#### What are the objectives and factors that must be considered in the RHNA methodology?

The RHNA objectives provide the guiding framework for how ABAG must develop the methodology. ABAG is required to demonstrate how its methodology furthers each of the objectives. The RHNA factors include a longer list of considerations that must be incorporated into the methodology to the extent that sufficient data is available.

Summary of RHNA objectives [from Government Code §65584(d)]:

- 1. Increase housing supply and mix of housing types, with the goal of improving housing affordability and equity in all cities and counties within the region.
- 2. Promote infill development and socioeconomic equity; protect environmental and agricultural resources; encourage efficient development patterns; and achieve greenhouse gas reduction targets.
- 3. Improve intra-regional jobs-to-housing relationship, including the balance between lowwage jobs and affordable housing units for low-wage workers in each jurisdiction.
- 4. Balance disproportionate household income distributions (more high-income allocation to lower-income areas, and vice-versa)
- 5. Affirmatively further fair housing

Summary of RHNA factors [from Government Code §65584.04(d)]:

- 1. Existing and projected jobs and housing relationship, particularly low-wage jobs and affordable housing
- 2. Lack of capacity for sewer or water service due to decisions outside a jurisdiction's control
- 3. The availability of land suitable for urban development
- 4. Lands protected from urban development under existing federal or state programs
- 5. County policies to preserve prime agricultural land
- 6. The distribution of household growth assumed for regional transportation plans and opportunities to maximize use of public transportation and existing transportation infrastructure
- 7. Agreements between a county and cities in a county to direct growth toward incorporated areas of the county
- 8. The loss of units in assisted housing developments as a result of expiring affordability contracts.
- 9. The percentage of existing households paying more than 30 percent and more than 50 percent of their income in rent
- 10. The rate of overcrowding

- 11. The housing needs of farmworkers
- 12. The housing needs generated by the presence of a university within the jurisdiction
- 13. The housing needs of individuals and families experiencing homelessness
- 14. The loss of units during a state of emergency that have yet to be rebuilt or replaced at the time of the analysis
- 15. The region's greenhouse gas emissions targets provided by the State Air Resources Board

#### What does it mean to "affirmatively further fair housing"?

For the 2023-2031 RHNA, recent legislation added a new objective that requires the RHNA plan to "affirmatively further fair housing." According to <u>Government Code Section 65584(e)</u>, this means:

"Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws."

In addition to this requirement for promoting fair housing as an outcome for RHNA, statutes required ABAG to collect information about <u>fair housing issues</u>, <u>strategies</u>, <u>and actions</u> in its survey of local jurisdictions about data to inform the development of the RHNA allocation methodology.

Lastly, a local jurisdiction's Housing Element must also affirmatively further fair housing and include a program that establishes goals and actions to do so. HCD has developed guidance for jurisdictions about how to address affirmatively furthering fair housing in Housing Elements.

# Does RHNA dictate how local governments meet their communities' housing needs or where new housing goes within a given city or town?

It is important to note the primary role of the RHNA methodology is to encourage a pattern of housing growth for the Bay Area. The final result of the RHNA process is the allocation of housing units by income category to each jurisdiction as a whole. It is in the local Housing Element that local governments will select the specific sites that will be zoned for housing and the policies and strategies for addressing a community's specific housing needs, such as addressing homelessness, meeting the needs of specific populations, affirmatively furthering fair housing, or minimizing displacement.

The following table distinguishes between the narrow scope of RHNA and the broader requirements for jurisdictions' Housing Elements:

#### RHNA

Determines how many new homes each local jurisdiction must plan for in its Housing Element.

Housing allocation is for an entire jurisdiction – housing is not allocated to specific sites or geographies within a jurisdiction.

A jurisdiction's housing allocation is divided across four income groups: very low-, low-, moderate-, and above moderate-income.

Beyond allocation of housing units by income group, does not address housing needs of specific population groups nor include policy recommendations for addressing those needs.

#### LOCAL HOUSING ELEMENTS

Includes goals, policies, quantified objectives, financial resources, and constraints for the preservation, improvement, and development of housing for all income levels.

Identifies sites for housing and provides an inventory of land suitable and available for residential development, including vacant sites and sites having potential for redevelopment.

Analyzes special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.

Must demonstrate local efforts to remove governmental and nongovernmental constraints that hinder locality from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.

Analyzes existing affordable units at risk of converting to market-rate due to expiring subsidies or affordability contracts.

Assesses existing fair housing issues and strategies for affirmatively furthering fair housing.

#### **CONNECTIONS BETWEEN RHNA AND PLAN BAY AREA 2050**

#### How are RHNA and Plan Bay Area 2050 related?

<u>Plan Bay Area 2050</u> is the Bay Area's next long-range regional plan for transportation, housing, the economy, and the environment, focused on resilient and equitable strategies for the next 30 years. Anticipated to be adopted in fall 2021, Plan Bay Area 2050 will establish a blueprint for future growth and infrastructure. Plan Bay Area 2050 must meet or exceed a wide range of federal and state requirements, including a per-capita greenhouse gas reduction target of 19 percent by 2035. Upon adoption by MTC and ABAG, it will serve as the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for the San Francisco Bay Area.

By law, the RHNA Plan is required to be consistent with the development pattern from Plan Bay Area 2050. These two planning processes seek to address the Bay Area's housing needs over different time horizons: Plan Bay Area 2050 has a planning horizon of 2050, while the 6<sup>th</sup> cycle of RHNA addresses the need to address short-term housing needs, from 2023 to 2031. To achieve the required consistency, both the overall housing growth for the region, as well as housing growth on a more localized level, must be greater in the long-range plan than over the eight-year RHNA cycle.

#### How was Plan Bay Area 2050 used as part of the RHNA methodology?

Data from the <u>Plan Bay Area 2050 Final Blueprint</u>, which was adopted as the Preferred Environmental Impact Report Alternative in January 2021 by MTC and ABAG, was incorporated into the draft RHNA methodology as the baseline allocation. The baseline allocation is used to assign each jurisdiction an initial share of the RHND. A jurisdiction's baseline share is then adjusted up or down based on how the jurisdiction scores relative to the rest of the region on the factors included in the draft RHNA methodology.

The baseline allocation is based on each jurisdiction's share of the region's total households in the year 2050 from the Final Blueprint. Using the 2050 Households (Blueprint) baseline takes into consideration the number of households that are currently living in a jurisdiction as well as the number of households expected to be added over the next several decades. For more information, see the report entitled <u>Regional Housing Needs Allocation Draft Methodology: San</u> <u>Francisco Bay Area, 2023-2031</u>.

#### **RHNA SUBREGIONS**

#### What is a subregion?

Housing Element Law allows two or more jurisdictions to form a "subregion" to conduct a parallel RHNA process to allocate the subregion's housing need among its members. The subregion process allows for greater collaboration among jurisdictions, potentially enabling

RHNA allocations that are more tailored to the local context as well as greater coordination of local housing policy implementation. A subregion is responsible for conducting its own RHNA process that meets all of the statutory requirements related to process and outcomes, including developing its own RHNA methodology, allocating a share of need to each member jurisdiction, and conducting its own appeals process. The subregion's final allocation must meet the same requirements as the regional allocation: it must further the statutory objectives, have considered the statutory factors, and be consistent with the development pattern of Plan Bay Area 2050.

#### What subregions have formed for the 6<sup>th</sup> Cycle of RHNA in the Bay Area?

There is just one subregion that has formed for this RHNA cycle. The jurisdictions in Solano County have formed a subregion that includes all jurisdictions in the county: City of Benicia, City of Dixon, City of Fairfield, City of Rio Vista, City of Suisun City, City of Vacaville, City of Vallejo, and County of Solano.

#### How many housing units will the Solano County subregion have to plan for?

ABAG must assign each subregion a share of the Bay Area's RHND, which represents the total number of units, by income category, the subregion must allocate to its member jurisdictions. Each subregion's portion of the RHND has been removed from the units allocated by ABAG's process for the rest of the region's jurisdictions. In January 2021, the ABAG Executive Board approved the following as the final subregional allocation for the Solano County subregion:

	Very Low-			Above	
	Income	Low-Income	Moderate-	Moderate-	
Subregion	Units	Units	Income Units	Income Units	Total Units
Solano County	2,803	1,612	1,832	4,745	10,992

#### **RHNA APPEALS PROCESS**

#### What is the RHNA appeals process?

Housing Element Law allows a jurisdiction or HCD to appeal a jurisdiction's draft RHNA allocation.<sup>1</sup> ABAG expects to conduct the RHNA appeals process in the summer and fall of 2021. More detailed guidelines for how ABAG will conduct the appeals process will be released by early summer.

#### Where can I find my jurisdiction's draft RHNA allocation?

ABAG has submitted its <u>draft RHNA methodology</u> to the California Department of Housing and Community Development (HCD) for review. Following HCD's review, ABAG will adopt a final methodology in spring 2021 that will be used to develop a draft RHNA allocation for every local government in the Bay Area.

<sup>&</sup>lt;sup>1</sup> See <u>Government Code Section 65584.05</u> for an overview of the appeals process.

#### What is the filing deadline for appeals? When will ABAG review appeals?

The deadline for filing an appeal is dependent on the date when the draft RHNA allocations are released, which is expected to occur in spring 2021. Thus, the deadline for submitting an appeal has not been set yet. ABAG expects to conduct the appeals process in the summer and fall of 2021.

#### Who can file an appeal?

Any jurisdiction in the ABAG region, as well as HCD, may file an appeal of any jurisdiction's draft RHNA allocation within the ABAG region. A jurisdiction may file an appeal of its own draft RHNA allocation and/or one or more appeals of the draft allocations of other jurisdictions.

#### Is there a limit to the number of appeals one jurisdiction can file?

Every jurisdiction may file multiple appeals and there is no limit on the number of appeals filed by each jurisdiction. The filed appeals may request increases or decreases to draft RHNA allocations.

#### What are the reasons a jurisdiction or HCD can submit an appeal?

State Housing Element law allows an appeal to be filed for the following three reasons:

- ABAG failed to adequately consider the information submitted as part of the local jurisdiction survey.<sup>2</sup>
- ABAG did not determine the jurisdiction's allocation in accordance with its adopted methodology and in a manner that furthers, and does not undermine, the RHNA objectives.<sup>3</sup>
- A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits a revision of the information submitted as part of the local jurisdiction survey. Appeals on this basis shall only be made by the jurisdiction or jurisdictions where the change in circumstances has occurred.

Statutory changes enacted since the 5<sup>th</sup> cycle appeals process prohibit the use of local ordinances, underproduction of housing based on the last RHNA cycle, and stable population growth as bases for appeals.<sup>4</sup>

<sup>&</sup>lt;sup>2</sup> See <u>Government Code Section 65584.04(b)</u> for more details about the local jurisdiction survey.

<sup>&</sup>lt;sup>3</sup> See <u>Government Code Section 65584(d)</u> for the RHNA objectives.

<sup>&</sup>lt;sup>4</sup> See <u>Government Code Section 65584.04(g)</u>

#### What are the requirements for submitting an appeal?

According to Housing Element Law, appeals shall:

- Be based on comparable data available for all affected jurisdictions and accepted planning methodology.
- Be supported by adequate documentation.
- Include a statement as to why the revision is necessary to further the RHNA objectives.
- Be consistent with, and not to the detriment of, the development pattern in Plan Bay Area 2050.

# Will there be an opportunity to challenge an appeal of my jurisdiction's allocation filed by another jurisdiction?

A jurisdiction that is the subject of an appeal filed by another jurisdiction will have the opportunity to challenge the appeal and present their case at the appeal public hearings, which are anticipated to take place in fall 2021.

#### **RHNA** AND LOCAL JURISDICTIONS

# How are local jurisdictions involved in RHNA? Do they help create the housing methodology?

Elected officials and staff from each county were on the <u>Housing Methodology Committee</u> (<u>HMC</u>) to represent the jurisdictions in that county. The HMC made recommendations about the allocation methodology to the <u>ABAG Regional Planning Committee (RPC</u>), and the RPC made recommendations to the <u>ABAG Executive Board</u>, which has the authority to make final decisions. Local governments could provide feedback on the proposed methodology during the public comment period, and have had the opportunity to provide public comment at meetings throughout the RHNA process. In summer and fall 2021, there will also be an opportunity for local governments to file appeals on the draft allocations that will be issued after the final methodology is adopted in spring 2021.

#### How does RHNA impact local jurisdictions' general plans? What is a Housing Element?

California's <u>Housing Element Law</u> states that "designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals." Once a city, town or county receives its RHNA allocation, it must then update the Housing Element of its general plan and zoning to demonstrate how it will accommodate all of the units assigned for each income category. General plans serve as a local government's blueprint for how the city, town or county will grow and develop. There are seven elements that all jurisdictions are required to include in the General Plan: land use, transportation, conservation, noise, open space, safety, and housing.

#### What agency is responsible for the certification of Housing Elements?

ABAG's role in the RHNA process ends once it has allocated a share of the Regional Housing Needs Determination (RHND) to each local government in the Bay Area. The <u>California</u> <u>Department of Housing and Community Development</u> (HCD) reviews and approves Housing Elements and is responsible for all other aspects of <u>enforcing Housing Element Law</u>.

# Is there any funding and technical assistance available to assist local jurisdictions in creating their Housing Elements?

In the 2019-20 Budget Act, Governor Gavin Newsom allocated \$250 million for all regions, cities, and counties to do their part by prioritizing planning activities that accelerate housing production to meet identified needs of every community. With this allocation, HCD established the Local Early Action Planning Grant Program (LEAP) with approximately \$25.6 million expected to come to cities and counties in the Bay Area and the Regional Early Action Planning Grant Program (REAP) with \$23.9 million expected to come to ABAG. ABAG will be suballocating almost \$11M of its REAP funding to cities and counties in the Bay Area. The LEAP program augments HCD's <u>SB2 Planning Grants</u> which have provided approximately \$24 million in funding to localities in the Bay Area. ABAG is currently designing its REAP program to provide in-depth technical assistance to localities.

### Some individuals in the Bay Area view their jurisdictions as "built out." How might

**communities with little to no vacant land meet their respective housing allocations?** Large and small communities throughout the Bay Area have successfully identified underutilized, infill sites for housing development. In past RHNA cycles, numerous Bay Area communities were able to meet their housing allocation exclusively through the identification of infill sites to provide for future housing needs. Encouraging the development of Accessory Dwelling Units (ADUs) is another strategy many Bay Area communities have used to add more housing choices for residents.

#### Will my jurisdiction be penalized if we do not plan for enough housing?

State <u>Housing Element Law</u> requires that jurisdictions <u>plan</u> for all types of housing based on the allocations they receive from the RHNA process. The state requires this planning, in the form of having a compliant housing element, and submitting housing element annual progress reports, as a threshold or points-related requirement for certain funding programs (SB 1 Sustainable Community Planning Grants, SB 2 Planning Grants and Permanent Local Housing Allocation, etc.). Late submittal of a housing element can result in a jurisdiction being required to submit a four-year update to their housing element.

HCD <u>may refer jurisdictions to the Attorney General</u> if they do not have a compliant housing element, fail to comply with their HCD-approved housing element, or violate housing element law, the housing accountability act, density bonus law, no net loss law, or land use discrimination

law. The consequences of those cases brought by the Attorney General are up to the courts, but can include financial penalties.

In addition, as the housing element is one of the required components of the general plan, a jurisdiction without a compliant housing element, may risk legal challenges to their general plan from interested parties outside of HCD.

Local governments must also implement their commitments from the housing element, and the statute has several consequences for the lack of implementation. For example, failure to rezone in a timely manner may impact a local government's land use authority and result in a carryover of RHNA to the next cycle. Failure to implement programs can also influence future housing element updates and requirements, such as program timing. HCD may investigate any action or lack of action in the housing element.

#### Will my jurisdiction be penalized if we do not build enough housing?

For jurisdictions that did not issue permits for enough housing to keep pace consistent with RHNA building goals, a developer can elect to use a ministerial process to get project approval for residential projects that meet certain conditions. This, in effect, makes it easier to build housing in places that are not on target to meet their building goals.

#### **GLOSSARY OF ACRONYMS**

- ABAG Association of Bay Area Governments
- AMI Area Median Income
- DOF California Department of Finance
- HCD California Department of Housing and Community Development
- HMC Housing Methodology Committee
- MTC Metropolitan Transportation Commission
- RHNA Regional Housing Need Allocation
- RHND Regional Housing Need Determination
- RTP/SCS Regional Transportation Plan/Sustainable Communities Strategy (known as Plan Bay Area 2050 in the San Francisco Bay Area)
- TCAC California Tax Credit Allocation Committee

### **Please Start Here**

	General Information									
Jurisidiction Name	Berkeley									
Reporting Calendar Year	2020									
Contact Information										
First Name	Katrina									
Last Name	Lapira									
Title	Assistant Planner									
Email	klapira@cityofberkeley.info									
Phone	5109817484									
	Mailing Address									
Street Address	1947 Center Street									
City	Berkeley									
Zipcode	94704									

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

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# **Annual Progress Report**

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction Berkeley **Reporting Year** (Jan. 1 - Dec. 31) 2020

									Table /	4									
							Housi	ing Develo	pment Ap	olications	Submittee	b							
	Project Identifier			Date Unit Types Application Submitted			Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
	1				2	3	4				5				6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID <sup>+</sup>	<b>Unit Category</b> (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	APPROVED	Total <u>DISAPPROVED</u> Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes⁺
Summary Row: S	Start Data Entry Bel	ow						20		) 0	(	0	0 0	328	3 348	175	5 0	0	
	055 181701000	1931 CARLETON			ADU	ר R	9/2/2020	D						1	1	1		No	
	059 224801400	1445 EUCLID			ADU	I R	1/7/2020	D						1	1	1		No	
	061 256200700	1132 AMADOR			ADU	J R	1/8/2020	D						1	1	1		No	
	056 197102400	2117 EIGHTH			ADU	J R	1/13/2020	D						1	1	1		No	
	060 241501700	1227 NEILSON			ADU	I R	1/23/2020	D						1	1	1		No	
	052 151504600	1248 HASKELL			ADU	I R	2/5/2020	D						1	1	1		No	
	054 173300700	2748 CALIFORNIA			ADU	I R	2/6/2020	D						1	1	1		No	
	053 169701400	2823 CHERRY			ADU	I R	2/11/2020	)						1	1	1		No	
	055 190302300	2425 GRANT			ADU	I R	2/13/2020	D						1	1	1		No	
	055 186300901	2335 WARRING			ADU	I R	2/18/2020	D						1	1	1		No	
	061 261502300	1712 MARIN			ADU	I R	2/21/2020	)						1	1	1		No	
	054 179702401	1536 DWIGHT			ADU	I R	2/27/2020	)						1	1	1		No	
	060 239801300	1423 STANNAGE			ADU	R	2/27/2020	)						1	1	1		No	
	057 208100700	1284 HEARST			ADU	I R	3/4/2020							1	1	1		No	
	056 199401400	2120 ACTON			ADU									1	1	1		No	
	054 178701600	1204 CARLETON			ADU	ר R	3/11/2020							1	1	1		No	
	054 173901700	1307 WARD			ADU	ר R	3/11/2020							1	1	1		No	
	053 167402200	1612 STUART			ADU	I R	3/11/2020							1	1	1		No	
	052 156902400	2911 HILLEGASS			ADU	I R	3/12/2020							1	1	1		No	
	052 155901200	2417 WOOLSEY			ADU	R R	3/12/2020							1	1	1		No	
	060 243300700	1336 MCGEE			ADU	I R	3/19/2020							1	1	1		No	
	064 422900300	151 TUNNEL			ADU	ר R	4/8/2020							1	1	1		No	
	057 209500400	840 DELAWARE			ADU	ין R	4/9/2020		ļ					1	1	1		No	
	059 233202100	1427 TENTH			ADU	ר R	4/9/2020	)						1	1	1		No	

### Note: "+" indicates an optional field

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(CCR Title 25 §6202) Table A

					Table A2         Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units         Unit Types         Affordability by Household Incomes - Completed Entitlement												
Project Identifier 1					Unit Types     Affordabilit       2     3							rdability by Household Incomes - Completed Entitlement 4 5					
APN⁺	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	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 <u>Date Approve</u> t			
ry Row: S	Start Data Entry Be 061 255602400 057 206001600 058 212100700	elow 1191 SPRUCE 1828 BERKELEY 1608 EIGHTH			ADU ADU ADU	R R R R	42	0	0	C	0	0	926 1 1 1	03/04/2016 08/10/2017 12/01/2017			
	052 156601400 052 156504000 054 174000600 054 178500500 053 168902500	2801 ASHBY 2909 PINE 1222 DERBY 1133 CARLETON 2312 STUART			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	05/11/2017 02/28/2020 08/21/2018 10/19/2017 04/17/2018			
	056 191503200 060 246201800 054 179203100 064 425102400 064 423101200	2313 EDWARDS 1311 SPRUCE 1330 CARLETON 94 THE UPLANDS 24 VICENTE			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	04/30/2018 07/05/2018 07/18/2018 05/17/2019 04/03/2019			
	058 214400900 055 191201800 061 255000400 058 211901500	1614 ACTON 2334 JEFFERSON 1181 LAUREL 1732 SEVENTH			ADU ADU ADU ADU	R R R R								08/30/2019 10/03/2018 04/03/2019 05/21/2019			
	062 288600700 060 246502000 057 207600700 060 243700800 060 247400102	1767 TACOMA 2333 ROSE 1442 DELAWARE 1732 BEVERLY 2606 SHASTA			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1 1	05/01/201 08/01/201 05/07/201 04/09/201 01/14/201			
	063 296404400 057 207401200 056 196502000 060 242802800 053 168602400	2633 MARIN 1353 BERKELEY 2125 SIXTH 1353 ACTON 2128 OREGON			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	06/17/201 10/25/201 04/09/201 04/19/201 06/27/201			
	053 166900400 056 192401900 059 224902301 053 161201700	2832 STANTON 1237 CHANNING 1410 HAWTHORNE 1507 TYLER			ADU ADU ADU ADU	R R R R							1 1 1 1 1	06/25/201 08/20/201 08/16/201 10/17/201			
	055 190601500 064 424202500 058 213300900 053 167902200 060 244504300	2440 GRANT 65 DOMINGO 1710 CHESTNUT 1914 OREGON 1333 CARLOTTA			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1	03/19/201 04/19/201 11/05/201 10/04/201 07/15/201			
	055 191403600 053 162500600 063 315005900 062 287002400	2312 SPAULDING 3034 ACTON 1118 PARK HILLS 857 NEILSON			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	08/14/201 05/30/201 07/15/201 08/16/201			
	055 183300700 052 151601000 062 287100400 059 225800800	2341 CARLETON 1331 SIXTY-SEVENTH 868 ENSENADA 1416 OXFORD			ADU ADU ADU ADU	R R R R							1 1 1 1 1	07/10/201 08/26/201 09/05/201 08/26/201			
	053 160802300 062 292202700 060 239403000 056 199804700 059 227900300	2959 CALIFORNIA 1873 SAN RAMON 1462 STANNAGE 2215 ACTON			ADU ADU ADU ADU	R R R R							1 1 1 1	08/29/201 08/22/201 07/17/201 08/20/201			
	056 193101800 056 193101200 061 262000300	1612 BUENA 2436 BONAR 2422 BONAR 1534 BEVERLY			ADU ADU ADU ADU	R R R R							1 1 1 1	08/20/201 10/01/201 08/29/201 10/28/201 11/19/201			
	061 257400200 059 228803500 055 190202400 060 239600900 056 193400200	1991 MARIN 1625 KAINS 2431 MCKINLEY 1422 KAINS 1008 BANCROFT			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1	01/27/202 12/05/201 02/21/202 01/06/202			
	058 215701200 058 215501500 059 229202100 052 156604700 060 244900300	1615 FRANCISCO 1611 LINCOLN 1606 CHESTNUT 2955 PIEDMONT 1912 YOLO			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	12/16/201 12/02/201 01/06/202 02/26/202 04/17/202			
	060 244900300 052 155900600 055 190302300 061 261502300 054 178701600	2441 WOOLSEY 2425 GRANT 1712 MARIN 1204 CARLETON			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1	04/17/202 06/03/202 08/13/202 09/21/202 07/14/202			
	059 233202100 060 239700900 052 154801100 053 170100300	1427 TENTH 1424 STANNAGE 3140 HARPER 2808 GARBER			ADU ADU ADU ADU	R R R R							1 1 1 1 1	07/06/202 08/17/202 07/30/202 07/20/202			
	061 257400200 061 261102300 057 207401200 060 244603200	1991 MARIN 929 COLUSA 1353 BERKELEY 1211 JOSEPHINE			ADU ADU ADU ADU	R R R R							1 1 1 1	07/15/202 09/03/202 10/14/202 03/02/202			
	061 257301800 062 293900400 061 255801200 052 143802900 055 188600300	1912 MONTEREY 42 COLORADO 1118 OXFORD 1522 ALCATRAZ 2314 ELLSWORTH			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	12/04/20 12/07/20 09/18/202 02/11/202 10/08/202			
	053 188000500 059 227000600 053 166902400 062 294401100 055 181701000	1414 M L KING JR 2817 STANTON 462 KENTUCKY 1931 CARLETON			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1	10/08/20/ 12/10/20 01/27/20/ 02/26/20/ 10/19/20/			
	060 244504500 055 190502100 053 167902200 053 161201800	1327 CARLOTTA 1731 CHANNING 1914 OREGON 1505 TYLER			ADU ADU ADU ADU	R R R R							1 1 1 1 1	01/28/202 07/20/202 05/13/202 03/24/202			
	054 178702300 058 212301900 062 289903000 064 425102900	1222 CARLETON 1729 EIGHTH 1884 THOUSAND CALCE 116 THE UPLANDS			ADU ADU ADU ADU	R R R R							1 1 1 1 1	07/30/20 11/02/20 05/28/20 10/29/20			
	056 199804700 060 247801400 055 184902200 061 257400200 052 156310100	2215 ACTON 1442 CAMPUS 2633 ETNA 1991 MARIN 3109 LEWISTON			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1	07/22/202 08/21/202 07/02/202 01/08/202 09/16/202			
	054 170209502 054 172901700 060 243501000 060 245100900	2955 RUSSELL 1711 STUART 1222 CARLOTTA 1316 MILVIA			ADU ADU ADU ADU	R R R R							1 1 1 1	07/08/202 01/06/202 02/25/202 04/02/202			
	056 200000500 054 180602300 060 242301800 053 159900900 052 151902200	2108 SPAULDING 1620 DWIGHT 1315 ORDWAY 2918 OTIS 1412 HARMON			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	01/09/202 06/30/202 09/03/202 03/11/202 11/10/202			
	052 151902200 052 151902200 054 179002500 056 193800300 061 255902000	1412 HARMON 1334 BLAKE 910 BANCROFT 1015 MARIPOSA			ADU ADU ADU ADU ADU	R R R R							1 1 1 1 1	11/10/202 11/10/202 10/22/202 07/13/202 01/23/202			
	059 228500600 060 240900902 052 151700700 062 292002800	1414 HOLLY 1222 EVELYN 1325 SIXTY-SIXTH 1963 YOSEMITE			ADU ADU ADU ADU	R R R R							1 1 1 1	10/22/202 03/26/202 02/20/202 07/24/202			
	058 218300300 059 227702200 061 255901500 058 212000600	1612 SPRUCE 1512 NORTH 1039 MARIPOSA 1628 SEVENTH			ADU ADU ADU ADU	R R R R							1 1 1 1	05/14/202 07/15/202 06/24/202 05/07/202			
	052 156406900 056 192600300 061 256900900 052 155602400 063 296903437	2870 WEBSTER 2310 CURTIS 1925 HOPKINS 2210 PRINCE 0 LATHAM			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	02/13/20 07/13/20 04/06/20 07/20/20 09/08/20			
	063 296903437 052 155600300 053 162400600 052 156312600 052 156512400	3108 DEAKIN 3020 ACTON 3129 LEWISTON 2965 MAGNOLIA			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1	09/08/20 05/05/20 05/20/20 07/30/20 05/07/20			
	060 239301500 059 224801400 061 256200700 056 197102400	1159 HOPKINS 1445 EUCLID 1132 AMADOR 2117 EIGHTH			ADU ADU ADU ADU ADU	R R R R							1 1 1 1 1	09/29/20 06/01/20 04/09/20 06/04/20			
	060 241501700 052 151504600 053 169701400 053 169701400	1227 NEILSON 1248 HASKELL 2823 CHERRY 2823 CHERRY			ADU ADU ADU ADU	R R R R							1 1 1 1 1	09/09/20 09/10/20 07/09/20 08/05/20			
	055 186300901 054 179702401 060 239801300 057 208100700	2335 WARRING 1536 DWIGHT 1423 STANNAGE 1284 HEARST			ADU ADU ADU ADU	R R R R							1 1 1 1	09/10/20 07/22/20 06/22/20 06/26/20			
	054 173901700 053 167402200 052 156902400 052 155901200 060 243300700	1307 WARD 1612 STUART 2911 HILLEGASS 2417 WOOLSEY 1336 MCGEE			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1	07/09/20 06/24/20 06/05/20 09/02/20 12/02/20			
	064 422900300 057 209500400 053 160803300 052 156202300	151 TUNNEL 840 DELAWARE 1626 JULIA 2629 WOOLSEY			ADU ADU ADU ADU ADU	R R R R							1 1 1 1 1	07/30/20 11/12/20 07/07/20 11/12/20			
	054 178701000 054 179200800 058 216702200 053 167301200	1209 DERBY 1333 DERBY 1814 VIRGINIA 1625 RUSSELL			ADU ADU ADU ADU	R R R R							1 1 1 1 1	07/08/20 10/21/20 08/25/20 07/21/20			
	054 179501500 060 243600700 052 155001300 054 178301300	1403 PARKER 1212 COLUSA 1821 WOOLSEY 1315 BLAKE			ADU ADU ADU ADU	R R R R							1 1 1 1	09/17/20 08/04/20 09/30/20 07/21/20			
	063 296201300 059 233202100 053 160002700 059 228403700 057 206602700	790 HILLDALE 1427 TENTH 2915 HARPER 1595 HOLLY 1620 DELAWARE			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1	10/26/20 06/16/20 10/20/20 10/06/20 10/14/20			
	057 200002700 054 173304100 061 260801100 062 286902500 054 174207200	1516 WARD 1775 SONOMA 773 NEILSON 2725 MATHEWS			ADU ADU ADU ADU ADU	R R R R R							1 1 1 1 1 1	10/14/20 09/24/20 12/03/20 08/18/20 10/14/20			
	063 298302500 054 179702300 056 196901600 056 193302100	2949 SHASTA 1534 DWIGHT 2236 EIGHTH 1031 CHANNING			ADU ADU ADU ADU ADU	R R R R							1 1 1 1 1	09/23/202 08/20/202 09/23/202 09/16/202			
	059 233801000 061 260900700 055 185101800 057 206300700	1420 FIFTH 1112 FRESNO 2543 PIEDMONT 1839 BERKELEY			ADU ADU ADU ADU	R R R R							1 1 1 1	11/04/202 10/27/202 11/25/202 10/07/202			
	062 289900800 052 156400400 052 156307200 053 158802000	1859 YOSEMITE 2847 PRINCE 3130 LEWISTON 2911 LORINA			ADU ADU ADU ADU	R R R R							1 1 1 1	11/04/202 09/22/202 10/26/202 12/14/202			
		260 SOUTHAMPTON 3411 ADELINE 2820 PIEDMONT 1470 CORNELL 1510 HEARST			ADU ADU ADU SFD SFA	R R R O O							1 1 1 1 1	10/28/202 12/16/202 12/22/202 7/12/201 4/30/201			
	060 247801300 058 212102200 052 152701100	1510 HEARST 0 CAMPUS 1641 SEVENTH 1811 SIXTY-THIRD 1811 SIXTY-THIRD			SFA SFD SFD 2 to 4 SFD	O O R R							1 1 1 2 1	4/30/201 6/22/202 12/4/201 6/27/201 6/27/201			
	064 422901900 057 208901601 057 208901601 057 208901601	190 ALVARADO 1923 NINTH 1923 NINTH 1923 NINTH			SFD SFD SFD SFD	0 0 0 0							1 1 1 1 1	2/13/202 10/29/20 10/30/20 10/31/20			
	054 180202000 054 180202000 054 180202000 054 180202000	1516 CARLETON 1516 CARLETON 1516 CARLETON 1516 CARLETON			SFD SFD SFD SFD	0 0 0 0							1 1 1 1	3/11/202 3/12/202 3/12/202 3/12/202			
	054 174203101 060 244800401 055 187100600 059 231000205	2747 SAN PABLO 1910 BERRYMAN 2631 DURANT 1500 SAN PABLO			5+ 5+ 5+ 5+ 5+	R R R R	6  16						35 0 56 154	10/8/201 6/5/2018 2/25/201 5/12/201			
	052 157403300 057 202302500 055 183700100	1734 SPRUCE 3021 DANA 2072 ADDISON 2556 TELEGRAPH			5+ 5+ 5+ 5+	R R R R							1 1 66 24	1/25/201 4/19/201 11/30/20 1/25/201 2/28/201			
	056 197700605 055 189501805 057 201602101	1711 M L KING JR 2100 SAN PABLO 2352 SHATTUCK 1812 UNIVERSITY 1601 OXEORD			5+ 5+ 5+ 5+ 5+	R R R R R	14						1 96 188 2 3	3/28/2019 4/25/2019 10/24/201 7/11/2019 11/8/2018			
		1601 OXFORD 1717 UNIVERSITY 2023 Shattuck			5+ 5+ 5+	R R R	21 3 4		13				3 25 44	11/8/201 10/26/20 <sup>2</sup> 7/1/2020			

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

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Table A2 y Report Summary - New Construction, Entitled, Permits and Completed Units Affordability by Household Incomes - Building Permits Affordability by Household Incomes - Completed Entitlement 5 6 7 4 Very Low-<br/>hed<br/>dLow-Income<br/>Deed<br/>RestrictedLow-Income<br/>Deed<br/>RestrictedLow-Income<br/>Deed<br/>RestrictedLow-Income<br/>Deed<br/>RestrictedLow-Income<br/>Deed<br/>RestrictedModerate-<br/>Income Non<br/>Deed<br/>RestrictedModerate-<br/>Income Non<br/>Deed<br/>RestrictedModerate-<br/>In Deed 1 03/04/2016 \_\_\_\_\_ 1 08/10/2017 <u>1 12/01/2017</u> <u>1 05/11/2017</u> \_\_\_\_\_ 1 02/28/2020 1 1 1 04/17/2018 -----1 1 07/05/2018 -----\_\_\_\_\_ 1 1 05/17/2019 

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	8	Affordability by Household Incomes - Certificates of Occupancy       11       12         9       10       11       12										Streamlining   Infill     13   14   15				Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions 18	Term of Affordability or Deed Restriction 19	Demolished/Destroyed Units 20		d Units	Notes 21
	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Deeu	Low- Income Non Deed	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income? <sup>+</sup>	GC 6591	<u>ED</u> using  3.4(b)?  35 lining)	Infill Units? Y/N⁺	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	<b>Term of Affordability or</b> <b>Deed Restriction (years)</b> (if affordable in perpetuity enter 1000) <sup>+</sup>	Number of Demolished/Des troyed Units <sup>+</sup>		Demolished/De stroyed Units Owner or Renter <sup>+</sup>	Note s <sup>+</sup>
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JurisdictionBerkeleyReporting Year2020(Jan. 1 - Dec. 31)	ANNUAL ELE Housing Elem	MENT PROGRESS REPORT nent Implementation 25 §6202)	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas							
057 202401300         2099 M L K Jr.           053 163300101         3000 San Pablo           060 235400200         1200 San Pablo	5+         R         5           5+         R         7	67         7/23/20           71         7/23/20           95         12/9/20	72 78 104	0		Image: second se			0 N 0 N	DB         DB         Image: Constraint of the second secon
060 235400200         1200 San Pablo           055 182201800         2720 San Pablo           055 182201800         2000 Dwight           055 187700100         2590 Bancroft	5+         R         9           5+         R         2           5+         R         2           5+         R         2           5+         R         2           5+         R         5	95         12/9/20           23         9/30/20           113         10/14/20           82         7/23/20	104     104     104       25     113     110       87     110     110			Image: second			0 N 0 N 0 N	DB     DB     Composition     Composition     Composition       Image: Composition     Image: Composition     Image: Composition     Image: Composition       Image: Composition     Image: Compositi
055         187602200         2511         Channing           057         202700202         2210         Harold           057         202900204         2176         Kittredge	3+         R         3           5+         R	02         1/23/20           1         7/31/20           38         11/20/2020           165         4/29/20	1			Image: second se			0 N 0 N 0 N	Image: Constraint of the second se
054 174202900         2795 San Pablo           055 187800300         2338 Telegraph           056 194401100         2422 Fifth		100         11/4/20           -1         7/1/20           2         2/18/20	5     -1     -1       2     -1     -1			Image: state			0 N 0 N 0 N	Image: state of the state
055 186901600 2716 Durant 056 194202200 2327 Fifth	5+         R            5+         R            2 to 4         R            SFD         O            SFD         O            SFD         O            SFD         O            SFD         R            SFD         R            SFD         O            SFD         R            SFD         O            SFD         R            SFD         R            SFD         R            SFD         R	1         1/29/20           3         9/30/20           1         9/23/20	1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 0 0	0	Image: state         Image: state<			0 N 0 N 0 N	Image: Constraint of the second se
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055 187500400 2501 Haste	5+ R	55 7/12/2018		55 7/11/20	2018 0		55	8/19/2020	0 N	Accommodation. That has separate kitchenn/ sanitary facilities within each group of units.
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Jurisdiction	Berkeley	
Reporting Year	2020	(Jan. 1 - Dec. 31)

## ANNUAL ELEMENT PROGRESS REPORT

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

Housing Element Implementation (CCR Title 25 §6202)

	Table B												
	Regional Housing Needs Allocation Progress												
Permitted Units Issued by Affordability													
		1		3	4								
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	532	27	21	55	9	22	38				173	359
Very Low	Non-Deed Restricted	552				1						175	359
	Deed Restricted	442	44		3			13				60	382
Low	Non-Deed Restricted	442											302
	Deed Restricted	584											584
Moderate	Non-Deed Restricted	504											584
Above Moderate		1401	300	273	531	326	507	539				2476	
Total RHNA 2959		2959											
Total Units			371	294	589	336	529	590				2709	1325

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

Cells in grey contain auto-calculation formulas

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

		(									
Jurisdiction	Berkeley										
Reporting Year	2020	(Jan. 1 - Dec. 31)									
Table D											
Program Implementation Status pursuant to GC Section 65583											
		Housing Programs Prog	uress Report								
Describe progress of all proc	rams including local efforts to remove govern										
	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.										
1	2	3	4								
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation								
Berkeley Housing	Provided housing assistance for low-	ongoing	The BHA provides housing assistance to residents. BHA provides rental								
Authority	income residents	ligenig	assistance to a total of 1,939 units through the Section 8 and Moderate								
			Rehabilitation Program.								
Boards and Commissions	Facilitate citizen input in City decisions	ongoing	The City held over 100 public meetings in 2020 on topics such as HTF,								
			development projects, affordable housing and zoning ordinance amendments.								
Condominium Conversion	Control the rate of conversion and	ongoing	In 2020, 8 units were approved for conversion.								
Ordinance	collect fees to fund affordable housing.										
	_										
Demolition Controls and	Maintain the number of housing units in	ongoing	Amendments to the Demolition Ordinance were actively considered by the 4x4								
Unit Replacement	Berkeley.		Committee (which includes members of City Council and the Rent Stabilitzation								
Requirement			Board) in 2020 and continue to be worked on in 2021. Changes in State Law (SB								
			330) and State Case Law have added to the complexity of this project.								
Energy Conservation	Promote energy efficiency in new and	ongoing	In 2020, 58 Berkeley homes received cash rebates totaling \$66,111 for 208 energy								
Opportunities and	existing construction.		efficient measures through the BayREN Home+ Program. In addition, 165 dwelling								
Programs			units in Berkeley received energy and water upgrades, qualifying for \$123,750 in								
			rebates and saving 43,710 kWh of electricity and 8,375 therms of natural gas,								
			through the Bay Area Multifamily Building Enhancements Program. In 2020, 245								
			homes had energy assessments during property sales and 135 large buildings								
			completed energy benchmarking to comply with Berkeley's Building Energy								
			Savings Ordinance (BESO). Newly constructed buildings became subject to								
			Berkeley's Natural Gas Prohibition (BMC Chapter 12.80) and reach code (BMC								
			Chapter 19.36) on January 1, 2020.								

Fair Housing Assistance, Outreach and Education and programs addressing impediments to Fair Housing	Provide fair housing services and education to mitigate impediments to fair housing.	ongoing	In 2020, 44 clients were served by ECHO. All received fair housing counseling, 25 issues were investigated, 25 issues were investigated, and 10 clients's rights were protected, restored or acquired. Additionally, 10 fair housing tests were conducted and no vilations were found. Two educational workshops for landlors/property managers were conducted and community based organizatoions reaching 10 residents.
Addressing Impediments to Fair Housing	Maintain the diversity of Berkeley's population	2015-2020	In 2020, the City funded programs serving people with disabilities at \$1,560,733 and programs for seniors at \$9,110.
Home Modifications for Accessibility and Safety (Rebuilding Together and CIL)	Provide home modification for accessibility.	ongoing	In 2020, COVID-19 had an impact on small construction sites which resulted in fewer rehabilitation and ADA improved accessibility repair projects being completed. Since these rehabilitation programs primarily serve high-risk populations (e.g. seniors/disabled), the agencies had to develop infection prevention protocols and adhere to the small construction site COVID-19 protocols which caused a delay in fully completing projects. In CY2020, Habitat for Humanity completed two home rehabilitation repairs, Rebuilding Together completed five home rehabilitation repairs, and CIL completed 12 ADA improved accessibility repairs projects. SDRLP completed four home rehabilitation projects.
HHSP: EveryOne Home Plan	Implement the EveryOne Home Plan	ongoing	In 2019, the City continued to participate in the Everyone Home Leadership Board. In 2019, Berkeley became the first jurisdiction in Alameda County to adopt the 2018 Strategic Update to the EveryOne Home Plan.
HHSP: Community Agency Contracting	Provide support services to homeless individuals and families.	ongoing	Community agency contracting for HHSP related programs totaled \$15,889,119 in 2020.
HHSP: Homeless Housing Locations	Provide emergency shelter, transitional housing and permanent supportive housing programs	ongoing	In 2020, The City provided 226 (109)* year-round shelter beds, 28 (19)* seasonal shelter beds, 5 (3)* family transitional housing beds, 15 (9)* individual transitional housing beds, 506 permanent supportive housing units, including 277 permanent supportive housing units through HUD Shelter Plus Care grants, 15 additional Square One (City of Berkeley General Fund) units, 164 site-based units, and 60 HUD Mainstream vouchers for Non-Elderly and Disabled (NED) individuals. *(Reduced number of beds in 2020 due to COVID-19 pandemic).
HHSP: Centralized bed reservation system	Reduce nightly vacancies in shelters with reservations.	ongoing	Berkeley continues to have a centralized reservation system to fill unfilled shelter beds resulting in a very low nightly vacancy rate.
HHSP: City's Housing Retention Program and ARRA Funding for HPRP	Provide housing retention support to prevent homelessness.	2012 through 2015	The HRP issued 19 household grants totaling \$21,346 in 2015. In January 2016, the funds were shifted to provide rapid rehousing financial assistance for people who were literally homeless.

HHSP: Priority Home Partnership (PHP) Program		ongoing	The City continues to allocate PHP funds to its Coordinated Entry Homeless Services System.
HHSP: Relocation Services	Provide tenants and owner relocation counseling.	ongoing	In 2020, 41 tenants and 16 landlords received assistance
HHSP: Reverse Mortgagee Counseling	Assist low-income elderly homeowners access home equity	Discontinued	The City no longer contracts with ECHO to provide reverse mortgage counseling.
HHSP: Shelter Plus Care	Provide supportive housing for homeless households.	ongoing	In 2020, the City provided Shelter+Care vouchers to 55 new households to access permanent housing.
Housing code compliance and the Rental Housing Safety Program (RHSP)	Maintain safe housing stock.	ongoing	In 2020, Housing Code Enforcement/the Rental Housing Safety Program opened 184 new reactive (complaint driven) and 174 proactive cases, for a total of 358 new cases.
Housing Mitigation Fees for Non-residential development	Compensate increased demand for housing from new development	ongoing	The City continues to apply this fee to major commercial development projects, of which there are few. Fee is payable in installments over time, so revenue amounts are modest. Roughly \$400K is expected to come due in next 12-24 months.
Housing Trust Fund	Develop and preserve long-term BMR housing.	ongoing	In 2019, the City executed contracts for \$21.5M in development funds for four new construction affordable housing developments.
	Increase the supply of housing affordable to lower-income HHs	ongoing	In 2020, the following project milestones were met for Density Bonus projects: 8 entitlements, 3 projects issued building permits, and 1 projects completed.
Mitigating Governmental Constrains	Reduce governmental constraints on production of new housing.	ongoing	The planning department continued public outreach efforts, interdepartmental roundtable, and expedited project reviews in 2020. Possible constraints continue to be reviewed.
	Preserve affordable housing units at risk of converting to market rate.	ongoing	The 2015 Housing Element identified only one project at higher risk of conversion, Rosewood Manor. That development is still owned by a mission-oriented nonprofit organization and managed by an expert nonprofit property manager, with no indication of intent to convert.
Priority Development Area Program	Encourage higher density new development near transit.	ongoing	In December of 2020, the City adopted a new Adeline Corridor Specific Area Plan. In 2020 the City requested the North Berkeley BART Station be classified as a new PDA and has been working with the community on new development standards that comply with AB 2023. The City applied for grant funidng to begin work on the San Pablo Avenue PDA. The City continues to work on the Southside Zoning Modifications project that will allow for more denisty near campus for student housings.
Problem Properties Task	Address safety concerns at	ongoing	The City continues to activate the PPTF on an as-needed basis for properties with
Force (Team)	vacant/blighted properties.		safety concerns.

-	Actively solicit input from Berkeley residents on proposed projects.	ongoing	Information about all major projects continued to be provided at projects sites.
	Process reasonable accommodation requests efficiently.	ongoing	Reasonable accommodations continue to be available.
Redevelopment Agency Tax increment Set-Aside Funds for Housing Activity	Fund affordable housing through tax increment set-asides funds.	to 2020	The 2011 Budget Act approved the dissolution of the state RAs. In January of 2012 the City elected to serve as the Successor Agency to the RA with an oversight board.
	Rent stabilization and good cause for eviction for Berkeley tenants.	ongoing	In 2020, the Rent Board continued educational counseling and support for landlords and tenants.
Second Units	Increase the supply of housing through second dwelling units.	ongoing	In 2019 the State amended ADU State law, making it easier to establish an ADU on a lot with an existing or proposed residential dwelling. In December of 2019 the City adopted an ADU Urgency Ordinance precluding the development of ADUs on lots that front a street with less than 26 feet in width in the Fire 2 and 3 zones and the ES-R zoning district. Since the urgency ordinance expired in December 2020, the City now administers State ADU law.
	Increase the supply of housing through accessory dwelling units.	ongoing	In 2019 the State amended ADU State law, making it easier to establish an ADU on a lot with an existing or proposed residential dwelling. In December of 2019 the City adopted an ADU Urgency Ordinance precluding the development of ADUs on lots that front a street with less than 26 feet in width in the Fire 2 and 3 zones and the ES-R zoning district. Since the urgency ordinance expired in December 2020, the City now administers State ADU law.
Seismic Preparedness Programs	Improve the safety of housing through seismic retrofits.	ongoing	In 2020, for the soft story program, 245 retrofits have been completed and 52 retrofits are still required by our Mandatory Retrofit Ordinance. Through the Retrofit Grants program, nearly \$2 million in grant funding has been provided to Berkeley property owners, including 45 design grants and 42 construction grants. Of 593 URM properties identified, 5 URM buildings remain to be retrofitted. 24 Berkeley homes completed seismic upgrades through the 2020 Earthquake Brace and Bolt program.
	Assist senior and disabled HHs preserve their housing.	ongoing	In 2020, one loan was issued to rehabilitate and preserve housing via the the City's Senior and Disabled loan program.
Tool Lending Library	Assist Berkeley residents with the preservation of the City's housing stock.	ongoing	The new TTL branch opened in May 2013 with more space for an increased tool inventory.

Jurisdiction	Berkeley	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits locued by Afferdebility Summery				
Building Permits Issued by Affordability Summary				
Income Le	evel	Current Year		
Deed Restricted		38		
Very Low	Non-Deed Restricted	0		
Low	Deed Restricted	13		
	Non-Deed Restricted	0		
Moderate	Deed Restricted	0		
Moderate	Non-Deed Restricted	0		
Above Moderate		540		
Total Units		591		

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

Housing Applications Summary		
Total Housing Applications Submitted:	70	
Number of Proposed Units in All Applications Received:	348	
Total Housing Units Approved:	175	
Total Housing Units Disapproved:	0	

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits						
Income	Rental Ownership Total					
Very Low	21	0	21			
Low	13	0	13			
Moderate	0	0	0			
Above Moderate	3	0	3			
Total	37	0	37			

Cells in grey contain auto-calculation formulas

Jurisdiction	Berkeley	
Reporting Year	2020	(Jan. 1 - Dec. 31)

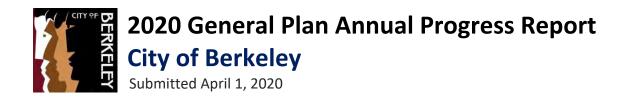
ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting (CCR Title 25 §6202) lease update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 0515.02 or 50515.03, as applicable.						
Total Award Amount	\$		500,000.00 Total award amount is au	to-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested		Task Status	Other Funding	Notes
BART Zoning Standards	\$125,000.00	\$0.00		In progress	Other	SB-2
Housing Element Update (including CEQA review)	\$325,000.00	\$0.00		In progress	Local General Fund	
Feasibility Analysis of Affordable Housing Requirements	\$50,000.00	\$0.00		In Progress	Local General Fund	

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

Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Verileur	Deed Restricted	42	
Very Low	Non-Deed Restricted	0	
1	Deed Restricted	0	
Low	Non-Deed Restricted	0	
	Deed Restricted	0	
Moderate	Non-Deed Restricted	0	
Above Moderate		926	
Total Units		968	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	38	
Very Low	Non-Deed Restricted	0	
1	Deed Restricted	13	
Low	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
woderate	Non-Deed Restricted	0	
Above Moderate		540	
Total Units		591	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Verileu	Deed Restricted	22	
Very Low	Non-Deed Restricted	0	
1	Deed Restricted	0	
Low	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
Moderate	Non-Deed Restricted	0	
Above Moderate		377	
Total Units		399	



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## **INTRODUCTION**

Government Code Section 65400(a)(2) requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR) and California Department of Housing and Community Development (HCD) on the status of their General Plan and progress in its implementation. The report must detail the progress in meeting the jurisdiction's share of the regional housing need and address efforts by the local agency towards removing governmental constraints to the maintenance, improvement, and development of housing.

The purpose for the Annual Progress Report is to: 1) assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; 2) identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; 3) provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies, and implementation measures contained in the General Plan; and 4) provide information regarding local agency progress in meeting its share of the regional housing need.

The City of Berkeley General Plan was adopted on **April 23, 2002**. The General Plan contains the seven State-required elements which are Land Use, Circulation, Housing, Conservation, Open Space, Noise and Safety. The State allows the combining of elements or the addition of new elements as long as the required seven elements are present in some fashion. The Berkeley General Plan contains the following 9 elements:

- Land Use
- Transportation
- Housing
- Disaster Preparedness & Safety
- Open Space & Recreation

- Environmental Management
- Economic Development & Employment
- Urban Design & Preservation
- Citizen Participation

Local governments are required to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on any particular timeline, with the exception of the Housing Element, which is required to be updated as prescribed by State law. The Berkeley Housing Element was last updated and certified by HCD on January 21, 2015, for the 2015-2023 planning period.

The City of Berkeley continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the **Calendar Year (CY) 2020** reporting period. The information to follow is organized to correspond with the elements of the Berkeley General Plan.

#### LAND USE ELEMENT

#### AMENDMENTS

State Law limits the number of times each mandatory element of the General Plan, such as the Land Use Element, can be amended to a maximum of four times per calendar year.

The Land Use Element of the Berkeley General Plan was amended twice during CY 2020.

- <u>July 28, 2020</u> Re-designate Assessor Parcel Numbers (APNS) 054-1716-002-00, 054-1716-003-00, and 054-1716-031-00 [Rose Garden Inn] from Low Medium Density Residential to Avenue Commercial.
- <u>December 17, 2020</u> Amend the Berkeley Municipal Code to Create the C-Adeline Corridor District Commercial Zone Regulations and Making Conforming Changes to other Code Sections; Adding Berkeley Municipal Code Chapter 23E.70

#### PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE LAND USE ELEMENT

#### • Adeline Corridor Specific Plan Specific Plan

The Adeline Corridor Specific Plan, General Plan and zoning amendments, and environmental review documents were adopted by the City Council on December 8, 2020. The Adeline Corridor Specific Plan articulates a community vision and planning framework that will serve as a guide for the City and other public agency decision-makers, community members and other stakeholders over the next 20 years. The Adeline Corridor Specific Plan Area ("Plan Area") is located in the southern portion of the City of Berkeley and extends approximately 1.3 miles north from the Berkeley/Oakland border along Adeline Street and a portion of Shattuck Avenue. It serves as an important gateway to Berkeley's Downtown (to the north) and to Oakland (to the south).

# • Zoning Ordinance Reorganization Project (ZORP)

In CY 2020 the City of Berkeley made significant progress on Phase I of ZORP. Phase I resulted in the development of a new Baseline Zoning Ordinance (BZO) that improved the existing Zoning Ordinance's organization, format, and writing style. Planning Commission held a public hearing on the BZO and recommended adoption to City Council. City Council will consider adoption of the BZO in CY 2021. Phase I does not include any substantive policy changes, zoning changes, or changes in existing development standards. Phase I is solely a reorganization and reformatting to make land use regulations easier to understand and zoning information easier to find.

# • Density Bonus Projects

In CY 2020, the majority of projects greater than 5 units were approved using State Density Bonus provisions. The following Density Bonus projects were either approved, under construction, or completed this past year.

# o 2023 Shattuck

Construct a 24,178 square-foot, seven-story, 73'5" tall, mixed-use building with 48 dwelling

units (including 4 units available to very-low-income households) and 1,250 square feet of ground floor commercial space

- <u>1367 University</u> New four-story, 39 unit residential building
- <u>2099 Martin Luther King Jr.</u>
   Construction of a new, seven-story, mixed-use building with a total of 72 dwelling units

# o <u>3000 San Pablo</u>

Demolish the existing commercial building at 3000 San Pablo Avenue, and demolish part of the building at 1042 Ashby that encroaches onto 3000 San Pablo Avenue, to build a new 6-story mixed-use building, with 78 apartments (7 Below Market Rate), 1,248 sq. ft. of commercial space

#### o <u>1200 San Pablo</u>

Demolish three existing commercial building, and construct a new, 99,000 SF, 6-story, mixeduse building with 104 units, 3000 SF ground floor retail.

#### o 2720 San Pablo

Demolition of the former automobile service station and construct a 6 story, 60' high mixeduse building, with 25 dwellings (including 2 dwellings available to very low income households) with a total of 97 bedrooms, and 963 square feet of ground floor retail space.

# o 2000 Dwight

Demolition of six non-residential buildings and the construction of a six-story residential building with 113 dwelling units for senior housing.

# o <u>1500 San Pablo</u>

Demolish an existing 24,000 square feet two-story commercial building; and (2) to construct a 197,800 square feet, 5-story, 60'-6' tall, mixed use building with 170 residential units, 10,900 square feet of commercial floor area.

# o 2352 Shattuck

Demolish two existing commercial buildings; 2) split the lot into two; and 3) construct two, eight-story, mixed-use buildings with 204 units (including 14 Very Low Income units), 12,154 square feet of commercial space.

# o 2590 Bancroft

Demolish an existing two-story commercial building; and 2) construct an eight-story, mixeduse building with 87 dwelling units (including five Very Low-Income units), 4,345 square feet of commercial space.

# • Accessory Dwelling Units

During the CY 2020 reporting period, the City issued building permits for 120 accessory dwelling units. Of these projects, 73 were finaled.

# • Major Non-Residential Projects

# o Bayer HealthCare LLC Development Agreement Amendment Project

The project location is the Bayer campus in West Berkeley, which has a primary street address of 800 Dwight Way Bayer's existing 30-year Development Agreement (DA) with the City of Berkeley, covering the North Properties, was approved in 1992 and is set to expire in 2022. The proposed project would amend the existing DA to cover both the North and South Properties, while extending its duration an additional 30 years until February 2052. In November 2020, both the Zoning Administration Board (ZAB) and the Planning Commission (PC) held scoping sessions for the scope the Draft Environmental Impact Report and received public comment.

# o <u>3100 San Pablo Avenue – Foundry 31</u>

Establish approximately 17,700 square feet of an oncology testing laboratory and medical office and 69,800 square feet of research and development (R&D) space in an existing 402,742 square foot building.

# **TRANSPORTATION**

#### AMENDMENTS

The Transportation Element once during CY 2020.

• <u>November 17, 2020</u> - Replace Level of Service (LOS) with Vehicle Miles Traveled (VMT) as the metric to analyze transportation-related environmental impacts under CEQA.

# PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE TRANSPORTATION ELEMENT

# • Berkeley Vision Zero Action Plan

Adopted by the Berkeley City Council on March 10, 2020, this Plan recommends 33 actions to achieve the City of Berkeley's Vision Zero policy goal of zero traffic deaths and severe injuries on Berkeley Streets by 2028. The 33 recommendations are further prioritized into 11 near-term actions which are the focus of the ongoing Vision Zero Program. The Vision Zero Action Plan was created through a collaborative effort of agency staff from the City, other public agencies, and an Advisory Committee composed of members of the Berkeley community representing public schools, seniors, business organizations, and walking and biking advocates.

# • Pedestrian Plan

The Berkeley Pedestrian Plan was submitted to City Council in late 2020 and approved by Council on January 26, 2021. Other completed milestones in 2020 include a pubic open house for review of Plan recommendations held in February and release of the Draft Plan to the public in September. The Plan prioritizes safety and equity in establishing a clear path forward for pedestrian infrastructure improvements. The Plan also includes a set of goals for improving pedestrian

transportation in Berkeley, performance measures for evaluating and prioritizing streets for future pedestrian infrastructure improvements, maps showing recommended pedestrian infrastructure projects on ten priority streets, recommendations for new citywide programs and policies, and cost estimates for the projects on the aforementioned ten priority streets. The recommendations in the Plan were devised after a multi-year, robust community engagement process.

# • Sidewalk Program

The City of Berkeley implemented sweeping changes to sidewalk repair initiatives, most notably, the inclusion of sidewalk repairs as a part of a "Complete Streets" approach to Street Rehabilitation/Repaving Capital Improvement Projects. This greatly increased the number of sidewalks the City has been able to repair in comparison to years past. In addition to the repaired sidewalks, the City implemented a concrete shaving program that was effectively able to shave uplifted and hazardous sidewalks down to a flat and compliant state. In 2020 alone, the sidewalk shaving program abated over 10,000 sidewalk hazards.

# • Street Rehabilitation Program

The City continues to utilize this program to achieve goals beyond simply improving the asphalt quality for automobiles. In 2020, under a "Complete Streets" approach, the City rehabilitated 11.4 lane miles of roadway, installed green infrastructure elements such as bioswale planters for storm water catchment and placemaking, implemented ADA improvements such as updating curb ramps and repairing sidewalks, constructed bicycle and pedestrian improvements such as refuge islands at historically challenging crossings, installed buffered and parking-protected bike lanes, painted bulb-outs, constructed speed tables, and installed high-visibility crosswalks and bus boarding islands.

# • One-Way Vehicle Share Program

In 2020, a company named Revel acquired parking permits from the City in order to launch a shared electric moped service in Berkeley. This service provides an additional mobility option for residents and visitors to access destinations in Berkeley. The neighboring cities of Oakland and Emeryville also permit Revel mopeds, helping link the service regionally. These electric vehicles offer a mobility alternative to the automobile, thus reducing greenhouse gas emissions and helping meet the City's Climate Action goals.

# • Citywide Demand-Responsive Parking Meter Pricing and goBerkeley Parking Program

Approximately half of the City's parking meters are managed under the goBerkeley program, which uses demand-responsive pricing and longer time limits to create more parking options and availability. The most recent goBerkeley price adjustment occurred on February 1, 2020. Starting June 1, 2020 under the COVID-19 pandemic, the City has been managing all parking meters citywide using demand-responsive pricing, with prices at the end of 2020 ranging from \$0.50/hour to \$2.00/hour depending on level of demand.

# • Shattuck Reconfiguration Project

In 2020, the City of Berkeley reached some key milestones for this major intersection undergoing construction in the heart of Berkeley's Downtown. A few of these construction milestones completed in 2020 include: installation of a raised concrete (tabletop) intersection at Center and

Shattuck East (renamed Kala Bagai Way), fresh repaving within the project limits, and new traffic signals and street lighting improving vehicular and pedestrian safety. Construction of the project began in January 2019 and was recently completed in January of 2021.

# • Adeline Street Project

This project on Adeline Street from Ashby Avenue to Shattuck Avenue included improvements such as: roadway rehabilitation, application of high-visibility crosswalks, updated ADA compliance for curb-ramps and sidewalks, and the installation of parking-protected bikeways as well as bus boarding islands. The project construction was completed in 2020.

# • Hearst Avenue Project

This project, located between Milvia Street and Shattuck Avenue, included roadway rehabilitation and upgrading the existing Class II bike lanes to parking-protected bikeways. The project construction was completed in 2020.

- Electric Mobility Roadmap: Berkeley's first Electric Mobility Roadmap (Roadmap) was adopted in July 2020. The Roadmap supports clean transportation, including walking, biking, public transportation, and a wide range of electric vehicles, with a focus on equitable and affordable access. The Roadmap identifies strategies and actions to achieve these four goals:
  - Ensure Equity in Access to Electric Mobility Maximize electric mobility benefits in underserved communities
  - Improve Alternatives to Driving Shift trips to walking, cycling, and shared electric modes
  - Achieve Zero Net Carbon Emissions
     Eliminate emissions from private vehicles
  - Demonstrate City Leadership Lead by example and guide the electric mobility transition
- EV Fleet Assessment: In 2020, City staff worked with EBCE to conduct a municipal fleet electrification assessment. This assessment presents an EV deployment and associated charging infrastructure plan through 2030 including distributed energy resource (solar and battery storage) charging options. If investments can be made to transition the light duty municipal fleet to EVs over the next 10 years, it will reduce the associated lifecycle (well-to-wheels) GHG emissions of these vehicles from 56.6 to 2.1 metric tons, a 96% reduction by 2030.

# **HOUSING**

# AMENDMENTS

The Berkeley Housing Element was last updated and certified by HCD on January 21, 2015, for the 2015-2023 planning period. The Housing Element was not amended during CY 2020.

# PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE HOUSING ELEMENT

Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's Housing Element using forms and definitions adopted by HCD. The completed forms for CY 2020 are attached as **Exhibit A** to this report.

As shown in Table 1, the City of Berkeley's RHNA for the current planning period is 2,959 residential units, broken down by income category. HCD regulations require that excess units in one income category cannot be used to reduce the unaccommodated need from the other categories.

2014-2023	Income Category			
532	Very Low Income			
442	Low Income			
584	Moderate Income			
1401	Above Moderate Income			
2959	Total			

# Table 1: Regional Housing Needs Allocation 2014- 2023

In 2020, the City issued building permits for 590 dwelling units, including 539 above moderate income units, 13 low-income deed restricted units, and 38 very low income deed-restricted units. There is currently an unmet remaining need of 1,563 units, as shown in Table 2 below.

Income Category Total RHN		Net Units Created	Balance	Percent of RHNA
	(2014- 2023)	(2015- 2020)	Remaining	Achieved
Very Low Income	532	173	359	32.5%
Low Income	442	60	382	13.6%
Moderate Income	584	0	584	0%
Above Moderate	1 401	2 476	0	176.7%
Income	1,401	2,476	0	1/0./%
Total	2,959	2,709	1,325	55.2%

#### Table 2: Berkeley's Progress in Meeting Regional Housing Needs

As required by state law, the City must zone land to accommodate the RHNA and develop programs and policies that promote an environment where housing construction is encouraged at all income levels.

Additionally, in 2020, the City implemented the following notable goals and guiding principles from the Housing Element:

- Rapid Rehousing Rental Assistance: Provided assistance to 62 households.
- Rental Rehabilitation Loan: Issued 1 loan.
- Eviction Prevention Rental Assistance: Provided assistance to 440 households.
- Shelter and Care Housing Vouchers: Provided 55 vouchers.

For a list of Housing Element Implementation, please refer to Table D of the APR, which is attached as **Exhibit A** to this report.

#### **DISASTER PREPAREDNESS & SAFETY**

#### AMENDMENTS

The Disaster Preparedness + Safety Element was not amended during CY 2020.

#### PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE DISASTER PREPAREDNESS AND SAFETY ELEMENT

#### • COVID-19 Response

Since the beginning of calendar year 2020, the City has been working to respond to the COVID-19 pandemic. These efforts ramped up significantly in March 2020, when the City issued its first Shelter-In-Place Order to address the community spread of COVID-19 and fully activated its Emergency Operations Center. Since the beginning of the pandemic, the City has mobilized over 550 employees from every department including the City Auditor's Office, the Library, and the Rent Board. Some employees were working in capacities that they were familiar with and accustomed to, however, many others were asked to perform new responsibilities and work under leadership and collaborate with individuals that they may have never met.

At the beginning of the Shelter-In-Place, the days were long and there was tremendous pressure placed on employees to be flexible and balance the needs of protecting the community with the challenges of protecting themselves and managing their families and households. This unprecedented mobilization of City staff united around a focused mission to mitigate the spread of COVID-19 and protect the health and safety of the community and employees. Collectively, employees mobilized and implemented a multi-faceted response that included:

- o Disease containment;
- Keeping the community well-informed;
- Creating public health and safety protocols and practices that did not previously exist;
- o Providing ample testing that is accessible and available in an equitable manner;
- o Distributing vaccine in an equitable manner;
- Providing outreach and support to the business community;
- Supporting vulnerable populations, including the elderly and people who are unhoused; and
- o Implementing new laws and regulations.

# • Additional EOC Activations

In addition to the ongoing EOC Activation for COVID-19 response described above, the City activated additional Emergency Operations Center structures twice in 2020 to provide coordination and support for separate situations:

- o October: Public Safety Power Shutoff and Extreme Fire Weather
- November: 2020 Election (readiness for Civil Unrest)

#### • Wildfire Readiness

o <u>Safe Passages Program</u>

- Completed evaluation and recommendations for increased parking restrictions and vegetation removal for three pilot street segments.
- Implemented parking restrictions on one of the three pilot street segments.
- o Drills and Exercises
  - Wildfire Evacuation Drills: Over 500 Berkeley residents from within Fire Zone 2 participated in the August 2019 Wildfire Evacuation Drills, which included the testing of emergency notification systems, household evacuation, practice of evacuation routes, and gathering at evacuation sites.
  - Tabletop Exercise with surrounding jurisdictions (Kensington/El Cerrito, East Bay Regional Parks District, Moraga-Orinda Fire Protection District)
- Vegetation Management
  - Parks Division Vegetation Management (Parks Division FY 2019 budget includes \$406,891 for fire fuel management. The funded work includes regular maintenance of understory and ladder fuels plus tree maintenance)
  - Ongoing: 2020 Hazardous Fire Area Inspection Program
  - Ongoing: 2020 Fire Fuel Chipper Program
- o <u>Community Outreach</u>
  - Fire Safety Town Hall Meeting May 2020 (topics included Wildfire Season, Wildfire Evacuation Plan, Zonehaven, Community Efforts)
  - Shifted wildfire readiness presentations to Zoom/online interface to continue outreach during COVID-19 Pandemic
  - Initiated FireWise Community process to Berkeley Neighborhood Group (will continue when Shelter-in-Place Orders are lifted)
- o <u>Coordinated Planning Efforts</u>
  - Ongoing collaboration with Disaster and Fire Safety Commission on Outdoor Warning System project
  - Ongoing collaboration with PG&E on establishing sites for PG&E Alert wildfire Cameras in Alameda County
  - Ongoing participation in Alameda's Countywide Evacuation Task Force
    - Entered into contract with Zonehaven to provide Evacuation Mapping Software and Protocols for Alameda County
  - Ongoing participation in Hills Emergency Forum (monthly meetings which allows the City to work with neighboring jurisdictions on the regional goal of a healthy, fire resistive wildland urban interface across the East Bay. The collaborative work of Berkeley, UC Berkeley, East Bay Regional Parks, the City of Oakland, and other agencies is focused through this group)

#### **OPEN SPACE & RECREATION**

#### AMENDMENTS

The Parks and Open Space Element was not amended during CY 2020.

#### PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE OPEN SPACE & RECREATION ELEMENT

#### • Berkeley Marina Specific Plan

The Berkeley Marina Area Specific Plan (BMASP) Project is a two plus year planning project to provide a path for achieving a financially self-sustainable, publicly owned marina that preserves and enhances infrastructure to support current and future community needs, while adapting to climate change and promoting environmental stewardship. The public process for this project will involve a series of small focus group meetings and large public community meetings to gather public feedback. To-date, four small focus group meetings were held in October 2020.

# • Funding

Parks, Recreation and Waterfront (PRW) capital funding is made up of Recurring Capital1 from the Parks Tax, General Fund, Marina Fund and the Camps Fund2. Below are descriptions of these some of these funding sources.

- <u>Park Tax/ Measure F</u>: The Parks Tax increase approved by Berkeley voters in 2014 has increased parks tax yearly capital by \$750,000, from \$250,000 to \$1,000,000, since FY2016. Additionally, Measure F provides a yearly \$450,000 for minor maintenance projects.
- <u>Measure T1:</u> In 2016 voters approved a \$100 million dollar bond measure to repair and improve existing city facilities and infrastructure. The city is currently implementing Phase I of the bond program which includes \$41 million in city wide improvements. Approximately half of which are going towards city parks.
- <u>Measure WW:</u> is a local grant program for the acquisition and development of countywide and regional parks and recreation facilities. It is funded by a bond measure approved by Alameda County and Contra Costa County voters in November 2008. The City of Berkeley's allocation was \$4.876 million and has funded projects through 2019.

#### • Recently Completed Capital Improvements Park Projects (last 18 months)

- Parks Becky Temko 2-5 Play Area Renovations and ADA upgrades (WW/Parks Tax)
- Parks City Wide Irrigation Software Establishment and Controller Replacement (T1)
- Parks Glendale La Loma Basketball Court Reconstruction (Parks Tax)
- Parks Harrison Park Turf Renovation (Parks Tax)
- Parks Conceptual Design of Gillman Fieldhouse/Restroom (T1)
- Parks San Pablo Park Restroom Building Renovation (Parks Tax)
- Parks Strawberry Creek Park Courts Replacement and ADA upgrades (WW/Parks Tax)
- Camps Berkeley Tuolumne Camp (BTC) Administrative Draft Environmental Assessment and Initial Study / Mitigated Negative Declaration (Camps Fund)

- Camps BTC Removal of 2000 Hazardous Trees (Camps Fund)
- Camps BTC Repairs to Remaining Facilities (Camps Fund)
- Camps BTC Removal of Facilities from Archaeological Area (Camps Fund)
- Camps Echo Lake Camp Reconstruction of 36 Snow Damaged Cabins (Camps Fund/General Fund)
- Waterfront Finger Dock Replacement Phase 1 (Marina Fund)
- o Waterfront Rip Rap Replacement at Eastern Side of Cesar Chavez Park (Zero Waste Fund)

# • Berkeley Volunteer Programs

In 2020 amount of volunteers participated in volunteering events organized by the City. The City of Berkeley has a combination of year-round, monthly or even daily opportunities to volunteer within our department. Below is a brief description of a handful of different opportunities available to Berkeley residents.

- <u>BayIT Nature Education Training</u> October 2019 thru March 2020 The Bay Interpretive Training Program was developed to train volunteers in nature education techniques to assist Nature Center staff in teaching Bay ecology to local school groups. The BayIT program involves hands-on training sessions covering such topics as the history of the Bay, marine habitats, and bay shore flora and fauna, with special emphasis on how to teach and use artifacts and live animals.
- <u>Compost Day</u> Last Saturday of the month February thru October (3rd Sat in July)
   @ 7:30am; we work to distribute compost to Berkeley residents at the Meadow Lot along Marina Blvd south of the Doubletree Hotel.
- <u>Volunteer Sports Coaches for Youth Hoops League</u> –November 13, 2019-Feb 2020
   Volunteers support our programs by creating a positive learning environment where youth can learn skills and character values. Come volunteer and strengthening the community through youth development, healthy living, and social responsibility.

# ENVIRONMENTAL MANAGEMENT

#### AMENDMENTS

The Conservation Element was not amended during CY 2020.

#### PROGRESS TOWARD MEETING THE GOALS AND GUIDING POLICIES OF THE ENVIRONMENTAL MANAGEMENT ELEMENT

# Regional Networks

The City participates, often taking leadership roles, in several local and regional environmental management groups including:

- Urban Sustainability Directors Network (USDN)
- Resilient Cities Network (RCN)

- Green Cities California (GCC)
- o California Building Decarbonization Coalition
- o Local Government Sustainable Energy Coalition (LGSEC)
- Bay Area Regional Energy Network (BayREN)
- Bay Area Climate Adaptation Network (BayCAN)
- StopWaste Technical Advisory Group (TAG) and Technical Advisory Committee (TAC)
- o Bay Area Electric Vehicle Coordinating Council and Steering Committee
- o Drive Clean Bay Area (DCBA)
- The Berkeley Lab Community Advisory Group (CAG)

# • Grants/In-Kind Services

- <u>eLab Accelerator on Strategic Electrification and Retirement of Gas Assets</u>: In 2020, the City of <u>Berkeley participated in the Rocky Mountain Institute's eLab Accelerator</u> <u>Program</u> on strategic electrification and gas distribution system retirement. This project brought together staff from Pacific Gas and Electric (PG&E), the CA Public Utilities Commission (CPUC), the Natural Resources Defense Council (NRDC), and other experts. Work continues to develop a proposal for a pilot project for specific location(s) that helps existing buildings switch from natural gas to electric for heating/cooling needs, and to also decommission natural gas infrastructure distribution pipelines. The project seeks to identify regulatory and financial barriers and safe and equitable solutions, though no implementation funding has yet been identified.
- <u>Building Electrification Institute (BEI)</u>: The City is receiving free technical assistance from BEI, to pilot strategies to scale up the electrification of building heating and cooling systems. In 2020 BEI helped conduct a market segmentation analysis of Berkeley's existing building stock to inform the Existing Building Electrification Strategy, and supported Berkeley's eLab Accelerator project to pilot natural gas decommissioning on the neighborhood scale. BEI is supported by the Urban Sustainability Directors Network and the Carbon Neutral Cities Alliance.
- <u>Existing Building Electrification Strategy</u>: The City received \$25,000 of in-kind services from the Rocky Mountain Institute to develop a strategy on how to equitably electrify all its existing buildings.
- o Urban Sustainability Directors Network (USDN):
  - The City received a grant from the USDN to partner with the Ecology Center and engage Green the Church (GTC), a sustainability initiative led by the Blackrun Church by the Side of the Road (CBSOR) in Berkeley, to identify the priorities of frontline communities around the health, safety, resilience, and equitable electrification of buildings. Over the grant period, the Ecology Center built on outreach efforts and deepened relationships with GTC/CBSOR by engaging with church leadership and congregants. This grant allowed Berkeley and the Ecology Center to meet the challenges of COVID-19 by pivoting from traditional in-person outreach to a community-friendly virtual engagement

method, based on a train-the-trainer model that taps the importance of close social knit networks.

- The City was also selected to participate in a USDN Equitable Mobility Workshop series in Nov-Dec 2020 with a community partner, TransForm, to build capacity for our common interest in creating a safe, clean, affordable and accessible transportation system that prioritizes the mobility needs of BIPOC along with low income residents, people with disabilities, immigrants and refugees, and other oppressed communities. Our work focused on safe, reliable public transit both during and post-pandemic.
- <u>East Bay Energy Watch (EBEW) Partnership</u>: EBEW granted the City \$20,000 to support a utility bill and data management software analysis to improve access to energy and water usage data and streamline the accounts payable process for utility bills for municipal properties.
- <u>East Bay Community Energy (EBCE)</u>: EBCE provided free technical assistance to midrise multifamily development projects in Berkeley to support all-electric construction. In addition, the City received a \$10,000 grant in Dec 2020 for bringing a reach code, a local amendment to the 2019 California Energy Code, to Berkeley City Council for consideration. Berkeley went beyond the grant threshold with adoption of the reach code, its filing with the California Building Commission, and its approval by the California Energy Commission on February 20, 2020.
- <u>California Resilience Challenge (CRC)</u>: Communities along the San Francisco Bay shoreline are preparing for rising sea levels along their respective waterfronts. However, rising sea levels also threaten to cause flooding from below by lifting groundwater tables. The City supported the proposal of, and is participating in the Project Management Team for, the CRC grant with Aquatic Science Center to support research that will help Bay Area communities better understand and plan for the effect of sea level rise on groundwater tables and critical infrastructure.

# Green Business Program

The City supports sustainable business practices and partners with the Alameda County Green Business Program to offer support to local businesses that want to improve their environmental practices. The program offers free assistance to businesses to help them reduce greenhouse gas emissions, improve energy efficiency, conserve water, and divert solid waste from the landfill.

# • Sustainability Outreach

 <u>Berkeley Climate Action Coalition (BCAC)</u>: The City and local non-profit the Ecology Center co-convene the Berkeley Climate Action Coalition (BCAC), a network of local organizations and community members joining together to help implement the City of Berkeley's Climate Action Plan

- Outreach on clean energy and resilience: The City highlights renewable energy, energy efficiency and electrification strategies in outreach efforts. The City continually promotes access to clean energy by educating the community about East Bay Community Energy (EBCE), and the option to opt up to EBCE's Renewable 100 (100% solar and wind) electricity service. The City, in conjunction with StopWaste, promoted workshops about induction cooking, and the BayREN Home+ and BAMBE programs to help homeowners and multifamily property owners access resources and incentives for energy and water saving upgrades to increase savings and resilience, improve indoor air quality and comfort, and decarbonize buildings. The City has increased access to rooftop solar and back-up batteries by streamlining permitting and inspection (nationally recognized with a SolSmart Gold designation in 2018), and by participating in group purchasing bulk discount programs through the seasonal Bay Area SunShares and the new EBCE Resilient Home programs. Both SunShares and EBCE Resilient Home provides time-limited group discounts, vetted providers, community workshops, and a streamlined process to remove barriers to solar adoption.
- Outreach on clean transportation: Staff conducts outreach on the climate, health and financial benefits of electric transportation, focusing on incentives and special programs for income-qualified drivers. During the pandemic, the City partnered with other non-profits and municipalities through the Drive Clean Bay Area collaborative to host multiple online electric vehicle 101 workshops and virtual electric car and bike showcases, as well as promote financial incentive workshops.
- <u>Conference/Workshop presentations</u>: In addition to community-facing outreach, the staff from Berkeley's Office of Energy and Sustainable Development spoke at multiple virtual conferences/workshops to share our activities with State regulators and other local governments in 2020. These speaking engagements included a Forth webinar on Right of Way EV Charging, the Zero Carbon Retreat, an Air & Waste Management Association Panel on Building Decarbonization, a Statewide Energy Efficiency Collaborative (SEEC) webinar on local decarbonization, and a presentation to the California Public Utilities Commission, among others.

# • Vision 2050

Mayor Arreguin launched <u>Vision 2050</u>, an initiative to encourage long-term planning to meet the serious challenges to our infrastructure, including climate change, inequality, population increases, and obsolescence. The Vision 2050 Task Force was formed in Spring 2018 and included over 40 Berkeley community members with technical expertise and in-depth knowledge. The Task Force released its final report in May 2020 and have convened a Steering Committee that includes City staff as well as community members to lead implementation.

# • Greenhouse Gas Inventory

In 2020, the City reported<sup>1</sup> to City Council that based on the best currently available data from 2018, the community has reduced overall GHG emissions by 26% since 2000, despite population increasing by 18% and an expanding economy.

# • "A List" City

The City of Berkeley was celebrated as an <u>"A List" City by the Carbon Disclosure Project (CDP)</u> in 2020 for environmental leadership and action.

# • Covenant of Mayors

The City of Berkeley in 2020 maintained compliance in the Global Covenant of Mayors.

# • Solar + Storage at Critical Municipal Facilities

The City is working with EBCE, which received a grant from the Bay Area Air Quality Management District to assess the potential for resilient solar + storage systems at critical municipal facilities throughout Alameda County. The City of Berkeley submitted a list of potential critical facilities to the EBCE project portfolio, which totals 300 buildings across Alameda County. EBCE and partners have conducted initial analysis of location and sizing potential for the sites and will launch a territory-wide procurement process that will reduce the cost and complexity of potential system deployment. EBCE plans to release a full Request for Proposals for vendors to bid on the various projects in Summer/Fall 2021. The City will have the opportunity to participate in the procurement and eventual implementation of solar + storage. This project will improve resilience by providing clean renewable back up power when the grid is down and will reduce reliance on polluting diesel generators.

# • Water Consumption

Water consumption in Berkeley declined by 26% between 2000-2018, as reported in 2020.

# • Water Efficient Landscape Ordinance (WELO)

The City of Berkeley continued to enforce the California Water Efficient Landscape Ordinance (WELO), regulating the water use of new (500 sq ft or more) or rehabilitated (2,500 sq ft or more) landscapes in projects applying for zoning or buildings permits. In 2020, 16 projects, with a total of 46,165 sq ft of landscaping, were subject to WELO.

# • Urban Greening

The City of Berkeley received a Prop 84 Urban Greening grant for the <u>"Trees Build</u> <u>Communities: A Berkeley Urban Forest Expansion Project"</u> in the amount of \$725,878 to focus on expanding the City's urban forest into the Disadvantaged Communities (DAC) and Low-Income Communities (LIC) of West and South Berkeley. The project goal is to plant 500 trees.

<sup>&</sup>lt;sup>1</sup> Report can be found here: <u>https://www.cityofberkeley.info/Clerk/City\_Council/2020/07\_Jul/Documents/2020-07-</u> 21 Special Item 05 Climate Action Plan pdf.aspx and presentation can be found here: <u>https://www.cityofberkeley.info/Clerk/City\_Council/2020/07\_Jul/Documents/2020-07-</u> 21\_Presentations\_Item 5 (6pm)\_Pres\_CMO\_pdf.aspx

# • Farmer's Markets

The Ecology Center Farmers' Markets are open-air marketplaces where California farmers bring fresh, locally-grown produce and farm-processed foods to sell directly to consumers. Our markets feature fruits, vegetables, nuts, baked goods, jams and preserves, juices, olive oils, meat, cheese, prepared foods, nursery plants, and flowers. The markets are committed to supporting small-scale farmers who practice sustainable agriculture, and always accept WIC and EBT.

- **Produce Boxes Pilot:** Produce boxes are now available for preorder and curbside pickup weekly at the Downtown Berkeley Farmers' Market. Boxes will have a variety of local, seasonal fruit, vegetables and salad greens from our vendors. Purchases support local farmers as well as youth employment opportunities.
- Energy Usage Reductions: As reported in 2020, the Berkeley community's energy usage has declined between 2000 and 2018. The residential sector decreased electricity usage by 20% and natural gas usage by 26%, and the commercial and industrial sectors decreased electricity usage by 32% and natural gas usage by 2%.
- **Municipal Building Retrofits:** Several municipal buildings were undergoing energy efficiency and electrification retrofits in 2020 including:
  - o Mental Health Clinic All electric, zero net energy
  - North Berkeley Senior Center Electric water heaters and space heating/cooling, induction cooking range, solar PV-ready
  - <u>Live Oak Recreation Center</u> Solar PV installation, electric heat pump water heaters, energy storage battery-ready
  - <u>Public Safety Building</u> LED lighting, automated demand response (ADR)
  - o James Kenney Recreation Center Automated demand response
- **Building Emissions Saving Ordinance:** The City of Berkeley initially adopted the Building Energy Savings Ordinance (BESO) in 2015 to accelerate energy savings in Berkeley's existing buildings. Since its 2015 adoption over 1,600 BESO assessments were completed, more than 1,400 residential units completed an energy upgrade program, and more than 100 large buildings have been regularly tracking and reporting their energy use. However, BESO has relied on voluntary uptake of the assessment recommendations and to achieve Berkeley's climate action goals.

On December 15th, 2020, Berkeley City Council approved amendments to BESO. The name was changed to the Berkeley Emissions Saving Ordinance and several updates were made to align BESO with building electrification goals, leverage upcoming rebates and incentives, improve transparency in real estate sales process, and develop mandatory energy requirements which will be phased in following development, review, and Council approval.

• **East Bay Community Energy:** The City participates on the Joint Powers Agency Board of Directors for the community choice aggregation (CCA) program in Alameda County called the

East Bay Community Energy Authority (EBCE). EBCE began providing electrical account holders with electricity services beginning in June 2018 for commercial, industrial, and municipal customers and to residential customers in November 2018. In April 2018, the City opted up its municipal accounts to receive 100% carbon-free electricity, reducing municipal greenhouse gas emissions by more than 50%. Starting in March 2021, the City's electrical power for municipal buildings will be generated from 100% renewable sources. Authorized by California law in 2002, CCA enables cities and county governments to pool the electricity demand within their jurisdictions in order to procure or generate electrical power supplies on behalf of the residents and businesses in their communities.

# • Natural Gas Prohibition

In July 2019, the City Council adopted the first ordinance in the nation to prohibit the use of natural gas in newly constructed buildings. The Natural Gas Prohibition became effective on January 1, 2020, and applies to new building applications for land use permits or zoning certificates. New buildings subject to the prohibition use highly efficient heat pumps, for water heating and for heat and air conditioning, and electrical appliances such an induction ranges. This policy supports State and City efforts to decarbonize buildings, removing not only the GHGs produced by the combustion of natural gas (methane) within buildings, but new methane pipeline connections as well, and the leakage associated with this potent, and persistent, GHG.

# • 2019 Electric-Favored Energy Reach Code

In December 2019, Berkeley City Council adopted local amendments to the California Energy Code. This electric-favored "reach code," approved by the California Energy Commission in February 2020, requires newly constructed buildings to include solar PV systems and feature either all-electric systems or mixed-fuel construction that exceeds the efficiency requirements of the Energy Code and includes electric-readiness. The reach code and prohibition work in tandem to support building electrification and its health, safety, and climate benefits.

# **ECONOMIC DEVELOPMENT & EMPLOYMENT**

The Economic Development and Employment Element was not amended during CY 2020.

# PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE ECONOMIC DEVELOPMENT AND EMPLOYMENT ELEMENT

# • Kalag Bagai Way in Downtown Berkeley – Street Renaming

The City initiated a project renaming two blocks of Shattuck Avenue, Shattuck Square and Berkeley Square in Downtown Berkeley to Kala Bagai Way. This project involved extensive community and business engagement, and satisfies the goals of improving wayfinding and signage in the Downtown Berkeley Streets & Open Space Improvement Plan (SOSIP).

• Revolving Loan Fund (RLF)

The City of Berkeley's Revolving Loan Fund (RLF) is federally funded by the Economic Development Administration (EDA) and provides access to capital for businesses that don't qualify for traditional commercial loans. All current RLF recipients (8 active loans) were offered a six month pause in monthly payments due to the pandemic.

# • COVID-19 Resiliency Loan Program

Recognizing the enormous negative impact of COVID-19 on businesses' finances, OED applied for a federal CARES Act grant to provide additional funding to existing businesses. The City was awarded the grant and launched the COVID-19 Resiliency Loan Program (RLP) for Berkeley businesses that are at least two years old and have less than 50 employees. This program streamlines the approval of 0%-1% interest loans for businesses in need of working capital, to provide additional assistance and support for Berkeley's entrepreneurs.

# • Business and Arts Continuity Grant Program and Berkeley Relief Fund

The Business and Arts Organization Continuity Grant Programs were funded through a \$2M allocation of the City's catastrophic reserve fund on March 17, 2020 to provide assistance to small businesses and arts organizations significantly impacted by the COVID-19 pandemic.. \$1 million was allocated to create the Business Continuity Grant Program and \$1 million was allocated to create the Arts Organization Continuity Grant Program, in addition, community leaders launched the Berkeley Relief Fund, a campaign to raise private donations to match the City's contribution. Within six weeks, \$2.6M in grants were awarded and disbursed to 763 recipients in Berkeley's business and arts community.

# • Business Outreach and Technical Assistance

In calendar year 2020, the Office of Economic Development (OED) conducted the following outreach and technical assistance activities:

- Established an Emergency Business Outreach Team (April 2020) which conducted 5,000 business surveys and approximately 800 phone calls to assess preliminary COVID-19 impacts on Berkeley's business community.
- o Fielded thousands of direct business inquires by phone & email
- Hosted 40+ recovery listening sessions for key industry sectors and arts organizations
- Issued 24 OED newsletters (viewed 33,000+ times) with relevant information and opportunities for businesses
- Partnered with the Berkeley Chamber to organize 13 digital Berkeley Business Forums for the business community at large to gain information, ask questions and share resources
- Conducted field surveys in Berkeley's commercial districts to document business closures, pivots and vacancies
- Published COVID-19 resources for businesses & arts organizations on the City of Berkeley and partner (i.e. Berkeley Chamber, Visit Berkeley) websites
- Published a coordinated a webpage and guide to assist businesses with outdoor commerce installations and worked with local architects and designers to provide accessible design templates and pro-bono assistance.

# • Outdoor Commerce

Berkeley's City Council authorized an urgency ordinance in June 2020 to permit outdoor dining and commerce, which the Office of Economic Development was instrumental in coordinating. OED also provided technical assistance to outdoor commerce applicants, including field visits and consultation with permit staff. Over **40** installations of both public and private outdoor commerce were established in Berkeley in 2020.

# • #BerkeleyHolidays Gift Guide and Marketing Campaign – Local Shopping

A partnership between OED, the Berkeley Chamber, Visit Berkeley and business districts citywide, the #BerkeleyHolidays Gift Guide and marketing campaign promoted safe local shopping during the holiday season. The Gift Guide featured **155** Berkeley businesses, including 86 Woman-owned and 36 Minority-owned businesses

# • Discovered in Berkeley – Local Marketing

The City seeks to encourage shopping opportunities close to residential neighborhoods, which reduces the need to drive for short trips. Efforts are underway to support expansion of districtbased niche marketing campaigns that recognize local strengths and "district identity." This year, the City continued its marketing initiatives to highlight businesses in several districts. The 'Discovered in Berkeley' local marketing campaign featured a thoughtful roster of unique localserving storefront businesses and the business districts in which they reside, by highlighting Berkeley businesses that fall into the categories of "Food Forward," "The Upcycle," and "Dare to Share."

# • Business Improvement Districts

The City facilitates five business improvement districts (BIDs) in the Downtown, Telegraph, Elmwood, North Shattuck, and Solano commercial districts that generate funds through a selfassessment to help promote and maintain their districts. There is also a city-wide Tourism BID which is funded by the self-assessment of Berkeley's hotels and motels and directly supports Visit Berkeley, the City's Convention and Visitor's Bureau. Over the past year, the City has continued to provide technical assistance to each of the BIDs, with particular focus on bolstering the wider Berkeley Business District Network (BBDN) (an organization which all commercial districts participate in), increasing the frequency of meetings to allow for improved communication and sharing across district networks

#### **URBAN DESIGN AND PRESERVATION**

#### AMENDMENTS

The Urban Design and Preservation Element was not amended during CY 2020.

#### PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE URBAN DESIGN & PRESERVATION ELEMENT

The City continues to review projects on a case-by-case basis for conformance with the principles, policies and implementation measures of the Urban Design and Preservation Element to ensure that they are

designed to enhance the livability of Berkeley and encourage a high level of quality design while encouraging well designed sustainability measures.

# Preservation

- Four properties were designated as City Landmarks and added to the local register:
  - o 2328 Channing Way
  - o 1 Orchard Lane
  - o 2136-54 San Pablo Avenue
  - o 2043 Lincoln Street
- The City maintained its CLG status in 2020 and continues to maintain a formal partnership with SHPO. Other organizations, such as BAHA, communicated regularly with the City in 2020 through correspondence and presentations to LPC.
- In 2020, a seismic retrofit program continued to provide incentives for the owners of "softstory" properties, including several historically significant properties, to complete seismic upgrades.
- The City received and reviewed two requests for Mills Act contracts in 2020; final approval and execute are pending in 2021.
- In 2020, at least one project involving the rehabilitation of a historically significant building at 2580 Bancroft Way requested and receive expedited building permit review.
- In 2020, the LPC received a presentation by UC staff on the preservation aspects of its pending Long Range Development Plan.
- In 2020, the City completed a Civic Center Rehabilitation Envisioning community outreach effort; a rehabilitation program will be planned in the coming years.
- New development is encouraged throughout the City where infill proves viable. These areas may contain historic resources, and the City's ongoing practice encourages retention of resources and treatments consistent with the Secretary of the Interior's Standards. An example in 2020 includes the pending application for new construction at 2328 Channing Way.
- In 2020, the City maintained its membership in the California Preservation Foundation, which gives and encourages public recognition of preservation work.

# **Urban Design**

• The Joint Subcommittee for Implementation of State Housing Laws (JSHIHL) made a favorable motion in July 2020 to refer Staff's work to City Council with a request for further review and development by the Design Review Committee and Planning Commission.

There have been no new changes to the citizen input in the design review process or the membership requirements of the Design Review Committee (DRC) this year.

# **CITIZEN PARTICIPATION**

#### **A**MENDMENTS

The Citizen Participation Element was not amended during CY 2020.

#### PROGRESS TOWARDS MEETING THE GOALS AND GUIDING POLICIES OF THE CITIZEN PARTICIPATION

#### Land Use Planning Commissions and Bodies

Citizen participation takes place in the arena of policy-making and advisory citizen bodies, such as the Berkeley City Council, the Planning Commission, and the Zoning Adjustments Board. In accordance with the <u>Health Officer's Stay at Home Order</u> the majority of public meetings were held remotely through video hosting platforms in 2020.

Despite challenges presented by the pandemic, the following commissions held over 50 public meetings where projects and land use policies were discussed:

- Zoning Adjustments Board
- Planning Commission
- Landmarks Preservation Commission
- Design Review Committee
- Adeline Corridor Plan Subcommittee
- Zoning Ordinance Revision Project (ZORP)

# Exhibit A

		ing Element Im	•		
Jurisdiction	Berkeley	(CCR Title 25 §6	6202)		
Reporting Year	2020	(Jan. 1 - Dec. 31)			
	Program Imple	Table D	suant to GC Section 65583		
		Housing Programs Prog			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.					
1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation		
Berkeley Housing Authority	Provided housing assistance for low- income residents	ongoing	The BHA provides housing assistance to residents. BHA provides rental assistance to a total of 1,939 units through the Section 8 and Moderate Rehabilitation Program.		
Boards and Commissions	Facilitate citizen input in City decisions	ongoing	The City held over 100 public meetings in 2020 on topics such as HTF, development projects, affordable housing and zoning ordinance amendments.		
Condominium Conversion Ordinance	Control the rate of conversion and collect fees to fund affordable housing.	ongoing	In 2020, 8 units were approved for conversion.		
Demolition Controls and Unit Replacement Requirement	Maintain the number of housing units in Berkeley.	ongoing	Amendments to the Demolition Ordinance were actively considered by the 4x4 Committee (which includes members of City Council and the Rent Stabilitzation Board) in 2020 and continue to be worked on in 2021. Changes in State Law (SB 330) and State Case Law have added to the complexity of this project.		
Energy Conservation Opportunities and Programs	Promote energy efficiency in new and existing construction.	ongoing	In 2020, 58 Berkeley homes received cash rebates totaling \$66,111 for 208 energy efficient measures through the BayREN Home+ Program. In addition, 165 dwelling units in Berkeley received energy and water upgrades, qualifying for \$123,750 in rebates and saving 43,710 kWh of electricity and 8,375 therms of natural gas, through the Bay Area Multifamily Building Enhancements Program. In 2020, 245 homes had energy assessments during property sales and 135 large buildings completed energy benchmarking to comply with Berkeley's Building Energy Savings Ordinance (BESO). Newly constructed buildings became subject to Berkeley's Natural Gas Prohibition (BMC Chapter 12.80) and		
Fair Housing Assistance, Outreach and Education and programs addressing impediments to Fair Housing	Provide fair housing services and education to mitigate impediments to fair housing.	ongoing	reach code (BMC Chapter 19.36) on January 1, 2020. In 2020, 44 clients were served by ECHO. All received fair housing counseling, 25 issues were investigated, 25 issues were investigated, and 10 clients's rights were protected, restored or acquired. Additionally, 10 fair housing tests were conduted and no vilations were found. Two educational workshops for landlors/property managers were conducted and community based		
Addressing Impediments to Fair Housing Home Modifications for Accessibility and Safety	Maintain the diversity of Berkeley's population Provide home modification for accessibility.	2015-2020 ongoing	organizatoions reaching 10 residents. In 2020, the City funded programs serving people with disabilities at \$1,560,733 and programs for seniors at \$9,110. In 2020, COVID-19 had an impact on small construction sites which resulted in fewer rehabilitation and ADA improved accessibility repair projects being		
(Rebuilding Together and CIL)			completed. Since these rehabilitation programs primarily serve high-risk populations (e.g. seniors/disabled), the agencies had to develop infection prevention protocols and adhere to the small construction site COVID-19 protocols which caused a delay in fully completing projects. In CY2020, Habitat for Humanity completed two home rehabilitation repairs, Rebuilding Together completed five home rehabilitation repairs, and CIL completed 12 ADA improved accessibility repairs projects. SDRLP completed four home rehabilitation projects.		
Homeless Housing Services and Programs					
(HHSP)					
HHSP: EveryOne Home Plan	Implement the EveryOne Home Plan	ongoing	In 2019, the City continued to participate in the Everyone Home Leadership Board. In 2019, Berkeley became the first jurisdiction in Alameda County to adopt the 2018 Strategic Update to the EveryOne Home Plan.		
Contracting	Provide support services to homeless individuals and families.	ongoing	Community agency contracting for HHSP related programs totaled \$15,889,119 in 2020.		
HHSP: Homeless Housing Locations	Provide emergency shelter, transitional housing and permanent supportive housing programs	ongoing	In 2020, The City provided 226 (109)* year-round shelter beds, 28 (19)* seasonal shelter beds, 5 (3)* family transitional housing beds, 15 (9)* individual transitional housing beds, 506 permanent supportive housing units, including 277 permanent supportive housing units through HUD Shelter Plus Care grants, 15 additional Square One (City of Berkeley General Fund) units, 164 site-based units, and 60 HUD Mainstream vouchers for Non-Elderly and Disabled (NED) individuals.		
	<b>-</b>		*(Reduced number of beds in 2020 due to COVID-19 pandemic).		
HHSP: Centralized bed reservation system	Reduce nightly vacancies in shelters with reservations.	ongoing	Berkeley continues to have a centralized reservation system to fill unfilled shelter beds resulting in a very low nightly vacancy rate.		
HHSP: City's Housing Retention Program and ARRA Funding for HPRP	Provide housing retention support to prevent homelessness.	2012 through 2015	The HRP issued 19 household grants totaling \$21,346 in 2015. In January 2016, the funds were shifted to provide rapid rehousing financial assistance for people who were literally homeless.		
HHSP: Priority Home Partnership (PHP) Program	Provide a county-wide prevention and rapid rehousing program.	ongoing	The City continues to allocate PHP funds to its Coordinated Entry Homeless Services System.		
HHSP: Relocation Services	Provide tenants and owner relocation counseling.	ongoing	In 2020, 41 tenants and 16 landlords received assistance		
HHSP: Reverse Mortgagee	Assist low-income elderly homeowners	Discontinued	The City no longer contracts with ECHO to provide reverse mortgage		
Counseling HHSP: Shelter Plus Care	access home equity Provide supportive housing for	ongoing	counseling. In 2020, the City provided Shelter+Care vouchers to 55 new households to		
	homeless households.		access permanent housing.		
Housing code compliance and the Rental Housing Safety Program (RHSP)	Maintain safe housing stock.	ongoing	In 2020, Housing Code Enforcement/the Rental Housing Safety Program opened 184 new reactive (complaint driven) and 174 proactive cases, for a total of 358 new cases.		
Housing Mitigation Fees for Non-residential development	Compensate increased demand for housing from new development	ongoing	The City continues to apply this fee to major commercial development projects, of which there are few. Fee is payable in installments over time, so revenue amounts are modest. Roughly \$400K is expected to come due in next 12-24 months.		
Housing Trust Fund	Develop and preserve long-term BMR housing.	ongoing	In 2019, the City executed contracts for \$21.5M in development funds for four new construction affordable housing developments.		
Inclusionary Housing/State Density Bonus	nousing. Increase the supply of housing affordable to lower-income HHs	ongoing	In 2020, the following project milestones were met for Density Bonus projects: 8 entitlements, 3 projects issued building permits, and 1 projects completed.		
Bonus Mitigating Governmental Constrains	Reduce governmental constraints on production of new housing.	ongoing	The planning department continued public outreach efforts, interdepartmental roundtable, and expedited project reviews in 2020. Possible constraints continue to be reviewed.		
Preserving Units at Risk of Conversion to Market Rate	Preserve affordable housing units at risk of converting to market rate.	ongoing	The 2015 Housing Element identified only one project at higher risk of conversion, Rosewood Manor. That development is still owned by a mission- oriented nonprofit organization and managed by an expert nonprofit property manager, with no indication of intent to convert.		
Priority Development Area Program	Encourage higher density new development near transit.	ongoing	manager, with no indication of intent to convert. In December of 2020, the City adopted a new Adeline Corridor Specific Area Plan. In 2020 the City requested the North Berkeley BART Station be classified as a new PDA and has been working with the community on new development standards that comply with AB 2023. The City applied for grant funidng to begin work on the San Pablo Avenue PDA. The City continues to work on the Southside Zoning Modifications project that will allow for more depisty near		

# Exhibit A

Housing Trust Fund	Develop and preserve long-term BMR	ongoing	In 2019, the City executed contracts for \$21.5M in development funds for four
Inclusionary	housing. Increase the supply of housing	ongoing	new construction affordable housing developments. In 2020, the following project milestones were met for Density Bonus projects: 8
Housing/State Density Bonus	affordable to lower-income HHs	ongoing	entitlements, 3 projects issued building permits, and 1 projects completed.
	Reduce governmental constraints on	ongoing	The planning department continued public outreach efforts, interdepartmental
Constrains	production of new housing.		roundtable, and expedited project reviews in 2020. Possible constraints continue to be reviewed.
Preserving Units at Risk	Preserve affordable housing units at	ongoing	The 2015 Housing Element identified only one project at higher risk of
of Conversion to Market Rate	risk of converting to market rate.		conversion, Rosewood Manor. That development is still owned by a mission- oriented nonprofit organization and managed by an expert nonprofit property manager, with no indication of intent to convert.
Priority Development Area	Encourage higher density new	ongoing	In December of 2020, the City adopted a new Adeline Corridor Specific Area
Program	development near transit.		Plan. In 2020 the City requested the North Berkeley BART Station be classified as a new PDA and has been working with the community on new development standards that comply with AB 2023. The City applied for grant funidng to begin work on the San Pablo Avenue PDA. The City continues to work on the Southside Zoning Modifications project that will allow for more denisty near campus for student housings.
Problem Properties Task Force (Team)	Address safety concerns at vacant/blighted properties.	ongoing	The City continues to activate the PPTF on an as-needed basis for properties with safety concerns.
· · · ·	Actively solicit input from Berkeley	ongoing	Information about all major projects continued to be provided at projects sites.
Efforts	residents on proposed projects.		
Reasonable	Process reasonable accommodation	ongoing	Reasonable accommodations continue to be available.
Accommodation Ordinance	requests efficiently.		
Redevelopment Agency Tax increment Set-Aside Funds for Housing Activity	Fund affordable housing through tax increment set-asides funds.	to 2020	The 2011 Budget Act approved the dissolution of the state RAs. In January of 2012 the City elected to serve as the Successor Agency to the RA with an oversight board.
	Rent stabilization and good cause for	ongoing	In 2020, the Rent Board continued educational counseling and support for
Tenant Protections	eviction for Berkeley tenants.		landlords and tenants.
Second Units		ongoing	In 2019 the State amended ADU State law, making it easier to establish an ADU on a lot with an existing or proposed residential dwelling. In December of 2019 the City adopted an ADU Urgency Ordinance precluding the development of ADUs on lots that front a street with less than 26 feet in width in the Fire 2 and 3 zones and the ES-R zoning district. Since the urgency ordinance expired in December 2020, the City now administers State ADU law.
Accessory Dwelling Units	Increase the supply of housing through accessory dwelling units.	ongoing	In 2019 the State amended ADU State law, making it easier to establish an ADU on a lot with an existing or proposed residential dwelling. In December of 2019 the City adopted an ADU Urgency Ordinance precluding the development of ADUs on lots that front a street with less than 26 feet in width in the Fire 2 and 3 zones and the ES-R zoning district. Since the urgency ordinance expired in December 2020, the City now administers State ADU law.
Seismic Preparedness Programs	Improve the safety of housing through seismic retrofits.	ongoing	In 2020, for the soft story program, 245 retrofits have been completed and 52 retrofits are still required by our Mandatory Retrofit Ordinance. Through the Retrofit Grants program, nearly \$2 million in grant funding has been provided to Berkeley property owners, including 45 design grants and 42 construction grants. Of 593 URM properties identified, 5 URM buildings remain to be retrofitted. 24 Berkeley homes completed seismic upgrades through the 2020 Earthquake Brace and Bolt program.
Senior and Disabled Home Improvement Loan Program	Assist senior and disabled HHs preserve their housing.	ongoing	In 2020, one loan was issued to rehabilitate and preserve housing via the the City's Senior and Disabled loan program.
Tool Lending Library	Assist Berkeley residents with the preservation of the City's housing stock.	ongoing	The new TTL branch opened in May 2013 with more space for an increased tool inventory.