

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Berkeley

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Reporting Period by Calendar Year: from 1/1/2017 to 12/31/2017

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

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(CCR Title 25 §6202)

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Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
1950 Addison	5+	Renter	5	0	0	106	111	111		DB, Inc.	
2600 Shattuck**	5+	Renter	12	12	0	0	24	24		DB, Inc.	
2711 Shattuck	5+	Renter	2	0	0	20	22	22		Inc.	
1698 University	5+	Renter	3	0	0	33	36	36		DB, Inc.	
(9) Total of Moderate and Above Moderate from Table A3			0	103		103					
(10) Total by income Table A/A3			22	12		262	296	193			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

**This project was counted in 2015, however, the number of affordable units were reported incorrectly. We are correcting these numbers this year.

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	10	19	0	74	0	103	103

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	532	59	16	22							97	435
	Non-deed restricted		0	0	0								
Low	Deed Restricted	442	17	0	12							29	413
	Non-deed restricted		0	0	0								
Moderate	Deed Restricted	584	132	0	0							132	452
	Non-deed restricted		0	0	0								
Above Moderate		1,401	326	189	159							674	727
Total RHNA by COG. Enter allocation number:		2,959											
Total Units ▶ ▶ ▶			534	205	193							932	2,027
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Berkeley Housing Authority	Provided housing assistance for low-income residents	ongoing	The BHA provides housing assistance to residents. As of October 2014, the lease-up rate was 1971 (93%) . This rate has been steadily rising since 2002 with a 77% lease rate, and a 92% lease rate in 2009.
Boards and Commissions	Facilitate citizen input in City decisions	ongoing	The City held over 100 public meetings in 2017 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 2017, 4 units were approved for conversion.
Demolition Controls and Unit Replacement Requirement	Maintain the number of housing units in Berkeley.	ongoing	Demolition Housing Mitigation Fee under consideration by City Council and workshoped in 2017.
Energy Conservation Opportunities and Programs	Promote energy efficiency in new and existing construction.	ongoing	In 2016 CESC completed both major and/or minor energy efficiency related home repairs for 78 unduplicated households.
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 2017, 82 clients were served by EBCLC. All received fair housing counseling, 20 issues were investigated and 14 were successfully mediated. Additionally, 3 fair housing tests were conducted and 3 educational workshops for landlords/property managers and community based organizations reaching 87 residents.
Addressing Impediments to Fair Housing	Maintain the diversity of Berkeley's population	2015-2020	In 2017, the City funded programs serving people with disabilities at \$1,292,112 and programs for seniors at \$22,309.
Home Modifications for Accessibility and Safety (Rebuilding Together and CIL)	Provide home modification for accessibility.	ongoing	In 2017, 18 homes were remodeled by Rebuilding Together and 26 units by the Center for Independent Living (CIL)
Homeless Housing Services and Programs (HHSP)			
HHSP: Everyone Home Plan	Implement the Everyone Home Plan	ongoing	In 2017, the City continued to participate in the Everyone Home Leadership Board.
HHSP: Community Agency Contracting	Provide support services to homeless individuals and families.	ongoing	Community agency contracting for HHSP related programs totaled \$3,936,768 in 2017.

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HHSP: Homeless Housing Locations	Provide emergency shelter, transitional housing and permanent supportive housing programs	ongoing	in 2017, the City provided 146 year round shelter beds, 100 seasonal shelter beds, 115 family transitional housing beds, 42 individual transitional housing beds, 300 units of permanent supportive housing and 140 beds/rooms of permanent supportive
HHSP: Emergency Shelters/SB2	Implement SB2 allowing for by-right shelters	Completed	The Emergency Shelter Zoning Ordinance was adopted on December 17, 2013, and became effective on January 21, 2014.
HHSP: Centralized bed reservation system	Reduce nightly vacancies in shelters with reservations.	ongoing	Berkeley continues to have a centralized reservation system that includes an evening reservation period 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.

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HHSP: Energy Bill Payment Assistance	Provide energy bill payment assistance to prevent homelessness.	Discontinued	The City of Berkeley ended operation of this program as of December 31, 2011.
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. Approximately \$300,000 was available in 2016.
HHSP: Relocation Services	Provide tenants and owner relocation counseling.	ongoing	In 2016, 35 tenants and 10 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	Thru this program the City provides permanent housing for over 300 households. Access to the City of Berkeley Shelter Plus Care Program is managed by the City's Coordinated Entry System (CES) operated by Berkeley Food and Housing Project.
HHSP: Square One Supportive Housing Program	Provide supportive housing to the chronically homeless in Berkeley.	ongoing	Square one continues to serve permanent supportive housing for 10 individuals.
HHSP: Mental Health Services Act Housing Program	Provide housing and supportive services to/for people with serious mental illness.	ongoing	The City is interested in participating in the new No Place Like Home program and following HCD's policy development process.
Housing code compliance and the Rental Housing Safety Program (RHSP)	Maintain safe housing stock.	ongoing	In 2017, Housing Code Enforcement/the Rental Housing Safety Program opened 243 new reactive (complaint driven) and 9 proactive cases, for a total of 252 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 commercial development. Revenue is sporadic due to small scale of commercial development locally.
Housing Trust Fund	Develop and preserve long-term BMR housing.	ongoing	In the last decade, the Housing Trust Fund has supported the rehabilitation of 547 apartments and the construction of 87 new ones, 23 of which are currently in construction. The City has also provided funding for 1 rehabilitation project and 2 new construction projects now in the predevelopment phase.
Inclusionary Housing/State Density Bonus	Increase the supply of housing affordable to lower-income HHs	ongoing	Between 2009 and December 2017, the City issued permits for 13 projects with BMR units, 8 of these projects included a DB. The City has also reduced administrative complexities regarding DB and is considering revisions to the Inclusionary Ordinance.
Lead Poisoning Prevention Program	Address exposure of children to unsafe levels of lead	ongoing	Note: while this program is ongoing, it is no longer considered a housing-related program.
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 2017. Possible constraints continue to be reviewed.

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Mortgage Credit Certificate Program	Help low-income households achieve home ownership.	ongoing	The program continues and in 2017, there were no Berkeley homebuyer purchases using the MCC program.
Permit Fee Deferrals for Affordable Housing	Promote affordable housing by allowing fee deferrals.	ongoing	Since 2009, the City has deferred more than \$288,000 in permits fees.
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	In 2017, the City continued to work on area planning for PDAs in the Southside.
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.
Project Review Outreach Efforts	Actively solicit input from Berkeley residents on proposed projects.	ongoing	Information about all major projects continued to be provided at projects sites.
Reasonable Accommodation Ordinance	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 Tenant Protections	Rent stabilization and good cause for eviction for Berkeley tenants.	ongoing	In 2017, the Rent Board continued educational and support for tenants and landlords.
Second Units	Increase the supply of housing through second dwelling units.	ongoing	Plannaing Commission recommended separate deveopment standards for second units to City Council which will be considered in 2018.
Accessory Dwelling Units	Increase the supply of housing through accessory dwelling units.	ongoing	Passed ADU Ordinance amendments to streamline permitting of ADUs in 2017.
Seismic Preparedness Programs	Improve the safety of housing through seismic retrofits.	ongoing	In 2017, the number of properties on the URM list dropped from 6 to 5. For the Soft Story Program, 185 retrofits have been completed -- 82 retrofits are still required by our Mandatory Retrofit Ordinance.
Senior and Disabled Home Improvement Loan Program	Assist senior and disabled HHS preserve their housing.	ongoing	In 2017, 1 home was rehabilitated with loans from the program and 5 additional homes in pre-construction.
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.

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General Comments:

In 2015, we reported Parker Place to have 7 Low-Income units with a total of 155 units. We realized this year that number was incorrect. Therefore, we are correcting that number to be an additional 12 Very Low-Income and 12 Low-income units. Therefore, the numbers should read: 12 Very Low-Income, 19 Low-Income and 125 Above Moderate-Income units (totalling 155 units).