

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction BERKELEY

Reporting Period 01/01/2015 - 12/31/2015

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

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

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

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Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Harper Crossing	5+	Renter	31	10	1	0	42	42	Multifamily Housing Program - HCD, Low Income Housing Tax Credits, Local Housing Trust Funds		
2201 Dwight	5+	Renter	7	0	0	70	77	0		DB, Inc	
2121 Dwight	5+	Renter	9	0	90	0	99	0		DB, Inc	
Parker Place	5+	Renter	0	7	0	148	155	0		DB, Inc	

1808-1814 University	5+	Renter	4	0	40	0	44	0		DB, Inc	
1974 University	5+	Renter	8	0	0	90	98	0		DB, Inc	
(9) Total of Moderate and Above Moderate from Table A3					132	326					
(10) Total by Income Table A/A3			59	17	132	326					
(11) Total Extremely Low-Income Units*			8								

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	1	0	1	0
No. of Units Permitted for Above Moderate	5	13	0	0	0	18	0

* 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	0	0	0	0	0	0	0	0	59	473
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	442	17	0	0	0	0	0	0	0	0	17	425
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		584	132	0	0	0	0	0	0	0	0	132	452
Above Moderate		1401	326	0	0	0	0	0	0	0	-	326	1075
Total RHNA by COG. Enter allocation number:		2959											
Total Units ▶ ▶ ▶			534	0	0	0	0	0	0	0	0	534	2425
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	12/31/2015	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	12/31/2015	The City held over 100 public meetings in 2015 on topics such as HTF, development projects, affordable housing and more.
Condominium Conversion Ordinance	Control the rate of conversion and collect fees to fund affordable housing.	12/31/2015	As of September 10, 2015, 7 units were approved for conversions.
Demolition Controls and Unit Replacement Requirement	Maintain the number of housing units in Berkeley.	12/31/2015	No actions/updates available.
Energy Conservation Opportunities and Programs	Promote energy efficiency in new and existing construction.	12/31/2015	CESC completed both major and/or minor home repairs for 80 unduplicated households. Eighteen clients leveraged the Energy Savings Assistance Program offered by CESC which provides weatherization installations for qualifying clients.
Fair Housing Assistance, Outreach and Education and programs addressing impediments to Fair Housing	Provide fair housing services and education to mitigate impediments to fair	12/31/2015	In 2015, 66 clients were served by EBCLC. All received fair housing counseling, 21 issues were investigated and 12 were successfully mediated.

	housing.		Four workshops educational were conducted.
Addressing Impediments to Fair Housing	Maintain the diversity of Berkeley's population	2015-2020	The City funded programs saving people with disabilities at \$1,294,491 and programs fro seniors at \$29,063. The City is currently working on an Analysis of Impediments to Fair Housing.
Home Modifications for Accessibility and Safety (Rebuilding Together and CIL)	Provide home modification for accessibility.	12/31/2015	In 2015, 18 homes were remodeled by Rebuilding Together and 35 units by the Center for Independent Living (CIL)
HHSP: Everyone Home Plan	Implement the Everyone Home Plan	12/31/2015	In 2015, the City continued to participate in the Everyone Home Leadership Board.
HHSP: Community Agency Contracting	Provide support services to homeless individuals and families.	12/31/2015	Community agency contracting for HHSP related programs totaled \$2,778,704 in 2015.
HHSP: Homeless Housing Locations	Provide emergency shelter, transitional housing and permanent supportive housing programs	12/31/2015	The City continues to provide 115 year round shelter beds, 156 seasonal shelter beds, 99 family transitional housing beds, 75 individual transitional housing beds, 279 units of permanent supportive housing and 140 beds/rooms of permanent supportive housing.
HHSP: Emergency Shelters/SB2	Implement SB2 allowing for by-right shelters	12/31/2015	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.	12/31/2015	In 2009 Berkeley instituted a centralized reservation system. The Centralized Shelter Reservation Program has increased shelter occupancy from a low of 77% in 2007, to an occupancy rate of 94% for all Berkeley Shelters in 2013 (last available data).
HHSP: City's Housing Retention Program and ARRA Funding for HPRP	Provide housing retention support to prevent homelessness.	2012-2015	The HRP issued 19 household grants totaling \$21,346 in 2015. The program ended on 10/1/2015.
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.	12/31/2015	The City will continue to operate the PHP program to be utilized as a housing resource as part of a new Coordinated Access System. Approximately \$372,000 is projected to be available in 2015.
HHSP: Relocation Services	Provide tenants and owner relocation counseling.	12/31/2015	41 tenants and 12 property owners were assisted in 2015.
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.	12/31/2015	In 2015, the City provided 306 rental units and had 26 exits.

HHSP: Square One Supportive Housing Program	Provide supportive housing to the chronically homeless in Berkeley.	12/31/2015	Square one continues to serve permanent supportive housing for 10-15 individuals.
HHSP: Mental Health Services Act Housing Program	Provide housing and supportive services to/for people with serious mental illness.	12/31/2015	In the upcoming cycle, the MHSA funds will be used to upgrade the Mental Health Clinic, funds will not be used for housing investment.
Housing code compliance and the Rental Housing Safety Program (RHSP)	Maintain safe housing stock.	12/31/2015	In 2015, Housing Code Enforcement/the Rental Housing Safety Program opened 210 new reactive (complaint driven) and 490 proactive cases, for a total of 700 new cases.
Housing Mitigation Fees for Non-residential development	Compensate increased demand for housing from new development	12/31/2015	Since 2009, the City has approved four commercial and mixed-use projects that will contribute a total of #346,399 to the Housing Trust Fund.
Housing Trust Fund	Develop and preserve long-term BMR housing.	12/31/2015	From 1990-2009 the HTF has contributed funds to support 1,188 units at 53 property locations. As of June 30, 2014 cumulative funds received equal \$46,110,646 with \$44,581,495 of these funds committed. Six developments with HTF financing were completed from 2010-2014 totaling \$2,904,075.
Inclusionary Housing/State Density Bonus	Increase the supply of housing affordable to lower-income HHS	12/31/2015	Between 2009 and July 31, 2014 the City issued permits for 9 projects dedicated to MBR units, five 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	12/31/2015	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.	12/31/2015	The planning department continued public outreach efforts, interdepartmental roundtable, and expedited project reviews in 2015. Possible constraints continue to be reviewed.
Mortgage Credit Certificate Program	Help low-income households achieve home ownership.	12/31/2015	The program continues and in 2015, there were no Berkeley homebuyer purchases using the MCC program.
Permit Fee Deferrals for Affordable Housing	Promote affordable housing by allowing fee deferrals.	12/31/2015	Since 2009, the City has deferred \$288,000 in permits fees at 3 residential properties.
Preserving Units at Risk of Conversion to Market Rate	Preserve MBR units at risk of converting to market rate.	12/31/2015	For the 2015 Berkeley Housing Element an inventory of units at risk of conversion was prepared. 197 units were preserved in 2015.
Priority Development Area Program	Encourage higher density new development near transit.	12/31/2015	In January 2015, the City started the Adeline Corridor (Adeline/South Shattuck PDA) Planning process and it is currently in the second phase of the four planning phases, developing alternatives. The City continued implementing adopted Downtown and Southside Plans.
Problem Properties Task Force (Team)	Address safety concerns at vacant/blighted properties.	12/31/2015	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.	12/31/2015	Information about all major projects continued to be provided at projects sites.
Reasonable Accommodation Ordinance	Process reasonable accommodation requests efficiently.	12/31/2015	Reasonable accommodations continue to be available. No reasonable accommodation requests were processed in 2015.
Redevelopment Agency Tax increment Set-Aside Funds for Housing Activity	Fund affordable housing through tax increment set-asides funds.	2015-2020	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.	12/31/2015	In 2015, the Rent Board continued educational and support for tenants and landlords.
Second Units (Accessory Dwelling Units)	Increase the supply of housing through accessory dwelling units	12/31/2015	Amended Accessory Dwelling Units regulations were approved and adopted on July 14, 2015 and became effective on August 19, 2015.
Seismic Preparedness Programs	Improve the safety of housing through seismic retrofits.	12/31/2015	As of June 2014, the City issued over \$402,453.19 in seismic retrofit rebates. As of September 2014, 14 URM properties remain on the list.
Senior and Disabled Home Improvement Loan Program	Assist senior and disabled HHs preserve their housing.	12/31/2015	In 2015, 7 units were rehabilitated with loans from the program.
Tool Lending Library	Assist Berkeley residents with the preservation of the City's housing stock.	12/31/2015	The new TTL branch opened in May 2013 with more space for an increased tool inventory.

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General Comments: