

Please Start Here

General Information	
Jurisdiction Name	Berkeley
Reporting Calendar Year	2020
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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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Jurisdiction	Berkeley	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date 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*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	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 PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below							20	0	0	0	0	0	0	328	348	175	0	0	
	055 181701000	1931 CARLETON			ADU	R	9/2/2020							1	1	1		No	
	059 224801400	1445 EUCLID			ADU	R	1/7/2020							1	1	1		No	
	061 256200700	1132 AMADOR			ADU	R	1/8/2020							1	1	1		No	
	056 197102400	2117 EIGHTH			ADU	R	1/13/2020							1	1	1		No	
	060 241501700	1227 NEILSON			ADU	R	1/23/2020							1	1	1		No	
	052 151504600	1248 HASKELL			ADU	R	2/5/2020							1	1	1		No	
	054 173300700	2748 CALIFORNIA			ADU	R	2/6/2020							1	1	1		No	
	053 169701400	2823 CHERRY			ADU	R	2/11/2020							1	1	1		No	
	055 190302300	2425 GRANT			ADU	R	2/13/2020							1	1	1		No	
	055 186300901	2335 WARRING			ADU	R	2/18/2020							1	1	1		No	
	061 261502300	1712 MARIN			ADU	R	2/21/2020							1	1	1		No	
	054 179702401	1536 DWIGHT			ADU	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	R	3/4/2020							1	1	1		No	
	056 199401400	2120 ACTON			ADU	R	3/9/2020							1	1	1		No	
	054 178701600	1204 CARLETON			ADU	R	3/11/2020							1	1	1		No	
	054 173901700	1307 WARD			ADU	R	3/11/2020							1	1	1		No	
	053 167402200	1612 STUART			ADU	R	3/11/2020							1	1	1		No	
	052 156902400	2911 HILLEGASS			ADU	R	3/12/2020							1	1	1		No	
	052 155901200	2417 WOOLSEY			ADU	R	3/12/2020							1	1	1		No	
	060 243300700	1336 MCGEE			ADU	R	3/19/2020							1	1	1		No	
	064 422900300	151 TUNNEL			ADU	R	4/8/2020							1	1	1		No	
	057 209500400	840 DELAWARE			ADU	R	4/9/2020							1	1	1		No	
	059 233202100	1427 TENTH			ADU	R	4/9/2020							1	1	1		No	

Jurisdiction	Bekohy
Reporting Year	2020 (Mar. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CER, Title 25 §(2)(2))

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Element ID	Element Name	Category	Priority	Start Date	End Date	Progress %	Notes	Other Columns
007 202401300	2020 M.L.K. Jr.	S*	R	5	7/23/20	75		
003 163300100	3020 San Pablo	S*	R	7	7/23/20	75		
000 163300300	1300 San Pablo	S*	R	9	7/23/20	75		
004 144400100	2720 San Pablo	S*	R	2	8/30/20	25		
003 162200300	2000 Shasta	S*	R	113	8/30/20	113		
006 107701000	1000 Shasta	S*	R	5	7/23/20	85		
005 163200100	2111 Shasta	S*	R	1	7/23/20	1		
007 107701000	1000 Shasta	S*	R	1	11/22/2020	85		
007 202202004	2176 Alameda	S*	R	165	4/26/20	165		
004 1422004	2720 San Pablo	S*	R	2	7/23/20	2		
005 142900000	2338 Telegraph	S*	R	1	7/23/20	1		
006 144011000	2502 Fair	S*	R	2	7/23/20	2		
000 140700601	1272 Cornell	SFD	D	1	1/26/20	1		
002 140010000	2176 Cornell	SFD	D	2	3/30/20	2		
006 144200100	2527 Fair	SFD	D	1	8/23/20	1		
002 144011000	2176 Cornell	SFD	D	2	7/17/20	2		
003 168011100	2139 Oregon	SFD	D	1	8/18/20	1		
004 171000100	2023 Tean	SFD	R	1	8/17/20	1		
004 170011000	2023 Tean	SFD	R	1	8/17/20	1		
007 001600000	1872 Alameda	SFD	D	1	7/30/20	1		
005 163300100	2020 Pleasant	SFD	R	1	4/26/2018	0		
006 167000000	2601 Howe	S*	R	55	7/13/2018	55		
003 163301100	800 POLGAR	S*	R	1	6/7/2018	1		
003 163301100	811 POLGAR	S*	R	1	6/7/2018	1		
003 163301100	813 POLGAR	S*	R	1	6/7/2018	1		
003 163301100	815 POLGAR	S*	R	1	6/7/2018	1		
004 1712111	2701 Shasta	S*	R	5	6/30/2020	5		

Senior housing

Residential hotel room

Group Living Accommodations
Interim and as single units
Group Living Accommodations. The
New request requires
participate for other with
and other of other...

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

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

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

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	532	27	21	55	9	22	38				173	359
	Non-Deed Restricted					1							
Low	Deed Restricted	442	44		3			13				60	382
	Non-Deed Restricted												
Moderate	Deed Restricted	584											584
	Non-Deed Restricted												
Above Moderate		1401	300	273	531	326	507	539				2476	
Total RHNA		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 Progress Report			
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 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 Stabilization 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 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 violations were found. Two educational workshops for landlords/property managers were conducted and community based organizations 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	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 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.
Inclusionary Housing/State Density Bonus	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.
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 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 funding 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 density 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.

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 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.
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.

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	38
	Non-Deed Restricted	0
Low	Deed Restricted	13
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	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

Very Low	Deed Restricted
	Non-Deed Restricted
Low	Deed Restricted
	Non-Deed Restricted
Moderate	Deed Restricted
	Non-Deed Restricted
Above Moderate	
Total Units	

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

38
0
13
0
0
0
540
591

Current Year
22
0
0
0
0
0
0
377
399

e eligible uses specified in Section

Other Funding	Notes
Other	SB-2
Local General Fund	
Local General Fund	