

Exhibit A

| ANNUAL ELEMENT PROGRESS REPORT | | | |
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| Housing Element Implementation | | | |
| (CCR Title 25 §6202) | | | |
| Jurisdiction | Berkeley | | |
| Reporting Year | 2021 (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. |
| Seismic Preparedness Programs | Improve the safety of housing through seismic retrofits. | ongoing | At the end of 2021, for the soft story program, 262 retrofits have been completed and 38 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 48 design grants and 58 construction grants. Of 593 URM properties identified, 4 URM buildings remain to be retrofitted. During 2021, 54 homes in Berkeley completed voluntary seismic retrofits and received rebates through the Earthquake Brace and Bolt program. |
| Boards and Commissions | Facilitate citizen input in City decisions | ongoing | The City held over 100 public meetings in 2021 on topics such as HTF, development projects, affordable housing and zoning ordinance amendments. |
| 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 2021, 77 clients were served by ECHO. All received fair housing counseling, 45 issues were investigated, and 1 clients' rights were protected, restored or acquired. Additionally, 10 fair housing tests were conducted, and no violations were found. 8 educational workshops for landlords/property managers were conducted and community-based organizations reaching 184 residents. |
| Addressing Impediments to Fair Housing | Maintain the diversity of Berkeley's population | 2021 | In 2021, the City funded programs serving people with disabilities at \$1,649,951 and programs for seniors at \$9,110. |
| Home Modifications for Accessibility and Safety (Rebuilding Together and CIL) | Provide home modification for accessibility. | ongoing | In 2021, 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 CY2021, Habitat for Humanity completed six home rehabilitation repairs, Rebuilding Together completed 17 home rehabilitation repairs, and CIL completed 8 ADA improved accessibility repairs projects. SDRLP completed one home rehabilitation project. |
| HHSP: EveryOne Home Plan | Implement the EveryOne Home Plan | ongoing | In 2021, 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 | c |
| HHSP: Homeless Housing Locations | Provide emergency shelter, transitional housing and permanent supportive housing programs | ongoing | As of 2021, the City increased its shelter portfolio and provided 334 (175)* year-round shelter beds, (18) non-congregate beds, 28 (19)* seasonal shelter beds, 5 (3)* family transitional housing beds, 12 (6)* TAY 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. *Numbers in parentheses are the reduced number of beds in 2021 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: Priority Home Partnership (PHP) Program | Provide a county-wide prevention and rapid rehousing program. | ongoing | In 2021, 155 households were served with rapid rehousing financial assistance. |
| HHSP: Shelter Plus Care | Provide supportive housing for homeless households. | ongoing | In 2021, the City provided Shelter+Care vouchers to 290 new households to access permanent housing. |
| Housing Trust Fund | Develop and preserve long-term BMR housing. | ongoing | In 2021, the City executed contracts for \$19.5M in development funds for two new construction affordable housing developments, \$2.1M for one acquisition and |
| 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. |
| Senior and Disabled Home Improvement Loan Program | Assist senior and disabled HHs preserve their housing. | ongoing | In 2021, one loan was issued to rehabilitate and preserve housing via the the City's Senior and Disabled loan program. |
| HHSP: City's Housing Retention Program and ARRA Funding for HPRP | Provide housing retention support to prevent homelessness. | ongoing | In 2021, 307 households were provided financial assistance to prevent an eviction. |
| HHSP: Reverse Mortgage Counseling | Assist low-income elderly homeowners access home equity | Discontinued | The City no longer contracts with ECHO to provide reverse mortgage counseling. |
| 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. |
| 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. |
| Energy Conservation Opportunities and Programs | Promote energy efficiency in new and existing construction. | ongoing | Energy conservation is discussed in the 2023-2031 Housing Element as a resource. However, rebate programs by outside agencies are not included in the Housing Element as a City housing program. |
| 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. |
| Second Units (Accessory Dwelling 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 |
| 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. |
| Inclusionary Housing/State Density Bonus | Increase the supply of housing affordable to lower-income HHs | ongoing | In 2021, the following project milestones were met for Density Bonus projects: 4 entitlements, 4 projects issued building permits, and 1 projects completed. |
| Mitigating Governmental Constraints | Reduce governmental constraints on production of new housing. | ongoing | The planning department continued public outreach efforts, interdepartmental roundtable, and expedited project reviews in 2021. Possible constraints continue to be reviewed. |

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| Permit Fee Deferrals for Affordable Housing | Promote affordable housing by allowing fee deferrals. | ongoing | 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. |
| 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. Planning reviews and approves Administrative Use Permits under RAR upon request. Two RAR AUPs were approved in 2021. |
| 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. |
| HHSP: Relocation Services | Provide tenants and owner relocation counseling. | ongoing | In 2021, 66 tenants, 9 property managers, 10 property owners, and 10 others received assistance. |
| Rent Stabilization and Tenant Protections | Rent stabilization and good cause for eviction for Berkeley tenants. | ongoing | In 2021, the Rent Board continued educational counseling and support for landlords and tenants. |
| Housing code compliance and the Rental Housing Safety Program (RHSP) | Maintain safe housing stock. | ongoing | In 2021, Housing Code Enforcement/the Rental Housing Safety Program opened 174 new reactive (complaint driven) and 646 proactive cases, for a total of 820 new cases. |