Lori Droste
Councilmember District 8

SUPPLEMENTAL AGENDA MATERIAL
for Supplemental Packet 2

Meeting Date: September 15, 2020

Item Number: 33

Item Description: Annual Housing Pipeline Report

Submitted by: Councilmember Lori Droste

Requests additional data points to be added to future reports.
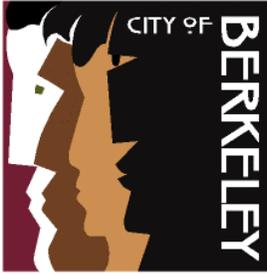
Lori Droste
Councilmember District 8

To: Honorable Mayor and Members of the City Council

From: Councilmember Lori Droste

Subject: Annual Housing Pipeline Report

Recommendation Accept the Housing Pipeline Report and request that future iterations address the following questions:

- How much money did a project contribute to the Housing Trust Fund, if applicable?
- What projects were approved but never built?
- Which projects were Housing Accountability Act-compliant?
- When were the submittal dates for all approved projects?

Background

To address California's housing shortage, the state needs to build around 3.5 million homes by 2025.[1]

The Housing Pipeline Report is a source of valuable information. We should also know how much money these projects are contributing to the Housing Trust Fund. The Housing Trust Fund helps preserve and create affordable housing projects.

We also need to have important information on where we need to improve as a City. As a result, we should have data on what projects were approved but never built so we can adjust policies accordingly to ensure we help alleviate the housing crisis.

Since the strengthening of the State's Housing Accountability Act (SB 167), many projects are required by law to go through a streamlined application/permitting process. It is important to have an understanding of how many projects are HAA-compliant.

By adding submittal dates for approved projects , the city can get a sense of how long a project takes to build from the very beginning of the process. Some projects remain stagnant for years

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[1] https://www.mckinsey.com/featured-insights/urbanization/closing-californias-housing-gap#

and having this information will help policymakers create better solutions to address these logjams. For example, the Berkeley Way project was first proposed in 2013[2] and is about to break ground this year. Given the urgency for affordable housing projects, it would be helpful for policymakers to see and understand the timelines associated with projects.

Financial Implications
Staff time

Environmental Sustainability
Housing built in urban areas can reduce greenhouse gas pollution[3]

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[2] https://www.berkeleyside.com/wp-content/uploads/2013/09/2013-09-10-Item-46-RFP-for-Development-of-Berkeley.pdf
[3] https://blogs.berkeley.edu/2019/03/25/why-housing-policy-is-climate-policy/