



Office of the City Manager

ACTION CALENDAR  
 September 15, 2020  
 (Continued from July 28, 2020)

To: Honorable Mayor and Members of the City Council  
 From: Dee Williams-Ridley, City Manager  
 Submitted by: Jordan Klein, Interim Director, Planning and Development Department  
 Subject: Annual Housing Pipeline Report

INTRODUCTION

The Housing Pipeline Report is prepared annually by the Planning and Development Department in response to a request from the City Council for a progress report on the development of new housing units in Berkeley. The report includes data on numbers of new units at each phase of the development process, from application to occupancy, with subtotals for units set aside for specific levels of affordability.

CURRENT SITUATION AND ITS EFFECTS

The annual Housing Pipeline Report was most recently delivered to City Council on July 23, 2019. The report provides data on the following:

- Projects that have been submitted and are pending approval/entitlements;
- Projects that were issued a use permit but have not had building permits issued;
- Projects that were issued a building permit;
- Projects that were completed since 2014; and
- Regional Housing Needs Allocation (RHNA) goals and progress report.

This report aligns with the annual reporting required by the State Department of Housing and Community Development and Department of Finance. This alignment optimizes the staff time needed to produce these data, avoiding the need to compile new versions of data multiple times per year.

The California Department of Finance tracks the number and type of building permits finalized each year. Data from cities is due to the Department of Finance by February 1.

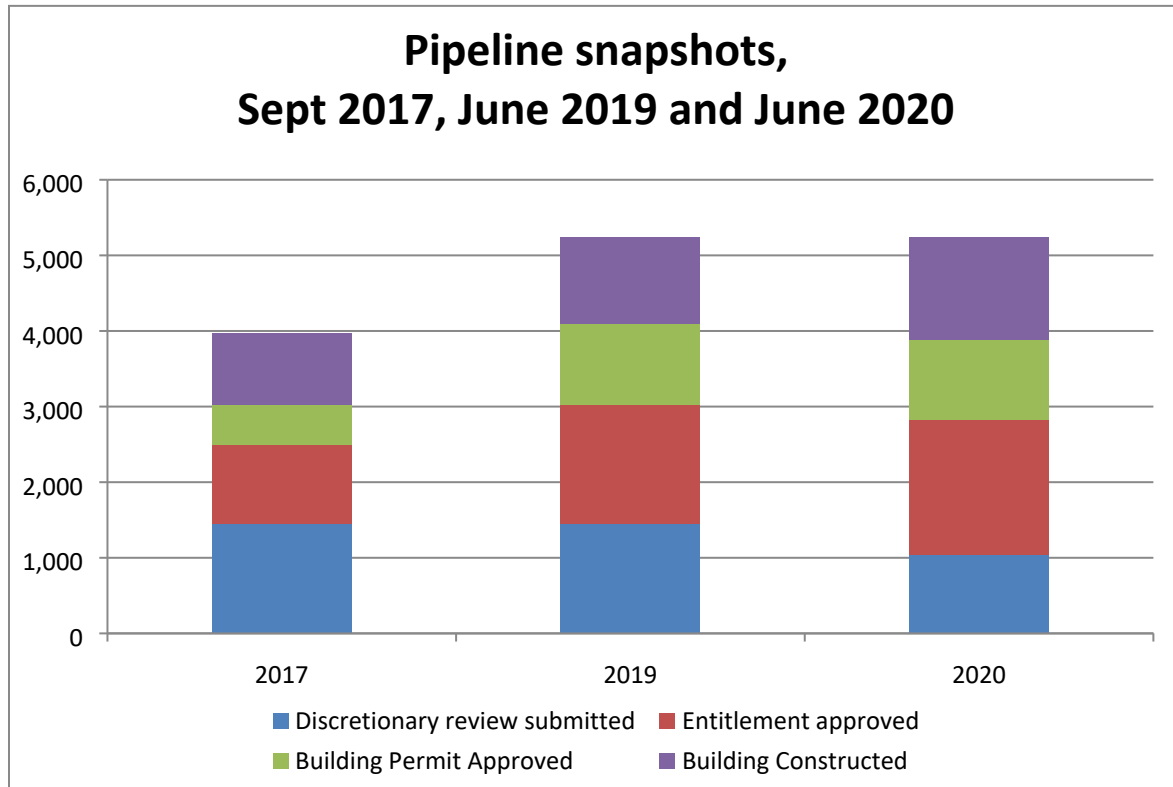
The Department of Housing and Community Development requires jurisdictions to submit an annual progress report (APR) that tracks status of implementation of the Housing Element of each jurisdiction's General Plan. These data are important because the Housing Element allows the City to adequately plan to meet the housing needs of everyone in the community. The APR ensures the City is following the policies and programs outlined in the Housing Element. The APR requirements were expanded

greatly in the past year to require local jurisdictions to track project addresses, building permit numbers, dates of completed application submittals, entitlements issued, building permits issued, and building permits finalized between January 1 and December 31 of a given year. Affordability levels, housing tenure (ownership and rentals) and SB-35 applications are also recorded. The APR is due by April 1 each year.

Staff present the annual housing pipeline report to the City Council each July, using data from the most recently completed calendar year, to correspond with the information submitted to the State.

**Summary of Housing Pipeline Data**

The following chart summarizes the number of units proposed or produced, from projects comprising five units or more, in each stage of the development pipeline: submitted Use Permit application, approved Use Permit application, Building Permit issued, and construction completed/Certificate of Occupancy issued. The chart provides a snapshot of these data taken on June 1, 2020 and provided in the two previous reports. Projects which received approvals after June 1, 2020 will be included in next year’s report.



The chart above is a summary of the more detailed information provided in Attachments 1-4. These build on information from previous reports to show how projects move through the development process. In some cases, the information from previous years has been amended to address inaccuracies or reflect new information; this information is usually related to building permit submittal dates or approval dates, or unit counts. The detailed data tables include:

**Table 1 – Projects with more than five units submitted and pending approval.**

Table 1 provides the address, Zoning District, total units and status of review by the City of pending projects, regardless of submittal date. This table does not report on the number of affordable units, because those may change prior to Zoning approval, and later prior to Certificate of Occupancy. For many projects in Berkeley, the total number of units and the total number and type of affordable units within a proposed project are subject to change until an applicant pays the Affordable Housing Mitigation Fee, which, per BMC Section 22.20.065.C, is due only prior to issuance of a Certificate of Occupancy.

The number of dwelling units pending review by the Land Use Division is 1,045, which is a decrease from the 1,448 units shown in the pipeline report presented to Council in July 2019. The units included in Table 1 would be created within 18 projects, compared with 18 projects that were pending in the snapshot from June 2019, and 23 pending in the snapshot taken in September, 2017. In addition, two Group Living Accommodation (GLA) projects were submitted and are included in the table. Since they do not provide units, and to maintain consistency in the data over time, the 178 rooms that the GLA projects could provide are not included in the numbers above. However, their progress will be tracked for future reports.

As reported to Council previously, the information presented in the “Project Status” column tends to change quickly and often (several rounds of staff review, for example, often require changes to a project’s description), and thus this annual pipeline report would not provide the most current project-by-project information. The City’s Current Zoning Applications Log, which is updated weekly for all pending applications, provides the most up-to-date information and can be found here: [https://www.cityofberkeley.info/Planning\\_and\\_Development/Land\\_Use\\_Division/Current\\_Zoning\\_Applications\\_Log.aspx](https://www.cityofberkeley.info/Planning_and_Development/Land_Use_Division/Current_Zoning_Applications_Log.aspx).

Table 1 also includes a “Submittal Date” column that may be useful to understand the overall timeline for review of a project as applicants respond to:

- City requests for additional documents needed to complete or clarify applications and comply with CEQA;
- Input provided by the community; and

- Suggestions or direction from the Landmarks Preservation Commission, Design Review Committee, Zoning Adjustments Board, and (when appealed) the City Council.

**Table 2 – Projects with more than five units that were approved but have not yet received a building permit.** Table 2 provides the address, Zoning District and number of units by income category for projects that received Zoning approval, but have not received a building permit. The number of dwelling units in this category is 1,790. This continues an upward trend in the number of units, from 1,573 in 2019 and 1,042 in 2017.

Table 2 provides the first opportunity to report more reliable information about the number and levels of affordability a project will provide. As noted above, however, the number of below market rate units is only certain at the issuance of Certificate of Occupancy.

Table 2 also includes “Entitlement Year” and “By” columns to report on the year the use permit was granted and the final approving body (ZAB or Council).

For projects in Table 2, the median time period between when use permit applications were deemed complete and the use permit was issued by either ZAB or City Council was between five and six months.

Of the ten projects in Table 2 which have not yet submitted building permits, two have been entitled for over two years: 2902 Adeline and 2720 San Pablo. 2720 San Pablo was approved in 2007, and since then, the current owners have submitted a use permit application for a new, different project at this site. This new use permit application is included within Table 1 as a pending project. The developers of 2902 Adeline are still determining whether to move forward with the project.

One project, 1040 University, was removed from the list, as it was simply as conversion from one affordable housing type (27 Single Room Occupancy (SRO) units) into 27 Very Low-Income units.

**Table 3 – Projects with more than five units for which a building permit was issued, but are not yet occupied.** Table 3 provides the address, Zoning District and number of units by income category for projects that have received a building permit following their Zoning approval. The number of dwelling units in this category is 1,045 (compared to 1,074 in the 2019 report and 525 in the 2017 report). All projects included in this table are now under construction.

This table also demonstrates the range of timelines between entitlement and building permit issuance. Of the 17 projects that are under construction, 10 received

a building permit within 24 months of receiving a use permit. Of the other seven, most were put on the market and sold prior to submittal of a building permit. Of note is the project known as Acheson Commons (shown in Table 3 as 2111, 2131 & 2145 University Avenue & 1900 Walnut), a project site that was also sold after the City issued the use permit. The timeline between use permit and building permit issuance was also affected by the complexity of this particular site, which comprises four parcels.

The median time period between use permit issuance and building permit issuance for projects in Table 3 was just over 17 months.

Table 3 also includes a “Projected Completion Date” column, which provides an estimated calendar year of construction completion. More specific dates cannot be reliably furnished, as many factors can prolong date of completion, such as season, costs, and economic trends.

**Table 4 – Projects with more than five units, that received a building permit after 2014, and which have been completed.** The baseline for this table is 2014 because the current Regional Housing Needs Assessment (RHNA) started on January 1, 2014 and runs through to October 31, 2022. This table provides the most accurate information about the number of units and the breakdown of affordable units, because these numbers generally do not change after the building is completed. The number of dwelling units in this category is 1,351 (up from 1,141 in the 2019 report and 952 in the 2017 report).

The previous reports used the term “Certificate of Occupancy (COO) issued” to indicate when a project was finished. Most projects do not require a COO and are considered complete once construction is completed and the building is finalized by the Building and Safety Division. This report has removed the reference to COOs in order to more accurately reflect the action taken and to be consistent with the information reflected in the previous reports.

Table 4 provides the date a building permit was issued along with the date the project was completed. Table 4 also reports the year a project was approved, and the final approving body (ZAB or Council). The median time from building permit issuance to project completion for these projects was just over 25 months.

**Table 5 – Status of Regional Housing Needs Allocation (RHNA) - all housing types.** Unlike in 2017, Table 5 now provides the City’s progress towards RHNA as reported annually to the Department of Housing and Community Development (HCD). This table is consistent with the information that HCD will use to determine Berkeley’s compliance with affordable housing production goals and is taken directly from Berkeley’s Annual Progress Report on the Housing Element. Table 5 continues

to report on building permits issued after January 1, 2014, and is current through 2019 (per RHNA reporting requirements). Through 68% of the reporting period, the City's progress ranges from 21% for Very Low-Income units, 4% for Low-Income units, 23% for Moderate Income units to 128% for Above-Moderate units.

338 additional below market rate units have been entitled, but are not yet included in the RHNA numbers in Table 5 because they have not received a building permit. Those units are reflected in Table 2.

Within the numbers in Table 5 is a trend that merits highlighting in this report: the production of Accessory Dwelling Units (ADUs). The number of building permits issued for new ADUs increased from one in 2015 to 95 in 2019, for a building permit total of 266 since 2015.

#### BACKGROUND

The City Council made its original request for a periodic Housing Pipeline report on June 13, 2017, in response to a request authored by Council Member Harrison. The Planning Department presented its first housing pipeline report on October 31, 2017 (and later on November 28, 2017, with a few corrections). On December 11, 2018, Council approved another related referral from Council Member Harrison that requested further information on the time between phases of the development process, particularly between entitlement and building permit issuance.

#### ENVIRONMENTAL SUSTAINABILITY

There are no environmental impacts from this report. The implications of housing development on sustainability issues is considered at length in the City's Climate Action Plan, available at: <https://www.cityofberkeley.info/climate/>.

#### POSSIBLE FUTURE ACTION

This report includes no proposals for future action by the City Council.

#### FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

None.

#### CONTACT PERSON

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#### Attachments:

- 1: Table 1 – Projects submitted and pending approval
- 2: Table 2 – Projects approved
- 3: Table 3 – Projects with Building Permit issued
- 4: Table 4 – Projects completed since 2014

5: Table 5 – Status of Regional Housing Needs Allocation

<b>Table 1.A – Projects with more than 5 units submitted and pending approval by ZAB or Council.</b>					
#	Street Name	Zoning	Total Units	Submittal Date	Project Status as of 6/19/2019
3031	Adeline	C-SA	42	7/24/18	Incomplete
2590	Bancroft	C-T	87	6/5/19	Incomplete
1915	Berryman	R-2A	10	5/22/20	Incomplete
2015	Blake	R-4	155	12/20/18	Incomplete
2317	Channing	R-S	17	12/20/19	Incomplete
2000	Dwight	R-4	126	4/24/19	Incomplete
1155	Hearst	R-2A	6	2/2/16	Under Appeal, Council 6-9-2020
2099	MLK	C-DMU	72	5/2/19	Incomplete
1200	San Pablo	C-W	104	12/2/19	Incomplete
2136	San Pablo	C-W	123	10/29/19	Incomplete
2371	San Pablo	C-W	6	5/15/19	Incomplete
2720	San Pablo	C-W	40	1/20/16	Complete May 2019; ZAB Preview-10-10-19
3000	San Pablo	C-W	78	9/27/19	Incomplete
1650	Shattuck	C-NS	10	2/21/20	Incomplete
2023	Shattuck	C-DMU	48	3/5/19	Complete; ZAB & DRC Previews 10-10-19
2650	Telegraph	C-1	45	4/18/19	Complete. ZAB 3-12-20. Council 6-16-20
1110	University	C-1	36	3/3/17	Complete; on hold per applicant
1367	University	C-1	40	10/18/19	Incomplete
		<b>Total:</b>	<b>1,045</b>		

**Table 1.B Group Living Accomodation Projects submitted and pending approval by ZAB or Council**

2210	Harold	C-DMU outer	136-bed	1/31/20	Incomplete.
0/2435	San Pablo	C-W	42 GLA units	12/6/18	Complete 10/28/19. Continued off calendar from 12/12/19 ZAB

Note: Proposed #s of affordable units are not reported at this pre-approval stage, as they tend to change significantly.

	New projects added				
	Number changed since 2019 report				



Table 2 - Approved projects with more than 5 units: No Active Building Permit.													
#	Street Name	Zoning	Ext Low <30% AMI	VLI 31%-50% AMI	LI 51%-80% AMI	MOD 81-120% AMI	BMR Total	Above MOD	Total Units	Entitlement Year	By:	Building Permit Applied For?	Subtotals
2902	Adeline	C-SA & R-4		4	4	1	9	41	50	2017	Council	No	Units in Approved projects, no BP yet applied for:
2001	Ashby	C-SA	25	28	33	0	86	1	87	2019	SB35		
2176	Kittredge	C-DMU	0	0	0	0	0	165	165	2020	ZAB		
1740	San Pablo	C-W	0	4	0	0	4	47	51	2018	ZAB		
1835	San Pablo	C-W	0	7	0	0	7	94	101	2019	ZAB		
2198	San Pablo	C-W		5			5	52	57	2019	ZAB		
2720	San Pablo	C-W		0	3	0	3	15	18	2007	ZAB		
2701	Shattuck	C-SA		5	0	0	5	52	57	2019	Council		
3000	Shattuck	C-SA		2	2	0	4	19	23	2018	Council	609	
2009	Addison	C-DMU					0	45	45	2019	ZAB		7/18/19
2028	Bancroft	C-DMU		2			2	35	37	2019	ZAB	10/29/19	Units in Approved projects, BP applied for:
2012	Berkeley Way	C-DMU	53	54	34	0	141	1	142	2019	SB35	9/12/19	
2542	Durant	C-T		0	0	0	0	32	32	2018	ZAB	4/4/19	
1601	Oxford	R-3		13	21	0	34	3	37	2018	SB35	12/17/19	
1201	San Pablo	C-W		0	0	5	5	22	27	2006	Council	11/25/19	
2527	San Pablo	C-W	0	6	6	0	12	51	63	2018	Council	8/17/18	
2100	San Pablo	C-W	0	0	0	0	0	96	96	2019	ZAB	8/30/19	
3020	San Pablo	C-W		2	2	0	4	25	29	2007	ZAB	4/15/15	
1951	Shattuck	C-DMU	0	0	0	0	0	156	156	2019	ZAB	12/27/19	1181
2190	Shattuck	C-DMU		0	0	0	0	274	274	2019	Council	12/19/19	
2352	Shattuck	C-DMU	0	14	0	0	14	190	204	2019	ZAB	12/20/19	
2556	Telegraph	C-T					0	24	24	2018	ZAB	12/19/18	
1717	University	C-1		3	0	0	3	12	15	2017	ZAB	1/17/20	
		<b>Totals:</b>	<b>78</b>	<b>149</b>	<b>105</b>	<b>6</b>	<b>338</b>	<b>1,452</b>	<b>1,790</b>				
		Projects over 2 years old and no BP submitted											
		Change to unit count since 2019 report											
		New project added											
		Projects moved from Table 1											
For SB 35 projects, issuance of a compliance letter will be the equivalent of a discretionary approval													

Table 3 – Approved projects with more than 5 units: Building permit issued.												
#	Street Name	Zoning	VLI 31%-50% AMI	LI 51%-80% AMI	MOD 81-120% AMI	BMR Total	Above MOD	Total Units	Entitlement Year	By:	Building Permit Issued	Est. Completion Date
1950	Addison	C-DMU	4	0	0	4	103	107	2016	ZAB	6/2/17	2019
2072	Addison	C-DMU	0	0	0	0	66	66	2018	ZAB	1/29/20	??
3051	Adeline	C-SA	0	0	0	0	11	11	2016	ZAB	11/12/19	
2580	Bancroft	C-T	11	0	0	11	111	122	2018	ZAB	7/24/19	2020
2035	Blake	C-SA	4	0	0	4	80	84	2016	Council	8/10/17	2020
739	Channing	MU-R	0	0	0	0	10	10	2018	ZAB	5/30/19	Unknown
2510	Channing	C-T	3	0	0	3	37	40	2018	ZAB	1/27/20	2020
2631	Durant	R-SMU	0	0	0	0	56	56	2016	Council	12/1/17	2020
1500	San Pablo	C-W & R-1A	16	0	0	16	154	170	2016	Council	12/21/17	2020
2628	Shattuck	C-SA	0	0	0	0	78	78	2019	ZAB	5/5/20	??
2597	Telegraph	C-T & R-2	1	0	0	1	9	10	2017	Council	8/9/18	2020
1698	University	C-1	3	0	0	3	33	36	2014	ZAB	6/20/17	2020
2067	University	C-DMU	4	0	0	4	46	50	2016	ZAB	10/10/18	2020
2111	University	C-DMU	6	0	0	3	65	68	2013	ZAB	6/27/18	2020
2131	University	C-DMU	2	0	0	1	20	21	2013	ZAB	6/27/18	2020
2145	University	C-DMU	0	0	0	0	36	36	2013	ZAB	6/27/18	2020
1922	Walnut	C-DMU	2	0	0	2	78	80	2013	ZAB	6/27/18	2020
		<b>Totals:</b>	<b>56</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>993</b>	<b>1,045</b>				
	Projects moved from Table 2											
	Numbers changed since 2019 report											
	Dates changed since 2019 report											

Table 4 – Approved projects with more than 5 units: Building Permit Issued after 2014 and Project Completed												
#	Street Name	Zoning	VLI 31%-50% AMI	LI 51%-80% AMI	MOD 81-120% AMI	BMR Total	Above MOD	Total Units	Entitlement Year	By:	Building Permit Issued	Complete Date
1935	Addison	C-DMU	0	0	0	0	69	69	2013	Council	10/17/14	5/26/17
2002	Addison	C-DMU	0	0	0	0	6	6	2016	ZAB	2/1/18	8/28/18
2126	Bancroft	C-DMU	5	0	0	5	45	50	2016	ZAB	11/6/17	11/15/19
2024	Durant	C-DMU	0	0	0	0	79	79	2013	Council	7/8/14	12/7/15
2526	Durant	C-T	0	0	0	0	44	44	2014	ZAB	2/18/14	6/30/17
2532	Durant	C-T	0	0	0	0	7	7	2016	ZAB	6/23/17	1/30/19
2107	Dwight	C-DMU	9	0	0	9	90	99	2012	ZAB	2/16/16	3/24/17
2201	Dwight	R-S	7	0	0	7	70	77	2013	ZAB	6/3/15	11/17/16
2227	Dwight	R-3	0	0	0	0	6	6	2013	Council	9/7/15	5/25/18
2001	Fourth	C-W	12	0	0	12	140	152	2014	ZAB	4/1/16	7/31/18
2441	Haste	C-T	0	0	0	0	42	42	2013	ZAB	5/7/14	6/27/16
3132	MLK	C-SA	0	41	0	41	1	42	2007	ZAB	11/20/15	12/7/17
2747	San Pablo	C-W	3	3	0	6	35	41	2007	ZAB	4/13/17	4/24/20
2748	San Pablo	C-W	23	0	0	23	0	23	2014	ZAB	12/12/17	10/23/19
3015	San Pablo	C-W	8	7	0	15	83	98	2007	Council	3/19/14	2/16/16
2013	Second	MU-LI	0	0	0	0	19	19	2015	ZAB	11/22/16	1/31/19
2598	Shattuck	C-SA & R-2A	4	3	0	7	25	32	2014	Council	5/1/15	5/31/17
2600	Shattuck	C-SA & R-2A	12	12	0	24	99	123	2014	Council	1/1/14	3/17/17
2711	Shattuck	C-SA	0	0	0	0	22	22	2016	ZAB	9/6/17	11/18/18
2539	Telegraph	C-T	6	0	0	6	64	70	2016	ZAB	7/12/17	9/30/19
800	University	C-W	4	0	0	4	54	58	2013	ZAB	7/15/14	12/2/15
824	University	C-W	4	0	0	4	44	48	2015	ZAB	8/20/15	2/6/18
1812	University	C-1	0*	0	0	0	46	46	2014	ZAB	6/25/15	3/7/17
1974	University	C-DMU	8	0	0	8	90	98	2014	ZAB	9/29/15	10/3/17
		<b>Totals:</b>	<b>105</b>	<b>66</b>	<b>0</b>	<b>171</b>	<b>1,180</b>	<b>1351</b>				
	New project added											
	Projects moved from Table 3											
	Change to unit count or BP issued date since 2019 report											
	Building permit partially finalized											

**Table 5 – Status of Regional Housing Needs Allocation - All Housing Types.**

Progress towards 2014-2022 RHNA: Approved Building Permits

January 1, 2014 – December 31, 2019

	RHNA Allocation	2014	2015	2016	2017	2018	2019	Total Units to Date	Percent of Goal Achieved	Remaining RHNA
<b>VLI (&lt;50% AMI)</b>	532	15	59	16	10	1	11	112	21%	420
<b>LI (51%-80% AMI)</b>	442	0	17					17	4%	425
<b>MOD (81-120% AMI)</b>	584	5	132					137	23%	447
<b>BMR Total</b>	1558	20	208	16	10	1	11			
<b>Above MOD</b>	1401	258	326	212	262	329	403	1790	128%	-389
<b>Total</b>	2959	278	534	228	272	330	414			