

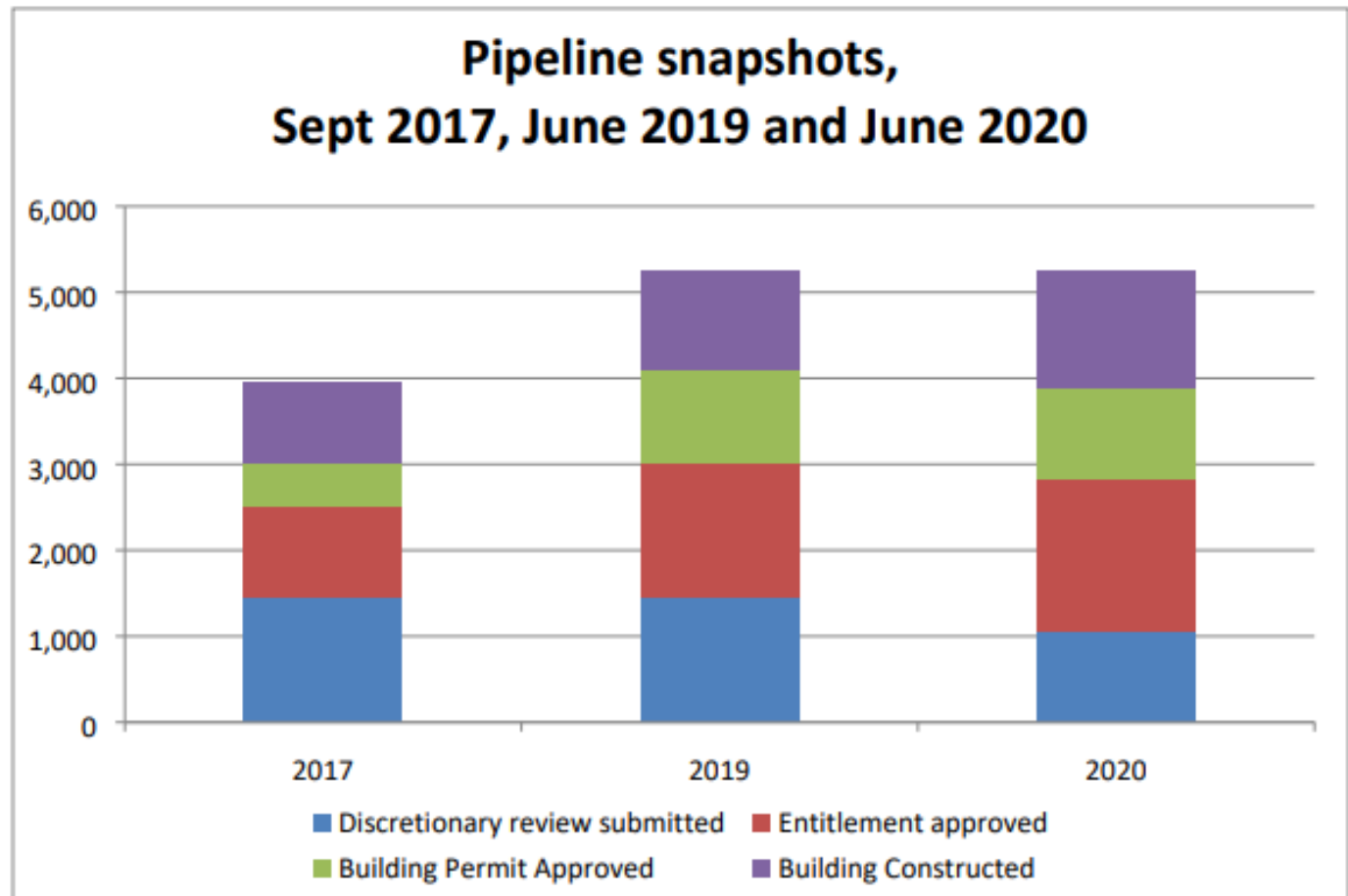
# Item A: Annual Housing Pipeline Report

September 22, 2020  
City Council Meeting

# Report Goals

- **Summarize Housing Production**
  1. Projects submitted but not yet entitled
  2. Projects entitled but without building permits
  3. Projects under construction
  4. Projects completed
- **Analyze Progress**
  1. Projects subject to the Inclusionary Housing Ordinance (5+ units)
  2. Regional Housing Needs Allocation (RHNA) summary
  3. Project timelines

# Report Findings



# RHNA Progress

January 1, 2014 – December 31, 2019							
	RHNA Allocation	2014	2015	2016	2017	2018	2019
VLI (<50% AMI)	532	15	59	16	10	1	11
LI (51%-80% AMI)	442	0	17				
MOD (81-120% AMI)	584	5	132				
<b>BMR Total</b>	1558	20	208	16	10	1	11
<b>Above MOD</b>	1401	258	326	212	262	329	403
<b>Total</b>	2959	278	534	228	272	330	414

	Total Units to Date	Percent of Goal Achieved	Remaining RHNA
VLI (<50% AMI)	112	21%	420
LI (51%-80% AMI)	17	4%	425
MOD (81-120% AMI)	137	23%	447
<b>BMR Total</b>			
<b>Above MOD</b>	1790	128%	-389
<b>Total</b>			

# Future Improvements

- 1. Identify Barriers**
  - Include number of hearings
  - Record applicant's responsiveness
  - Review turnaround times
- 2. Increase RHNA Progress**
  - Provide Housing Trust Fund contributions
  - Petition to include Group Living Accommodations (GLA)
  - Review thresholds for below market rate units
  - Benchmark with data on neighboring cities
- 3. Efficient Reporting**
  - Synch Housing Pipeline Report and State reporting periods
  - Leverage permit tracking software once updated

Questions