City of Piedmont
COUNCIL AGENDA REPORT

DATE: May 15, 2023

TO: Mayor and Council

FROM: Rosanna Bayon Moore, City Administrator

SUBJECT: Receipt of the 2022 Annual Progress Report to the California Department of Housing and Community Development Regarding the Implementation of the 5th Cycle (2015-2023) Housing Element of the Piedmont General Plan

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RECOMMENDATION

Receive the attached 2022 annual progress report for the implementation of the Piedmont General Plan 5th Cycle (2015-2023) Housing Element programs and policies.

EXECUTIVE SUMMARY

Section 65400 of the California Government Code describes the legal requirements for cities to prepare an annual progress report on the effectiveness of the City's housing policies and programs. Piedmont's 5th Cycle Housing Element is for the term 2015-2023. The State-mandated allocation of new units by the end of 2023 is 60 housing units. This report provides information on the 2022 Piedmont Housing Element annual progress report. This is the last annual progress report for the 5th Cycle Housing Element.

During the calendar year 2022, the City of Piedmont gave final inspection approval to building permits for 14 new accessory dwelling units (ADUs). In addition to the 14 that received final inspection approval, the City of Piedmont issued building permits for 27 new ADUs. Zero (0) building permits were issued for new single-family homes, bringing the total number of building permits issued for new housing units during the 2015-2023 term up to 100. The City's issuance of building permits for new housing units exceeds the overall goal set by the State of California in the RHNA for the 5th Cycle Housing Element by 40 housing units. However, production of very low-income units has lagged. Since 2015, a total of 20 building permits for very-low-income units was issued which is four less than the 5th Cycle RHNA goal of 24.

BACKGROUND

Goals for new housing production are set by the State of California and then allocated to jurisdictions in the San Francisco Bay Area region by the Association of Bay Area Governments (ABAG). The 5th cycle planning period for the Bay Area is January 31, 2015 – January 31, 2023.

On July 18, 2013, the ABAG Executive Board adopted the 5th Cycle RHNA. The RHNA assigned to the City of Piedmont requires the construction of 60 new housing units for the period of 2015 through 2022, or approximately 7 new units per year. The 60 assigned new housing units were distributed into the following four categories: 24 very low-income units; 14 low-income units; 15 moderate income units; and 7 above moderate housing units. Information about Housing Element law is available on the HCD website at https://www.hcd.ca.gov/planning-and-community-development/housing-elements.

The City of Piedmont and the cities of Albany, Emeryville, Dublin and Newark, along with the unincorporated portion of Alameda County, constitute the Alameda Urban County for purposes of many housing programs, including receiving funding from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. Through Alameda County Housing and Community Development, the City participates in the EveryOne Home program to provide services and housing to homeless individuals and families. The City also pools its resources with other Alameda County jurisdictions to administer fair housing programs and analyze impediments to fair housing.

A primary tool for new affordable housing in Piedmont's 5th Cycle Housing Element was the City's award-winning program to grant exceptions to requirements for accessory dwelling units (ADUs) in exchange for limits on rents collected for ADUs for a period of 10 years. During the 2016 legislative session, the State of California enacted AB 2299 (Bloom) and SB 1069 (Wieckowski), which resulted in Piedmont being prohibited from requiring parking for ADUs. In the past, exceptions to City parking requirements (normally required for new ADUs) had been granted in Piedmont to developers of ADUs that deed restricted the rents to affordable levels. With the passage of AB 2299 and SB 1069, the City's ability to provide housing units that are rent-restricted to low or very low-income tenants was greatly impaired. Most of the ADUs receiving planning entitlements since the beginning of 2017 are allowed to be rented at market rates. The City still obtains a few restricted rents for size exceptions.

ANNUAL PROGRESS REPORT

Pursuant to Government Code section 65400, the annual progress report for 2022 must be in the form prescribed by HCD and include:

1. The status of the plan and progress in its implementation.
2. The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583, and including a section identifying actions taken by the City towards completion of the programs and status of the City's compliance with the deadlines in its housing element.
3. The number of housing development applications received in the prior year.
4. The number of units included in all development applications in the prior year.
5. The number of units approved and disapproved in the prior year.
6. The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

7. A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Sections 65583 and 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.
8. The number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall, for each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category. The production report shall include, for each entitlement, building permit, or certificate of occupancy, a unique site identifier which must include the assessor's parcel number, but may include street address, or other identifiers.
9. The number of applications submitted, the location and the total number of developments approved, the total number of building permits issued, and the total number of units by area median income category constructed, pursuant to Section 65913.4 (the streamlined project review process required for certain development projects under SB 35).

Piedmont's annual progress report is attached (Attachment B). The City issued building permits for 23 new housing units in 2021 and 24 new housing units in 2020. In 2022, the City issued building permits for 27 new housing units, all of which were accessory dwelling units (ADUs and JADUs).

Three of the building permits were issued for ADUs and JADUs that were designed to be small and share spaces with the primary residences. Due to their small sizes, number of bedrooms, and findings of a survey of rental units in the Piedmont-Oakland housing market, these units are listed in the annual progress report as affordable to very low-income households (VL). City staff characterizes these units as affordable to households earning less than 50% of the area median income for Alameda County (income of approximately $57,150 a year in 2022 for a household of two people).

Thirteen accessory dwelling units that were issued building permits in Piedmont in 2022 would likely have rents affordable to residents earning low-income wages (L) based on the findings of a survey of rental units in the Piedmont-Oakland housing market. Households earning low-income wages earn between 50% to less than 80% of the area median income for Alameda County. City staff characterizes these units as low income. In 2022, this income was approximately $87,700 a year for a two-person household.

Two new ADUs that were issued building permits in 2022 are characterized as moderate-income housing (M) due to their sizes and number of bedrooms. Moderate incomes are 80% to 120% of the area median income for Alameda County. In 2022, this income was a maximum of approximately $137,100 a year for a household of two people (and more for larger households). The remaining nine ADUs are estimated to rent at rates affordable to above-moderate-income (AM) households (greater than 120% of the area median income).

In addition to the building permits issued, the City issued final approval of construction completed under building permits for 14 new housing units in 2022, compared to the 16 building permits which received final approval in 2021. All of the new housing units completed in 2022 were ADUs.

Lastly, in 2022, the City approved planning entitlements for 28 new housing units, compared to 33 housing units entitled in 2021 and 25 entitled in 2020. All of the planning entitlements for new housing units in 2022 were ADU permits. In 2022, an application for design review permit for a new house and ADU on a vacant lot was denied.

Rental Survey

City staff has prepared a survey of local rents based on similar floor areas and amenities which substantiate the expected rents for the moderate, low, and very low ADUs in the 2022 annual progress report. HCD has accepted the City's rental surveys, using this methodology, since 2018. The rental survey is included as Attachment A.

CONCLUSION

The 2022 annual progress report shows that the City of Piedmont has surpassed the annual rate of construction of new housing units anticipated by the 5th Cycle RHNA, having issued building permits since 2015 for the construction of approximately 100 new units, out of a state-mandated allocation of 60 new units by January 2023. However, with the changes to State legislation, which eliminated rent restrictions tied to parking exceptions, it has been challenging for the City of Piedmont to obtain deed restrictions requiring occupancy of ADUs by very low-income households. Thus, the City produced 20 very low income units out of the 5th Cycle goal of 24 units. The recently adopted 6th Cycle Housing Element builds on the successful programs and approaches of the 5th Cycle Housing Element to increase the production of housing in all income categories.

By: Pierce Macdonald, Senior Planner
Joshua Muller, Assistant Planner

ATTACHMENTS

Attachment A	Pages 5-8	2022 Rental Survey
Attachment B	Pages 9-35	2022 Housing Element Progress Report

ATTACHMENT A – 2022 Rental Survey

The City of Piedmont surveyed the average rent and average unit size for Piedmont and the surrounding Oakland area. Real estate websites, providing information and services for people seeking rental housing in a publicly accessible format, were used to find average rental rates and other characteristics of local rental housing over the 2022 period. Rental information for Oakland is readily available, and Oakland was found to be a larger sample and more reflective of the trends in the local rental market.

Average rents in Piedmont in 2022 total $2,725 per month, an increase compared to $2,614 for the previous year (RentCafe.com). This rent is still less than that reported for the surrounding City of Oakland ($2,850 per month on average for a 780-square-foot unit), an increase from $2,772 for an average 778-square-foot unit, last year. Average rental unit size in Piedmont in 2022 was 770 square feet (s.f.).

According to the same source, over 76% of rental units rent for greater than $2,000 in Piedmont. In Oakland, over 80% of units are rented at a rate greater than $2,000. The age and small number of Piedmont rental units and the lack of amenities, such as the shared gyms, parking garages, or roof-top gardens, present in many large rental housing developments, could suggest why Piedmont apartments and ADUs rent for slightly less than Oakland as a percentage of overall units (i.e., fewer luxury apartments in Piedmont).

RentCafe.com reports the average rent in Piedmont in 2022 as $2,725 per month and average unit size as 770 s.f. As stated above, the average rent reported for Oakland was slightly more at $2,850 per month for a 780-square-foot apartment.

Previous sources consisting of ***RentJungle.com*** and ***RentHop.com*** no longer provide research and analysis for cities in Alameda County. This survey incorporates data from ***Zumper.com. ApartmentLists.com,*** and ***Rentometer.com*** instead. Reliable data for Piedmont was not available through Zumper.com or Rentometer for the last 12 months because of the small sample of apartments and the large number of houses for rent (rather than apartments).

Zumper.com reports that the average rent in Oakland for a one-bedroom apartment is $2,141 per month, an increase from $2,050 per month, last year. The average rent for a studio apartment was $1,714 per month. The average rent for a two-bedroom apartment was $ 2,786.

ApartmentList.com reports that the average rent in 2022 fell by 5.1%. This survey uses 2021 data reduced by 5.1%. Average rent for a studio apartment was $2,357. The average one-bedroom apartment rented for $2,969, and the average rent for a two-bedroom apartment was $4,006.

Rentometer.com reports that the average rent in Oakland, adjusted for Piedmont, for a one-bedroom apartment was $2,238. The average rent of a studio apartment was $1,905. The average rent of a two-bedroom apartment was $3,064.

This rental survey shows the cost per square foot based on the average rents provided by RentCafe.com and assigns a 34% premium to two-bedroom apartments based on the percentage increase of rents provided by Zumper and Rentometer.

2022 Piedmont Average Rents Per Square Footage

2022 Average Rent RentCafe	Average Apartment Size	Rent Per Square Footage	Rent VL	Rent L	Rent M	Rent AM
$2,725	770	$3.54	See below	See below	See below	See below

2022 Oakland Average Rents Per Square Footage

2022 Average Rent RentCafe	Average Apartment Size	Rent Per Square Footage	Rent (336 sf.) VL	Rent (539 sf) L	Rent (678 sf.) M	Rent (777 sf., 1-bedroom + 652 s.f., 2-beds) AM
$2,850	780	$3.65 and $4.89*	$1,226	$1,967	$2,475	$2,836 or more - $3,188 or more
		*$4.89 - 34% premium for 2 bedrooms or more				

A. Zumper Bedroom Count Premiums

2022 Average Rent Zumper	Studio	1-Bedroom $427 + 25% premium	2-Bedroom $645 30% premium	
$2,141	$1,714	$2,141	$2,786	

B. Rentometer Bedroom Count Premiums

2022 Average Rent Rentometer	Studio	1-Bedroom $333 + 18% premium	2-Bedroom $826 37% premium	
$2,238	$1,905	$2,238	$3,064	

C. Apartmentslist.com Bedroom Count Premiums

2022 Average Rent Apartmentlist	Studio	1-Bedroom $612 + 26% premium	2-Bedroom $1,037 35% premium	
$2,969	$2,357	$2,969	$4,006	

Average Rents A to C

Average Rent	Studio	1-Bedroom	2-Bedroom
$2,449	$1,992	$2,449	$3,285

Housing Affordability by Incomes

According to California HCD (TCAC limit), the maximum allowable rents in 2022 for low-income category units in Alameda County (less than 80% AMI) is between $2,000 per month (548 s.f. or less studio); $2,143 per month (587 s.f. or less one-bedroom); and $2,572 (525 s.f. or less two bedrooms).

The maximum allowable rents for very low-income category units of one bedroom or studio in Alameda County (less than 50% AMI) is between $1,250 (up to 342 s.f. studio) and $1,339 (367 s.f. one-bedroom unit). The rent for more than one bedroom is $1,608 (329 s.f. two bedroom) and $1,856 (379 s.f. three bedroom).

The maximum allowable rents for moderate income category units are between $2,998 (821 s.f. studio); $3,427 (939 s.f. one bedroom); and $3,855 (788 s.f. two bedrooms).

Methodology and Premium for 2-Bedroom Apartments

The average rents for a one-bedroom apartment surveyed by Zumper, Rentometer, and ApartmentList.com, are less than the average rent surveyed by RentCafe at $2,850 for an average 780-square-foot apartment in Oakland. The rent per square foot was calculated by dividing the average unit size by the average rental rate. This survey uses the higher number provided by RentCafe for analysis of probable rents in Piedmont. This survey adjusts the rents for a 2-bedroom or more apartment according to the premiums for two-bedroom apartments surveyed by Zumper, Rentometer, and ApartmentLists.com at approximately 34% more than a one-bedroom apartment. Therefore, the average $3.65 per square foot rent provided by RentCafe is adjusted up to $4.89 per square foot for the rents for a two-bedroom apartment. This approach is conservative because it is likely that the RentCafe survey included some two-bedroom apartments in the average $3.65 rent per square foot. Construction completed in Piedmont in 2022 did not include any three-bedroom or larger homes.

Conclusion

In 2022, seven small accessory dwelling units (ADUs) in Piedmont that received final building permit inspection would likely have rents affordable to residents earning low-income wages. Three ADUs finaled in Piedmont would likely have rents affordable to moderate income residents. Six new ADUs are so small (336 s.f. or less) that they would likely rent at rates affordable to households earning very low incomes, and two new ADUs would likely rent at rates above moderate income due to their size and number of bedrooms. No single-family residences or rent-restricted ADUs received a final building inspection in Piedmont in 2022. For addresses, sizes, and numbers of bedrooms, see the list of completed ADUs for 2022 on the following page.

New Housing Units Completing Construction in 2022 in Piedmont, CA

	Address	Size	Bedrooms	Estimated Rent Per S.F.	Projected Rent
1	2070 Oakland Ave ADU	588 s.f.	1	$3.65	M - $2,146
2	204 Pala Ave ADU	274 s.f.	0	$3.65	VL - $1,000
3	1680 Lower Grand Ave ADU	842 s.f.	2	$4.89	AM - $4,117
4	301 Hillside Ave ADU	256 s.f.	0	$3.65	VL - $934
5	513 Boulevard Way ADU	989 s.f.	2	$4.89	AM - $4,836
6	14 Dormidera Ave ADU	327 s.f.	0	$3.65	VL - $1,194
7	230 Bonita Ave ADU	289 s.f.	0	$3.65	VL - $1,055
8	219 Ramona Ave JADU	248 s.f.	0	$3.65	VL - $905
9	1102 Harvard Ave ADU	601 s.f.	0	$3.65	M - $2,194
10	148 Ronada Ave ADU	556 s.f.	1	$3.65	L - $2,029
11	211 El Cerrito Ave ADU	495 s.f.	1	$3.65	L - $1,807
12	440 El Cerrito Ave	840 s.f.	1	$3.65	M - $3,066
13	12 Sharon Ct	400 s.f.	0	$3.65	L - $1,460
14	43 Estrella Ave	225 s.f.	0	$3.65	VL - $821

Please Start Here

General Information	
Jurisidiction Name	Piedmont
Reporting Calendar Year	2022
Contact Information	
First Name	Pierce
Last Name	Macdonald
Title	Senior Planner
Email	pmacdonald@piedmont.ca.gov
Phone	5104203063
Mailing Address	
Street Address	120 Vista Avenue
City	Piedmont
Zipcode	94611

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. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

12_28_22

Jurisdiction	Piedmont	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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	Density Bonus Law Applications		Application Status	Notes
1					2	3	4	5							6	7	8	9	10		11	12
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)**	**Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?**	**Were incentives or concessions reqested pursuant to Government Code section 65915 approved?**	**Please indicate the status of the application.**	**Notes+**
Summary Row: Start Data Entry Below								0	5	0	17	0	13	5	40	28	2					
051-4696-012-02	051-4696-012-02	21 Sierra Ave	21 Sierra Ave	PCNH #21-0007	SFD	O	1/8/2021							1	1	1		No	No	N/A	Approved	New SFR on vacant lot, no ADU
050-0861-024-01	050-0861-024-01	1042 Winsor Ave	1042 Winsor Ave	ADUP #21-0015	ADU	R	1/19/2021						1		1	1		No	No	N/A	Approved	680-sf 1 bed garage conversion
050-4622-036-00	050-4622-036-00	2070 Oakland Ave	2070 Oakland Ave	ADUP #21-0042	ADU	R	2/17/2021						1		1	1		No	No	N/A	Approved	636-sf 1 bedroom garage conversion
050-4572-031-00	050-4572-031-00	204 Pala Ave	204 Pala Ave	ADUP #21-0084	ADU	R	3/25/2021		1						1	1		No	No	N/A	Approved	274-sf garage conversion studio
050-4543-026-00	050-4543-026-00	1680 LowGrandAv	1680 Low Grand Ave	ADUP #21-0087	ADU	R	3/31/2021							1	1	1		No	No	N/A	Approved	842-sf 2 bed basement ADU
050-4628-008-00	050-4628-008-00	301 Hillside Ave	301 Hillside Ave	ADUP #21-0092	ADU	R	4/1/2021		1						1	1		No	No	N/A	Approved	256-sf detached studio
051-4630-029-00	051-4630-029-00	355 SanCarlosAve	355 San Carlos Ave	ADUP #21-0094	ADU	R	4/2/2021				1				1	1		No	No	N/A	Approved	420-sf 1 bed basement conversion
051-4655-004-00	051-4655-004-00	440 El Cerrito Ave	440 El Cerrito Ave	ADUP #21-0104	ADU	R	4/9/2021							1	1	1		No	No	N/A	Approved	840 sf 1 bed basement/garage conversion
050-4541-034-00	050-4541-034-00	58 York Dr	58 York Dr	PCNH #21-0108	SFD	O	4/9/2021							1	1	0	1	No	No	N/A	Disapproved	Demolish existing, build 2 story, 5 bed, 4 bath stucco house w/3-car g
050-4579-037-00	050-4579-037-00	7 Maxwelton Rd	7 Maxwelton Rd	ADUP #21-0117	ADU	R	4/15/2021				1				1	1		No	No	N/A	Approved	415-sf basement conversion 1 bed
050-4533-020-01	050-4533-020-01	120 Hillside Ave	120 Hillside Ave	ADUP #21-0137	ADU	R	5/6/2021		1						1	1		No	No	N/A	Approved	255-sf studio basement conversion
051-4707-010-00	051-4707-010-00	20 Bellevue Ave	20 Bellevue Ave	ADUP #21-0153	ADU	R	5/14/2021						1		1	1		No	No	N/A	Approved	597-sf attic conversion above garage
051-4828-003-00	051-4828-003-00	70 La Salle Ave	70 La Salle Ave	ADUP #21-0171	ADU	R	5/28/2021		1						1	1		No	No	N/A	Approved	Issued 3/15/22: 232-sf basement conversion 1 bed
050-0855-005-00	050-0855-005-00	513 BoulevardW	513 Boulevard Way	ADUP #21-0175	ADU	R	6/3/2021							1	1	1		No	No	N/A	Approved	Issued 2/11/22: 989-sf 2 bed basement conversion
051-4727-011-00	051-4727-011-00	95 Sea View Ave	95 Sea View Ave	ADUP #21-0186	ADU	R	7/21/2021			1					1	1		No	No	N/A	Approved	918-sf 1 bed, main floor conversion deed restricted coa
050-4567-013-00	050-4567-013-00	1601 Oakland Ave	1601 Oakland Ave	ADUP #21-0201	ADU	R	7/30/2021				1				1	1		No	No	N/A	Approved	496-sf 1 bed basement conversion
050-4541-034-00	050-4541-034-00	58 York Dr	58 York Dr	PCNH #21-0219	SFD	O	8/9/2021							1	1	1		No	No	N/A	Approved	Single-Family Residence, detached
050-0861-062-00	050-0861-062-00	1086 Annerley Rd	1086 Annerley Rd	ADUP #21-0220	ADU	R	9/7/2021							1	1	1		No	No	N/A	Approved	742-sf detached 2 bed ADU new build
051-4693-002-01	051-4693-002-01	12 Sierra Ave	12 Sierra Ave	ADUP #21-0228	ADU	R	11/5/2021							1	1	1		No	No	N/A	Approved	720-sf detached 1 bed new build
050-4530-001-00	050-4530-001-00	350 Moraga Ave	350 Moraga Ave	ADUP #21-0236	ADU	R	7/30/2021							1	1	1		No	No	N/A	Approved	Issued 2/16/22: 856-sf 2 bed 2 story garage conversion
050-0928-009-00	050-0928-009-00	782 Kingston Ave	782 Kingston Ave	ADUP #21-0249	ADU	R	10/1/2021						1		1	1		No	No	N/A	Approved	695-sf 1 bed detached, new build
051-4637-012-00	051-4637-012-00	58 Fairview Ave	58 Fairview Ave	ADUP #21-0254	ADU	R	8/11/2021				1				1	1		No	No	N/A	Approved	438-sf 1 bed basement conversion
050-4565-015-00	050-4565-015-00	226 SanCarlosAve	226 San Carlos Ave	ADUP #21-0260	ADU	R	9/1/2021		1						1	1		No	No	N/A	Approved	248-sf studio basement conversion
050-4557-017-00	050-4557-017-00	304 Olive Ave	304 Olive Ave ADU	ADUP #21-0264	ADU	R	9/8/2021							1	1	1		No	No	N/A	Approved	998-sf 2 bed garage conversion
050-4557-017-00	050-4557-017-00	304 Olive Ave	304 Olive Ave JADU	ADUP #21-0265	ADU	R	9/8/2021				1				1	1		No	No	N/A	Approved	498-sf 1 bed garage conversion JADU
050-4569-020-00	050-4569-020-00	230 Bonita Ave	230 Bonita Ave	ADUP #21-0270	ADU	R	9/16/2021		1						1	1		No	No	N/A	Approved	289-sf studio detached new build
050-4528-014-00	050-4528-014-00	219 Ramona Ave	219 Ramona Ave	ADUP #21-0276	ADU	R	11/18/2021		1						1	1		No	No	N/A	Approved	Issued 2/22/22: 248-sf studio basement conversion
050-4576-005-00	050-4576-005-00	15 Monte Ave	15 Monte Ave	ADUP #21-0288	ADU	R	11/12/2021				1				1	1		No	No	N/A	Approved	Issued 3/3/22: 360-sf studio basement conversion
051-4783-011-01	051-4783-011-01	118 Crocker Ave	118 Crocker Ave	ADUP #21-0367	ADU	R	12/17/2021						1		1	1		No	No	N/A	Approved	Approved 2022: 585-sf 1 bed garage conversion
050-4571-005-00	050-4571-005-00	229 Scenic Ave	229C Scenic-334 Pala	ADUP #21-0344	ADU	R	11/17/2021				1				1	1		No	No	N/A	Approved	Approved 2022: 495-sf 1 bed JADU basement conversion
050-4547-044-00	050-4547-044-00	100 Greenbank Ave	100 Greenbank Ave	ADUP #21-0348	ADU	R	11/19/2021				1				1	1		No	No	N/A	Approved	404-sf 1 bed garage/shed conversion JADU
050-4565-005-00	050-4565-005-00	211 El Cerrito Ave	211 El Cerrito Ave	ADUP #21-0319	ADU	R	11/4/2021				1				1	1		No	No	N/A	Approved	Entitlement approved 2022, Issued 3/16/22: 495-sf 1 bed detached ne
051-4807-002-00	051-4807-002-00	2 Somerset Ave	2 Somerset Ave	ADUP #21-0173	ADU	R	6/1/2021						1		1	0		No	No	N/A	Pending	Incomplete: 795-sf 1 bed new build
051-4641-004-00	051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave	ADUP2022-002	ADU	R	1/14/2022						1		1	1		No	No	N/A	Approved	786 sf 2 bedroom ADU basement conversion
051-4629-006-00	051-4629-006-00	319 El Cerrito Ave	319 El Cerrito Ave	ADUP2022-004	ADU	R	3/18/2022						1		1	1		No	No	N/A	Approved	800 sf 1 bedroom ADU detached garage conversion
050-4547-020-00	050-4547-020-00	1653 Grand Ave	1653 Grand Ave	ADUP2022-007	ADU	R	4/4/2022						1		1	1		No	No	N/A	Approved	800 sf 1 bedroom ADU new detached
050-4543-038-00	050-4543-038-00	1606 Grand Ave	1606 Grand Ave	ADUP2022-009	ADU	R	4/7/2022						1		1	1		No	No	N/A	Approved	617 sf 2 bedroom ADU new detached
050-4621-022-00	050-4621-022-00	2071 Oakland Ave	2071 Oakland Ave	ADUP2022-010	ADU	R	4/7/2022							1	1	1		No	No	N/A	Approved	1000 sf 2 bedroom ADU basement conversion
051-4727-005-00	051-4727-005-00	75 Sea View Ave	75 Sea View Ave	ADUP2022-011	ADU	R	4/7/2022						1		1	0		No	No	N/A	Pending	Incomplete: 799 sf ADU new detached
050-4543-027-00	050-4543-027-00	1682 Lower Grand Ave	1682 Lower Grand Ave	ADUP2022-014	ADU	R	4/27/2022		1						1	0		No	No	N/A	Pending	Incomplete: 289 sf 1 bedroom ADU garage and interior conversion
050-4556-012-00	050-4556-012-00	349 Olive Ave	349 Olive Ave	ADUP2022-016	ADU	R	6/7/2022						1		1	1		No	No	N/A	Approved	736 sf 1 bedroom ADU basement conversion
050-4567-018-00	050-4567-018-00	218 Carmel Ave	218 Carmel Ave	ADUP2022-019	ADU	R	7/5/2022				1				1	1		No	No	N/A	Approved	420 sf studio ADU new detached
050-4579-006-00	050-4579-006-00	355 Moraga Ave	355 Moraga Ave	ADUP2022-020	ADU	R	7/7/2022				1				1	0		No	No	N/A	Withdrawn	540 sf 1 bedroom ADU garage conversion
050-4530-003-00	050-4530-003-00	15 Highland Ave	15 Highland Ave	ADUP2022-021	ADU	R	7/13/2022				1				1	1		No	No	N/A	Approved	494 sf studio ADU garage conversion
050-4576-002-00	050-4576-002-00	3 Monte Ave	3 Monte Ave	ADUP2022-024	ADU	R	8/29/2022				1				1	1		No	No	N/A	Approved	407 sf studio ADU interior conversion
051-4734-015-00	051-4734-015-00	154 Wildwood Gardens	154 Wildwood Gardens	ADUP2022-026	ADU	R	9/1/2022				1				1	1		No	No	N/A	Approved	380 sf studio JADU interior conversion
050-4523-076-00	050-4523-076-00	26 Ronada Ave	26 Ronada Ave	ADUP2022-027	ADU	R	9/6/2022						1		1	1		No	No	N/A	Approved	799 sf 1 bedroom ADU basement conversion
051-4641-004-00	051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave	JADU2022-001	ADU	R	1/14/2022				1				1	1		No	No	N/A	Approved	490 sf 1 bedroom JADU basement conversion
050-4575-003-00	050-4575-003-00	618 Moraga Ave	618 Moraga Ave	JADU2022-007	ADU	R	12/7/2022		1						1	1		No	No	N/A	Approved	365 sf 1 bedroom JADU basement conversion
051-4738-031-00	051-4738-031-00	1143 Harvard Rd	1143 Harvard Rd	JADU2022-005	ADU	R	9/29/2022				1				1	1		No	No	N/A	Approved	414 sf studio JADU garage conversion
050-4557-005-00	050-4557-005-00	1327 Grand Ave	1327 Grand Ave	JADU2022-006	ADU	R	10/28/2022				1				1	1		No	No	N/A	Approved	480 sf studio JADU basement conversion
050-4551-027-00	050-4551-027-00	11 Cambridge Way	11 Cambridge Way	ADUP2022-001	ADU	R	1/7/2022						1		1	1		No	No	N/A	Approved	597 sf 1 bedroom ADU second unit conversion
051-4761-019-00	051-4761-019-00	64 Portsmouth Rd	64 Portsmouth Rd	ADUP2022-003	ADU	R	3/8/2022		1						1	1		No	No	N/A	Approved	318 sf studio ADU garage conversion
050-4523-048-00	050-4523-048-00	115 Monticello Ave	115 Monticello Ave	ADUP2022-006	ADU	R	3/31/2022				1				1	1		No	No	N/A	Approved	555 sf 1 bedroom ADU garage conversion
050-4548-004-00	050-4548-004-00	15 Greenbank Ave	15 Greenbank Ave	ADUP2022-008	ADU	R	4/4/2022				1				1	1		No	No	N/A	Approved	461 sf 1 bedroom ADU detached conversion
050-4561-018-00	050-4561-018-00	224 Greenbank Ave	224 Greenbank Ave	ADUP2022-013	ADU	R	4/18/2022						1		1	1		No	No	N/A	Approved	672 sf 1 bedroom ADU basement conversion
051-4668-016-00	051-4668-016-00	104 Requa Rd	104 Requa Rd	ADUP2022-017	ADU	R	6/15/2022						1		1	1		No	No	N/A	Approved	770 sf studio ADU basement conversion
051-4641-025-00	051-4641-025-00	136 Arbor Dr	136 Arbor Dr	ADUP2022-023	ADU	R	8/5/2022							1	1	1		No	No	N/A	Approved	800 sf 2 bedroom ADU basement conversion
050-4548-036-00	050-4548-036-00	940 Rose Ave	940 Rose Ave	ADUP2022-025	ADU	R	8/30/2022				1				1	1		No	No	N/A	Approved	440 sf 1 bedroom ADU new detached
051-4800-028-08	051-4800-028-08	140 St James Dr	140 St James Dr	ADUP2022-029	ADU	R	11/1/2022				1				1	0		No	No	N/A	Withdrawn	410 sf studio ADU basement conversion
050-4557-001-01	050-4557-001-01	241 Sunnyside Ave	241 Sunnyside Ave	ADUP2022-012	ADU	R	4/18/2022						1		1	0		No	No	N/A	Withdrawn	597 sf 1 bedroom ADU crawlspace conversion
051-4733-018-03	051-4733-018-03	77 Wistaria Way	77 Wistaria Way	ADUP2022-030	ADU	R	11/4/2022						1		1	0		No	No	N/A	Pending	Incomplete: 760 sf 1 bedroom ADU new attached
051-4641-007-01	051-4641-007-01	319 Magnolia Ave	319 Magnolia Ave	ADUP2022-031	ADU	R	11/28/2022						1		1	1		No	No	N/A	Approved	762 sf 2 bedroom ADU basement conversion
051-4803-013-00	051-4803-013-00	16 Sotelo Ave	16 Sotelo Ave	ADUP2022-032	ADU	R	11/28/2022		1						1	0		No	No	N/A	Pending	Incomplete: 338 sf 1 bedroom ADU interior conversion
051-4737-034-00	051-4737-034-00	40 Propsect Rd	40 Prospect Rd	ADUP2022-033	ADU	R	12/5/2022				1				1	0		No	No	N/A	Pending	Incomplete: 552 sf 1 bedroom ADU partial garage conversion
051-4727-009-00	051-4727-009-00	89 Sea View Ave	89 Sea View Ave	ADUP2022-034	ADU	R	12/22/2022		1						1	1		No	No	N/A	Approved	335 sf studio ADU new detached
051-4727-006-01	051-4727-006-01	83 Sea View Ave	83 Sea View Ave	JADU2022-003	ADU	R	3/10/2022				1				1	1		No	No	N/A	Approved	481 sf studio ADU detached conversion
051-4727-015-00	051-4727-015-00	84 King Ave	84 King Ave	JADU2022-002	ADU	R	2/28/2022				1				1	1		No	No	N/A	Approved	462 sf studio ADU interior conversion
050-4523-039-00	050-4523-039-00	128 Ronada Ave	128 Ronada Ave	JADU2022-004	ADU	R	7/7/2022				1				1	1		No	No	N/A	Approved	422 sf studio ADU basement conversion
051-4733-018-03	051-4733-018-03	77 Wistaria Way	77 Wistaria Way	DRPC2022-033	SFD	O	5/12/2022							1	1	0	1	No	No	N/A	Disapproved	Denied: 4,992 sf SFD on existing vacant lot
051-4733-018-03	051-4733-018-03	77 Wistaria Way	77 Wistaria Way	DRPC2022-048	SFD	O	10/6/2022							1	1	0	1	No	No	N/A	Disapproved	Denied: 3,699 sf SFD on existing vacant lot
051-4826-009-00	051-4826-009-00	139 Lexford Rd	139 Lexford Rd	DRPC2022-054	SFD	O	11/11/2022							1	1	0		No	No	N/A	Pending	Incomplete: 4,573 sf SFD on existing lot
050-4573-003-00	050-4573-003-00	618 Moraga Ave	618 Moraga Ave	ADUP2022-005	ADU	R	3/21/2022				1				1	0		No	No	N/A	Withdrawn	575 sf 1 bedroom basement conversion

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
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	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	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	1	0	16	0	8	3		28
051-4727-011-00	051-4727-011-00	95 Sea View Ave	95 Sea View Ave	ADUP #21-0186	ADU	R			1					7/21/2021	1
050-0854-001-00	050-0854-001-00	90 Wildwood Ave	90 Wildwood Ave ADU	ADU #18-0290	ADU	R						1		11/13/2018	1
051-4696-012-02	051-4696-012-02	21 Sierra Ave	21 Sierra Ave	PCNH #21-0007	SFD	O							1	2/8/2021	1
050-0861-024-01	050-0861-024-01	1042 Winsor Ave	1042 Winsor Ave	ADUP #21-0015	ADU	R						1		2/23/2021	1
050-4622-036-00	050-4622-036-00	2070 Oakland Ave	2070 Oakland Ave	ADUP #21-0042	ADU	R						1		4/16/2021	1
050-4572-031-00	050-4572-031-00	204 Pala Ave	204 Pala Ave	ADUP #21-0084	ADU	R		1						5/19/2021	1
050-4543-026-00	050-4543-026-00	1680 LowGrandAv	1680 LowGrandAve	ADUP #21-0087	ADU	R							1	4/23/2021	1
050-4628-008-00	050-4628-008-00	301 Hillside Ave	301 Hillside Ave	ADUP #21-0092	ADU	R		1						5/26/2021	1
051-4630-029-00	051-4630-029-00	355 San Carlos Ave	355 San Carlos Ave	ADUP #21-0094	ADU	R				1				6/30/2021	1
051-4655-004-00	051-4655-004-00	440 El Cerrito Ave	440 El Cerrito Ave	ADUP #21-0104	ADU	R							1	6/3/2021	1
050-4579-037-00	050-4579-037-00	7 Maxwelton Rd	7 Maxwelton Rd	ADUP #21-0117	ADU	R				1				5/11/2021	1
050-4807-014-01	050-4807-014-01	10 Crest Rd	10 Crest Rd	ADUP #19-0100	ADU	R						1		5/15/2019	1
050-4533-020-01	050-4533-020-01	120 Hillside Ave	120 Hillside Ave	ADUP #21-0137	ADU	R		1						7/16/2021	1
051-4707-010-00	051-4707-010-00	20 Bellevue Ave	20 Bellevue Ave	ADUP #21-0153	ADU	R						1		8/3/2021	1
051-4828-003-00	051-4828-003-00	70 La Salle Ave	70 La Salle Ave	ADUP #21-0171	ADU	R		1						8/4/2021	1
050-0855-005-00	050-0855-005-00	513 Boulevard W	513 Boulevard Way	ADUP #21-0175	ADU	R							1	7/26/2021	1
050-4612-023-00	050-4612-023-00	630 Blair Ave	630 Blair Ave	ADUP#19-0201	ADU	R							1	10/1/2019	1
050-4567-013-00	050-4567-013-00	1601 Oakland Ave	1601 Oakland Ave	ADUP #21-0201	ADU	R				1				7/30/2021	1
050-4541-034-00	050-4541-034-00	58 York Dr	58 York Dr	PCNH #21-0219	SFD	O							1	8/9/2021	1
050-0928-009-00	050-0928-009-00	782 Kingston Ave	782 Kingston Ave	ADUP #21-0249	ADU	R							1	10/21/2021	1
050-4698-001-01	050-4698-001-01	601 Mountain Ave	601 Mountain Ave	ADUP #19-0297	ADU	R				1				12/4/2019	1
050-0861-062-00	050-0861-062-00	1086 Annerley Rd	1086 Annerley Rd	ADUP #21-0220	ADU	R							1	9/7/2021	1
051-4693-002-01	051-4693-002-01	12 Sierra Ave	12 Sierra Ave	ADUP #21-0228	ADU	R							1	11/5/2021	1
050-4701-004-00	050-4701-004-00	14 Dormidera Ave	14 Dormidera	ADUP #19-0329	ADU	R		1						1/10/2020	1
050-4636-029-00	050-4636-029-00	1346 Grand Ave	1346 Grand Ave	ADUP #20-0236	ADU	R	1							9/11/2019	1
050-4540-006-00	050-4540-006-00	21 Blair Avenue	21 Blair Avenue	ADUP #20-0021	ADU	R								5/22/2020	0
050-4547-018-00	050-4547-018-00	1661 Grand Ave	1661 Grand Ave	ADUP #20-0039	ADU	R								6/2/2020	0
050-4530-001-00	050-4530-001-00	350 Moraga Ave	350 Moraga Ave	ADUP #21-0236	ADU	R							1	9/7/2021	1
051-4637-012-00	051-4637-012-00	58 Fairview Ave	58 Fairview Ave	ADUP #21-0254	ADU	R				1				10/21/2021	1
050-4557-017-00	050-4557-017-00	304 Olive Ave	304 Olive Ave ADU	ADUP #21-0264	ADU	R							1	11/5/2021	1
050-4557-017-00	050-4557-017-00	304 Olive Ave	304 Olive Ave JADU	ADUP #21-0265	ADU	R				1				11/5/2021	1
050-0854-001-00	050-0854-001-00	90 Wildwood Ave	90 Wildwood JADU	ADUP #20-0069	ADU	R				1				6/9/2020	1
050-4539-007-00	050-4539-007-00	33 Monticello Ave	33 Monticello Ave	ADUP #20-0072	ADU	R							1	4/7/2020	1
051-4637-017-00	051-4637-017-00	78 Fairview Ave	78 Fairview Ave	ADUP #20-0101	ADU	R							1	7/31/2020	1
051-4817-003-01	051-4817-003-01	88 Sandringham	88 Sandring'm JADU	ADUP #20-0106	ADU	R		1						7/24/2020	1
050-4569-020-00	050-4569-020-00	230 Bonita Ave	230 Bonita Ave	ADUP #21-0270	ADU	R		1						10/12/2021	1
050-4608-013-00	050-4608-013-00	9 Alta Ave	9 Alta Ave	ADUP #20-0121	ADU	R							1	11/16/2020	1
050-4528-014-00	050-4528-014-00	219 Ramona Ave	219 Ramona Ave	ADUP #21-0276	ADU	R		1						11/18/2021	1
050-4576-005-00	050-4576-005-00	15 Monte Ave	15 Monte Ave	ADUP #21-0288	ADU	R				1				12/7/2021	1
051-4758-001-00	051-4758-001-00	1102 Harvard Rd	1102 Harvard Rd	ADUP #20-0164	ADU	R						1		12/15/2020	1
051-4723-011-12	051-4723-011-12	14 Caperton Ave	14 Caperton Ave	ADUP #20-0181	ADU	R							1	1/14/2021	1
050-4628-026-00	050-4628-026-00	330 El Cerrito Ave	330 El Cerrito Ave	ADUP #20-0187	ADU	R				1				11/23/2020	1
050-4627-010-12	050-4627-010-12	318 Hillside Ave	318 Hillside Ave	ADUP #20-0192	ADU	R				1				1/5/2021	1
051-4641-022-00	051-4641-022-00	124 Arbor Dr	124 Arbor Dr JADU	ADUP #20-0209	ADU	R				1				3/2/2021	1
050-4628-002-00	050-4628-002-00	1546 Oakland Ave	1546 Oakland Ave	ADUP #20-0264	ADU	R		1						1/14/2021	1
050-4542-021-00	050-4542-021-00	34 Manor Dr	34 Manor Dr	ADUIP #20-0274	ADU	R							1	2/19/2021	1
050-4533-011-00	050-4533-011-00	137 Bonita Ave	137 Bonita Ave	ADUP #20-0293	ADU	R	1							4/7/2021	1
050-4549-040-00	050-4549-040-00	948 Kingston Ave	948 Kingston Ave	ADUP #20-0250	ADU	R							1	12/4/2020	1
051-4639-033-00	051-4639-033-00	118 Wildwood Ave	118 Wildw'd JADU	ADUP #20-0240	ADU	R				1				12/4/2020	1
050-4622-037-00	050-4622-037-00	2076 Oakland Ave	2076 Oakland Ave	ADUP #20-0301	ADU	R							1	2/3/2021	1

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	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	Entitlement Date Approved	# of Units issued Entitlements
050-4523-044-00	050-4523-044-00	148 Ronada Ave	148 Ronada Ave	ADUP #20-0263	ADU	R						1		1/22/2021	1
051-4824-001-00	051-4824-001-00	87 Huntleigh Rd	87 Huntleigh Rd	SUP #15-0159	ADU	R	1							5/11/2015	1
050-4541-034-00	050-4541-034-00	58 York Dr	58 York Dr ADU	SUP #18-0316	ADU	R							1	1/24/2019	1
050-4544-005-00	050-4544-005-00	119 Ricardo Ave	119 Ricardo Ave	SUP #18-0347	ADU	R				1				2/4/2019	1
051-4786-003-00	051-4786-003-00	275 Sea View Ave	275 Sea View Ave	SUP #14-0244	ADU	R							1	11/6/2014	1
051-4820-001-10	051-4820-001-10	162 Estates Dr	162 Estates Dr	SUP #11-0322	ADU	R	1							12/12/2011	1
050-4621-022-00	050-4621-022-00	2071 Oakland Ave	2071 Oakland Ave ADU	ADUP2022-010	ADU	R							1	5/10/2022	1
050-4561-018-00	050-4561-018-00	224 Greenbank Ave	224 Greenbank Ave ADU	ADUP2022-013	ADU	R						1		7/19/2022	1
051 -4636-036-00	051 -4636-036-00	11 Fairview Ave	11 Fairview Ave ADU	ADU #20-0131	ADU	R							1	2/2/2021	1
051-4783-011-01	051-4783-011-01	118 Crocker Ave	118 Crocker	ADUP #21-0367	ADU	R				1				1/24/2022	1
051-4761-019-00	051-4761-019-00	64 Portsmouth Rd	64 Portsmouth Rd	ADUP2022-003	ADU	R		1						4/11/2022	1
051-4629-006-00	051-4629-006-00	319 El Cerrito Ave	319 El Cerrito Ave	ADUP2022-004	ADU	R						1		5/4/2022	1
050-4548-004-00	050-4548-004-00	15 Greenbank Ave	15 Greenbank Ave	ADUP2022-008	ADU	R				1				6/22/2022	1
050-4547-020-00	050-4547-020-00	1653 Grand Ave	1653 Grand Ave	ADUP2022-007	ADU	R							1	6/15/2022	1
050-4547-044-00	050-4547-044-00	100 Greenbank Ave	100 Greenbank Ave	ADUP #21-0348	ADU	R				1				4/6/2022	1
050-4565-005-00	050-4565-005-00	211 El Cerrito Ave	211 El Cerrito Ave	ADUP #21-0319	ADU	R				1				2/16/2022	1
050-4571-005-00	050-4571-005-00	229 Scenic Ave	229 Scenic Ave	JADUP #21-0344	ADU	R				1				2/15/2022	1
050-4523-039-00	050-4523-039-00	128 Ronada Ave	128 Ronada Ave	JADU2022-004	ADU	R				1				8/30/2022	1
051-4727-015-00	051-4727-015-00	84 King Ave	84 King Ave	JADU2022-002	ADU	R				1				4/25/2022	1
051-4727-006-01	051-4727-006-01	83 Sea View Ave	83 Sea View Ave	JADU2022-003	ADU	R				1				10/7/2022	1
051-4701-022-00	051-4701-022-00	12 Sharon Ct	12 Sharon Ct	ADU #18-0281	ADU	R				1				11/13/2018	1
050-4528-003-00	050-4528-003-00	43 Estrella Ave	43 Estrella Ave	ADU #19-0094	ADU	R		1						5/14/2019	1
050-4551-027-00	050-4551-027-00	11 Cambridge Way	11 Cambridge Way	ADUP2022-001	ADU	R						1		2/22/2022	1
051-4641-004-00	051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave	ADUP2022-002	ADU	R						1		9/23/2022	1
051-4641-004-00	051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave	JADU2022-001	ADU	R				1				9/23/2022	1
050-4523-048-00	050-4523-048-00	115 Monticello Ave	115 Monticello Ave	ADUP2022-006	ADU	R						1		5/11/2022	1
050-4543-038-00	050-4543-038-00	1606 Grand Ave	1606 Grand Ave	ADUP2022-009	ADU	R						1		6/20/2022	1
050-4556-012-00	050-4556-012-00	349 Olive Ave	349 Olive Ave	ADUP2022-016	ADU	R						1		8/8/2022	1
051-4668-016-00	051-4668-016-00	104 Requa Rd	104 Requa Rd	ADUP2022-017	ADU	R						1		7/19/2022	1
050-4567-018-00	050-4567-018-00	218 Carmel Ave	218 Carmel Ave	ADUP2022-019	ADU	R				1				8/23/2022	1
050-4530-003-00	050-4530-003-00	15 Highland Ave	15 Highland Ave	ADUP2022-021	ADU	R				1				8/26/2022	1
051-4641-025-00	051-4641-025-00	136 Arbor Dr	136 Arbor Dr	ADUP2022-023	ADU	R							1	12/2/2022	1
050-4576-002-00	050-4576-002-00	3 Monte Ave	3 Monte Ave	ADUP2022-024	ADU	R				1				11/22/2022	1
050-4548-036-00	050-4548-036-00	940 Rose Ave	940 Rose Ave	ADUP2022-025	ADU	R				1				1/9/2023	1
051-4734-015-00	051-4734-015-00	154 Wildwood Gardens	154 Wildwood Gardens	ADUP2022-026	ADU	R				1				10/12/2022	1
050-4523-076-00	050-4523-076-00	26 Ronada Ave	26 Ronada Ave	ADUP2022-027	ADU	R						1		1/5/2023	1
051-4738-031-00	051-4738-031-00	1143 Harvard Rd	1143 Harvard Rd	JADU2022-005	ADU	R				1				11/30/2022	1
050-4557-005-00	050-4557-005-00	1327 Grand Ave	1327 Grand Ave	JADU2022-006	ADU	R				1				11/30/2022	1
051-4641-007-01	051-4641-007-01	319 Magnolia Ave	319 Magnolia Ave	ADUP2022-031	ADU	R						1		1/20/2023	1
051-4727-009-00	051-4727-009-00	89 Sea View Ave	89 Sea View Ave	ADUP2022-034	ADU	R		1						1/18/2023	1
050-4575-003-00	050-4573-003-00	618 Moraga Ave	618 Moraga Ave	JADU2022-007	ADU	R				1				12/28/2022	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits								
			7							8	9
Current APN	Street Address	Project Name+	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	Building Permits Date Issued	# of Units Issued Building Permits
			0	3	0	12	0	3	9		27
051-4727-011-00	95 Sea View Ave	95 Sea View Ave			1					8/4/2021	1
050-0854-001-00	90 Wildwood Ave	90 Wildwood Ave ADU						1		3/12/2020	1
051-4696-012-02	21 Sierra Ave	21 Sierra Ave									0
050-0861-024-01	1042 Winsor Ave	1042 Winsor Ave						1		3/31/2021	1
050-4622-036-00	2070 Oakland Ave	2070 Oakland Ave						1		7/21/2021	1
050-4572-031-00	204 Pala Ave	204 Pala Ave		1						8/19/2021	1
050-4543-026-00	1680 LowGrandAv	1680 LowGrandAve							1	6/18/2021	1
050-4628-008-00	301 Hillside Ave	301 Hillside Ave		1						11/18/2021	1
051-4630-029-00	355 San Carlos Ave	355 San Carlos Ave				1				10/26/2022	1
051-4655-004-00	440 El Cerrito Ave	440 El Cerrito Ave							1	8/5/2021	1
050-4579-037-00	7 Maxwelton Rd	7 Maxwelton Rd				1				6/17/2022	1
050-4807-014-01	10 Crest Rd	10 Crest Rd						1		11/4/2019	1
050-4533-020-01	120 Hillside Ave	120 Hillside Ave									0
051-4707-010-00	20 Bellevue Ave	20 Bellevue Ave									0
051-4828-003-00	70 La Salle Ave	70 La Salle Ave		1						3/15/2022	1
050-0855-005-00	513 Boulevard W	513 Boulevard Way							1	2/11/2022	1
050-4612-023-00	630 Blair Ave	630 Blair Ave							1	11/15/2019	1
050-4567-013-00	1601 Oakland Ave	1601 Oakland Ave				1				11/12/2021	1
050-4541-034-00	58 York Dr	58 York Dr									0
050-0928-009-00	782 Kingston Ave	782 Kingston Ave							1	4/5/2022	1
050-4698-001-01	601 Mountain Ave	601 Mountain Ave				1				7/19/2021	1
050-0861-062-00	1086 Annerley Rd	1086 Annerley Rd							1	12/14/2021	1
051-4693-002-01	12 Sierra Ave	12 Sierra Ave							1	8/10/2022	1
050-4701-004-00	14 Dormidera Ave	14 Dormidera		1						3/31/2021	1
050-4636-029-00	1346 Grand Ave	1346 Grand Ave	1							8/9/2021	1
050-4540-006-00	21 Blair Avenue	21 Blair Avenue								9/16/2020	0
050-4547-018-00	1661 Grand Ave	1661 Grand Ave								8/26/2020	0
050-4530-001-00	350 Moraga Ave	350 Moraga Ave							1	2/16/2022	1
051-4637-012-00	58 Fairview Ave	58 Fairview Ave									0
050-4557-017-00	304 Olive Ave	304 Olive Ave ADU							1	4/18/2022	1
050-4557-017-00	304 Olive Ave	304 Olive Ave JADU									0
050-0854-001-00	90 Wildwood Ave	90 Wildwood JADU				1				8/26/2020	1
050-4539-007-00	33 Monticello Ave	33 Monticello Ave							1	7/1/2021	1
051-4637-017-00	78 Fairview Ave	78 Fairview Ave							1	10/14/2020	1
051-4817-003-01	88 Sandringham	88 Sandring'm JADU		1						8/11/2020	1
050-4569-020-00	230 Bonita Ave	230 Bonita Ave		1						11/30/2021	1
050-4608-013-00	9 Alta Ave	9 Alta Ave							1	6/18/2021	1
050-4528-014-00	219 Ramona Ave	219 Ramona Ave		1						2/22/2022	1
050-4576-005-00	15 Monte Ave	15 Monte Ave				1				3/3/2022	1
051-4758-001-00	1102 Harvard Rd	1102 Harvard Rd						1		5/28/2021	1

Current APN	Street Address	Project Name+	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	Building Permits Date Issued	# of Units Issued Building Permits
051-4723-011-12	14 Caperton Ave	14 Caperton Ave							1	3/18/2022	1
050-4628-026-00	330 El Cerrito Ave	330 El Cerrito Ave				1				5/7/2021	1
050-4627-010-12	318 Hillside Ave	318 Hillside Ave									0
051-4641-022-00	124 Arbor Dr	124 Arbor Dr JADU				1				7/5/2022	1
050-4628-002-00	1546 Oakland Ave	1546 Oakland Ave		1						1/14/2021	1
050-4542-021-00	34 Manor Dr	34 Manor Dr							1	2/19/2021	1
050-4533-011-00	137 Bonita Ave	137 Bonita Ave									0
050-4549-040-00	948 Kingston Ave	948 Kingston Ave							1	8/13/2021	1
051-4639-033-00	118 Wildwood Ave	118 Wildw'd JADU				1				5/3/2021	1
050-4622-037-00	2076 Oakland Ave	2076 Oakland Ave							1	2/12/2021	1
050-4523-044-00	148 Ronada Ave	148 Ronada Ave						1		6/22/2021	1
051-4824-001-00	87 Huntleigh Rd	87 Huntleigh Rd	1							6/7/2016	1
050-4541-034-00	58 York Dr	58 York Dr ADU							1	7/15/2020	1
050-4544-005-00	119 Ricardo Ave	119 Ricardo Ave				1				7/31/2019	1
051-4786-003-00	275 Sea View Ave	275 Sea View Ave							1	4/20/2015	1
051-4820-001-10	162 Estates Dr	162 Estates Dr	1							6/10/2013	1
050-4621-022-00	2071 Oakland Ave	2071 Oakland Ave ADU							1	8/26/2022	1
050-4561-018-00	224 Greenbank Ave	224 Greenbank Ave ADU						1		9/19/2022	1
051 -4636-036-00	11 Fairview Ave	11 Fairview Ave ADU							1	8/2/2022	1
051-4783-011-01	118 Crocker Ave	118 Crocker				1				4/14/2022	1
051-4761-019-00	64 Portsmouth Rd	64 Portsmouth Rd		1						6/23/2022	1
051-4629-006-00	319 El Cerrito Ave	319 El Cerrito Ave						1		8/9/2022	1
050-4548-004-00	15 Greenbank Ave	15 Greenbank Ave				1				10/5/2022	1
050-4547-020-00	1653 Grand Ave	1653 Grand Ave							1	8/26/2022	1
050-4547-044-00	100 Greenbank Ave	100 Greenbank Ave				1				6/3/2022	1
050-4565-005-00	211 El Cerrito Ave	211 El Cerrito Ave				1				3/16/2022	1
050-4571-005-00	229 Scenic Ave	229 Scenic Ave				1				4/25/2022	1
050-4523-039-00	128 Ronada Ave	128 Ronada Ave				1				10/10/2022	1
051-4727-015-00	84 King Ave	84 King Ave				1				8/16/2022	1
051-4727-006-01	83 Sea View Ave	83 Sea View Ave				1				12/27/2022	1
051-4701-022-00	12 Sharon Ct	12 Sharon Ct				1				5/6/2020	1
050-4528-003-00	43 Estrella Ave	43 Estrella Ave		1						5/13/2019	1
050-4551-027-00	11 Cambridge Way	11 Cambridge Way						1		8/5/2022	1
051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave						1		3/15/2023	1
051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave				1				3/15/2023	1
050-4523-048-00	115 Monticello Ave	115 Monticello Ave									0
050-4543-038-00	1606 Grand Ave	1606 Grand Ave									0
050-4556-012-00	349 Olive Ave	349 Olive Ave									0
051-4668-016-00	104 Requa Rd	104 Requa Rd									0
050-4567-018-00	218 Carmel Ave	218 Carmel Ave									0
050-4530-003-00	15 Highland Ave	15 Highland Ave									0

Current APN	Street Address	Project Name+	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	Building Permits Date Issued	# of Units Issued Building Permits
051-4641-025-00	136 Arbor Dr	136 Arbor Dr									0
050-4576-002-00	3 Monte Ave	3 Monte Ave									0
050-4548-036-00	940 Rose Ave	940 Rose Ave									0
051-4734-015-00	154 Wildwood Gardens	154 Wildwood Gardens				1				1/5/2023	1
050-4523-076-00	26 Ronada Ave	26 Ronada Ave									0
051-4738-031-00	1143 Harvard Rd	1143 Harvard Rd				1				2/16/2023	1
050-4557-005-00	1327 Grand Ave	1327 Grand Ave									0
051-4641-007-01	319 Magnolia Ave	319 Magnolia Ave									0
051-4727-009-00	89 Sea View Ave	89 Sea View Ave									0
050-4573-003-00	618 Moraga Ave	618 Moraga Ave									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name+	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	6	0	2	0	3	3		14
051-4727-011-00	95 Sea View Ave	95 Sea View Ave									0
050-0854-001-00	90 Wildwood Ave	90 Wildwood Ave ADU						1		12/8/2021	1
051-4696-012-02	21 Sierra Ave	21 Sierra Ave									0
050-0861-024-01	1042 Winsor Ave	1042 Winsor Ave									0
050-4622-036-00	2070 Oakland Ave	2070 Oakland Ave						1		4/25/2022	1
050-4572-031-00	204 Pala Ave	204 Pala Ave		1						4/13/2022	1
050-4543-026-00	1680 LowGrandAv	1680 LowGrandAve							1	4/29/2022	1
050-4628-008-00	301 Hillside Ave	301 Hillside Ave		1						12/14/2022	1
051-4630-029-00	355 San Carlos Ave	355 San Carlos Ave									0
051-4655-004-00	440 El Cerrito Ave	440 El Cerrito Ave							1	6/27/2022	1
050-4579-037-00	7 Maxwelton Rd	7 Maxwelton Rd									0
050-4807-014-01	10 Crest Rd	10 Crest Rd						1		3/19/2021	1
050-4533-020-01	120 Hillside Ave	120 Hillside Ave									0
051-4707-010-00	20 Bellevue Ave	20 Bellevue Ave									0
051-4828-003-00	70 La Salle Ave	70 La Salle Ave									0
050-0855-005-00	513 Boulevard W	513 Boulevard Way							1	7/12/2022	1
050-4612-023-00	630 Blair Ave	630 Blair Ave							1	7/2/2021	1
050-4567-013-00	1601 Oakland Ave	1601 Oakland Ave									0
050-4541-034-00	58 York Dr	58 York Dr									0
050-0928-009-00	782 Kingston Ave	782 Kingston Ave									0
050-4698-001-01	601 Mountain Ave	601 Mountain Ave									0
050-0861-062-00	1086 Annerley Rd	1086 Annerley Rd									0
051-4693-002-01	12 Sierra Ave	12 Sierra Ave									0
050-4701-004-00	14 Dormidera Ave	14 Dormidera		1						3/15/2022	1
050-4636-029-00	1346 Grand Ave	1346 Grand Ave									0
050-4540-006-00	21 Blair Avenue	21 Blair Avenue		1						11/2/2021	1
050-4547-018-00	1661 Grand Ave	1661 Grand Ave				1				10/6/2021	1
050-4530-001-00	350 Moraga Ave	350 Moraga Ave									0
051-4637-012-00	58 Fairview Ave	58 Fairview Ave									0
050-4557-017-00	304 Olive Ave	304 Olive Ave ADU									0
050-4557-017-00	304 Olive Ave	304 Olive Ave JADU									0
050-0854-001-00	90 Wildwood Ave	90 Wildwood JADU				1				12/8/2021	1
050-4539-007-00	33 Monticello Ave	33 Monticello Ave									0
051-4637-017-00	78 Fairview Ave	78 Fairview Ave							1	10/28/2021	1
051-4817-003-01	88 Sandringham	88 Sandring'm JADU		1						3/23/2021	1
050-4569-020-00	230 Bonita Ave	230 Bonita Ave		1						9/22/2022	1
050-4608-013-00	9 Alta Ave	9 Alta Ave									0

Current APN	Street Address	Project Name+	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
050-4528-014-00	219 Ramona Ave	219 Ramona Ave		1						5/19/2022	1
050-4576-005-00	15 Monte Ave	15 Monte Ave									0
051-4758-001-00	1102 Harvard Rd	1102 Harvard Rd						1		9/15/2022	1
051-4723-011-12	14 Caperton Ave	14 Caperton Ave									0
050-4628-026-00	330 El Cerrito Ave	330 El Cerrito Ave									0
050-4627-010-12	318 Hillside Ave	318 Hillside Ave									0
051-4641-022-00	124 Arbor Dr	124 Arbor Dr JADU									0
050-4628-002-00	1546 Oakland Ave	1546 Oakland Ave		1						3/3/2021	1
050-4542-021-00	34 Manor Dr	34 Manor Dr							1	7/12/2021	1
050-4533-011-00	137 Bonita Ave	137 Bonita Ave									0
050-4549-040-00	948 Kingston Ave	948 Kingston Ave									0
051-4639-033-00	118 Wildwood Ave	118 Wildw'd JADU				1				5/19/2021	1
050-4622-037-00	2076 Oakland Ave	2076 Oakland Ave									0
050-4523-044-00	148 Ronada Ave	148 Ronada Ave						1		8/30/2022	1
051-4824-001-00	87 Huntleigh Rd	87 Huntleigh Rd	1							2/9/2021	1
050-4541-034-00	58 York Dr	58 York Dr ADU							1	12/1/2021	1
050-4544-005-00	119 Ricardo Ave	119 Ricardo Ave				1				5/3/2021	1
051-4786-003-00	275 Sea View Ave	275 Sea View Ave							1	12/14/2021	1
051-4820-001-10	162 Estates Dr	162 Estates Dr	1							1/18/2021	1
050-4621-022-00	2071 Oakland Ave	2071 Oakland Ave ADU									0
050-4561-018-00	224 Greenbank Ave	224 Greenbank Ave ADU									0
051 -4636-036-00	11 Fairview Ave	11 Fairview Ave ADU									0
051-4783-011-01	118 Crocker Ave	118 Crocker									0
051-4761-019-00	64 Portsmouth Rd	64 Portsmouth Rd									0
051-4629-006-00	319 El Cerrito Ave	319 El Cerrito Ave									0
050-4548-004-00	15 Greenbank Ave	15 Greenbank Ave									0
050-4547-020-00	1653 Grand Ave	1653 Grand Ave									0
050-4547-044-00	100 Greenbank Ave	100 Greenbank Ave									0
050-4565-005-00	211 El Cerrito Ave	211 El Cerrito Ave				1				5/18/2022	1
050-4571-005-00	229 Scenic Ave	229 Scenic Ave									0
050-4523-039-00	128 Ronada Ave	128 Ronada Ave									0
051-4727-015-00	84 King Ave	84 King Ave									0
051-4727-006-01	83 Sea View Ave	83 Sea View Ave									0
051-4701-022-00	12 Sharon Ct	12 Sharon Ct				1				9/26/2022	1
050-4528-003-00	43 Estrella Ave	43 Estrella Ave		1						3/31/2022	1
050-4551-027-00	11 Cambridge Way	11 Cambridge Way						1		3/27/2023	1
051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave									0
051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave									0
050-4523-048-00	115 Monticello Ave	115 Monticello Ave									0

Current APN	Street Address	Project Name+	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	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
050-4543-038-00	1606 Grand Ave	1606 Grand Ave									0
050-4556-012-00	349 Olive Ave	349 Olive Ave									0
051-4668-016-00	104 Requa Rd	104 Requa Rd									0
050-4567-018-00	218 Carmel Ave	218 Carmel Ave									0
050-4530-003-00	15 Highland Ave	15 Highland Ave									0
051-4641-025-00	136 Arbor Dr	136 Arbor Dr									0
050-4576-002-00	3 Monte Ave	3 Monte Ave									0
050-4548-036-00	940 Rose Ave	940 Rose Ave									0
051-4734-015-00	154 Wildwood Gardens	154 Wildwood Gardens									0
050-4523-076-00	26 Ronada Ave	26 Ronada Ave									0
051-4738-031-00	1143 Harvard Rd	1143 Harvard Rd									0
050-4557-005-00	1327 Grand Ave	1327 Grand Ave									0
051-4641-007-01	319 Magnolia Ave	319 Magnolia Ave									0
051-4727-009-00	89 Sea View Ave	89 Sea View Ave									0
050-4573-003-00	618 Moraga Ave	618 Moraga Ave									0

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0	0						0		0				
051-4727-011-00	95 Sea View Ave	95 Sea View Ave	0	N	Y	Other	Other	Local Ordinance Deed Restriction	10	0						
050-0854-001-00	90 Wildwood Ave	90 Wildwood Ave ADU	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4696-012-02	21 Sierra Ave	21 Sierra Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-0861-024-01	1042 Winsor Ave	1042 Winsor Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4622-036-00	2070 Oakland Ave	2070 Oakland Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4572-031-00	204 Pala Ave	204 Pala Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4543-026-00	1680 LowGrandAv	1680 LowGrandAve	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4628-008-00	301 Hillside Ave	301 Hillside Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4630-029-00	355 San Carlos Ave	355 San Carlos Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4655-004-00	440 El Cerrito Ave	440 El Cerrito Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4579-037-00	7 Maxwelton Rd	7 Maxwelton Rd	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4807-014-01	10 Crest Rd	10 Crest Rd	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4533-020-01	120 Hillside Ave	120 Hillside Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4707-010-00	20 Bellevue Ave	20 Bellevue Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4828-003-00	70 La Salle Ave	70 La Salle Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-0855-005-00	513 Boulevard W	513 Boulevard Way	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4612-023-00	630 Blair Ave	630 Blair Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4567-013-00	1601 Oakland Ave	1601 Oakland Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4541-034-00	58 York Dr	58 York Dr	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-0928-009-00	782 Kingston Ave	782 Kingston Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4698-001-01	601 Mountain Ave	601 Mountain Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-0861-062-00	1086 Annerley Rd	1086 Annerley Rd	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4693-002-01	12 Sierra Ave	12 Sierra Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4701-004-00	14 Dormidera Ave	14 Dormidera	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4636-029-00	1346 Grand Ave	1346 Grand Ave	0	N	Y	Other	Other	Local Ordinance Deed Restriction	10	0						
050-4540-006-00	21 Blair Avenue	21 Blair Avenue	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4547-018-00	1661 Grand Ave	1661 Grand Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4530-001-00	350 Moraga Ave	350 Moraga Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4637-012-00	58 Fairview Ave	58 Fairview Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4557-017-00	304 Olive Ave	304 Olive Ave ADU	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4557-017-00	304 Olive Ave	304 Olive Ave JADU	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-0854-001-00	90 Wildwood Ave	90 Wildwood JADU	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4539-007-00	33 Monticello Ave	33 Monticello Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4637-017-00	78 Fairview Ave	78 Fairview Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4817-003-01	88 Sandringham	88 Sandring'm JADU	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4569-020-00	230 Bonita Ave	230 Bonita Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4608-013-00	9 Alta Ave	9 Alta Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4528-014-00	219 Ramona Ave	219 Ramona Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4576-005-00	15 Monte Ave	15 Monte Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4758-001-00	1102 Harvard Rd	1102 Harvard Rd	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4723-011-12	14 Caperton Ave	14 Caperton Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4628-026-00	330 El Cerrito Ave	330 El Cerrito Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4627-010-12	318 Hillside Ave	318 Hillside Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4641-022-00	124 Arbor Dr	124 Arbor Dr JADU	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4628-002-00	1546 Oakland Ave	1546 Oakland Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4542-021-00	34 Manor Dr	34 Manor Dr	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4533-011-00	137 Bonita Ave	137 Bonita Ave	0	N	Y	Other	Other	Local Ordinance Deed Restriction	10	0						
050-4549-040-00	948 Kingston Ave	948 Kingston Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4639-033-00	118 Wildwood Ave	118 Wildw'd JADU	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4622-037-00	2076 Oakland Ave	2076 Oakland Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4523-044-00	148 Ronada Ave	148 Ronada Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4824-001-00	87 Huntleigh Rd	87 Huntleigh Rd	0	N	Y	Other	Other	Local Ordinance Deed Restriction	10	0						
050-4541-034-00	58 York Dr	58 York Dr ADU	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4544-005-00	119 Ricardo Ave	119 Ricardo Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4786-003-00	275 Sea View Ave	275 Sea View Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4820-001-10	162 Estates Dr	162 Estates Dr	0	N	Y	Other	Other	Local Ordinance Deed Restriction	10	0						
050-4621-022-00	2071 Oakland Ave	2071 Oakland Ave ADU	0	N												
050-4561-018-00	224 Greenbank Ave	224 Greenbank Ave ADU	0	N		Other	Other	Survey size/location/bedrooms								

Current APN	Street Address	Project Name+	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
051 -4636-036-00	11 Fairview Ave	11 Fairview Ave ADU	0	N												
051-4783-011-01	118 Crocker Ave	118 Crocker	0	N		Other	Other	Survey size/location/bedrooms								
051-4761-019-00	64 Portsmouth Rd	64 Portsmouth Rd	0	N		Other	Other	Survey size/location/bedrooms								
051-4629-006-00	319 El Cerrito Ave	319 El Cerrito Ave	0	N		Other	Other	Survey size/location/bedrooms								
050-4548-004-00	15 Greenbank Ave	15 Greenbank Ave	0	N		Other	Other	Survey size/location/bedrooms								
050-4547-020-00	1653 Grand Ave	1653 Grand Ave	0	N												
050-4547-044-00	100 Greenbank Ave	100 Greenbank Ave	0	N		Other	Other	Survey size/location/bedrooms								
050-4565-005-00	211 El Cerrito Ave	211 El Cerrito Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4571-005-00	229 Scenic Ave	229 Scenic Ave	0	N		Other	Other	Survey size/location/bedrooms								
050-4523-039-00	128 Ronada Ave	128 Ronada Ave	0	N		Other	Other	Survey size/location/bedrooms								
051-4727-015-00	84 King Ave	84 King Ave	0	N		Other	Other	Survey size/location/bedrooms								
051-4727-006-01	83 Sea View Ave	83 Sea View Ave	0	N		Other	Other	Survey size/location/bedrooms								
051-4701-022-00	12 Sharon Ct	12 Sharon Ct	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4528-003-00	43 Estrella Ave	43 Estrella Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4551-027-00	11 Cambridge Way	11 Cambridge Way	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4641-004-00	331 Magnolia Ave	331 Magnolia Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4523-048-00	115 Monticello Ave	115 Monticello Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4543-038-00	1606 Grand Ave	1606 Grand Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4556-012-00	349 Olive Ave	349 Olive Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4668-016-00	104 Requa Rd	104 Requa Rd	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4567-018-00	218 Carmel Ave	218 Carmel Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4530-003-00	15 Highland Ave	15 Highland Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4641-025-00	136 Arbor Dr	136 Arbor Dr	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4576-002-00	3 Monte Ave	3 Monte Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4548-036-00	940 Rose Ave	940 Rose Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4734-015-00	154 Wildwood Gardens	154 Wildwood Gardens	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4523-076-00	26 Ronada Ave	26 Ronada Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4738-031-00	1143 Harvard Rd	1143 Harvard Rd	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4557-005-00	1327 Grand Ave	1327 Grand Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4641-007-01	319 Magnolia Ave	319 Magnolia Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
051-4727-009-00	89 Sea View Ave	89 Sea View Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						
050-4573-003-00	618 Moraga Ave	618 Moraga Ave	0	N	Y	Other	Other	Survey size/location/bedrooms	0	0						

Jurisdiction	Piedmont	
Reporting Year	2022	(Jan. 1 - Dec. 31)
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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	24	-	1	2	1	-	-	-	-	-	-	15	9
	Non-Deed Restricted		-	-	-	-	-	2	6	-	3	-		
Low	Deed Restricted	14	-	1	-	-	-	-	1	-	-	-	29	-
	Non-Deed Restricted		-	1	-	2	4	2	6	-	12	-		
Moderate	Deed Restricted	15	-	-	-	-	-	-	-	-	-	-	20	-
	Non-Deed Restricted		-	2	-	3	2	4	6	-	3	-		
Above Moderate		7	-	7	3	1	8	3	5	-	9	-	36	-
Total RHNA		60												
Total Units			-	12	5	7	14	11	24	-	27	-	100	9

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5										6	7
	Extremely low-Income Need		**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**Total Units to Date**	**Total Units Remaining**
Extremely Low-Income Units*	12		-	-	-	-	-	-	-	-	-	-	12

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Piedmont	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Jurisdiction	Piedmont	
Reporting Year	2022	(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**
Program 4H: Health and Safety Code 17021.5 Compliance	Amend the Municipal Code to ensure compliance with the employee housing provisions of California Health and Safety Code 17021.5	2016	City complies with State Law.
Program 5.A: Shared Housing Publicity and Media Initiative	Increase awareness of Piedmont's newly modified shared housing regulations, and encourage single seniors and other small households in the City to participate in the program	2016	The City continues to inform residents of the regulations for renting rooms.
Program 5.B: Shared Housing Matching Services	Consider participating in ECHO Housing's shared housing program as a way to improve housing opportunities for lower income seniors and extremely low income households	2016	The City refers residents to ECHO's services when requested or the opportunity is brought to our attention.
Program 5. C: Allowances for Temporary Home Improvements	Allow Planning and Building Code exceptions for certain temporary home improvements which help Piedmont seniors remain in their homes as their physical capabilities change	On-going	City Code Division 17.76 allows for reasonable accommodation to provide individuals with disabilities accommodation in regulations and procedures.
Program 5. D: Assistance to Nonprofit Developers	Provide assistance to non-profit entities interested in developing housing for low and moderate income Piedmont residents, including the elderly and others with special needs	On-going	The City has begun assisting Habitat for Humanity in their plans to provide services to low-income residents.
Program 5. E: Accommodations for Disabled persons	Provide access to printed and web-based information which describe the procedures for making a Piedmont home "barrier free"	2015	The City has not yet had any requests for this information but is willing to provide resources when needed
Program 5. F: Housing Support for Families in Crisis	Support public and non-profit agencies in Alameda County which provide food and shelter for families in crisis.	On-going	Piedmont continues to provide financial assistance to Alameda County to fund countywide programs. The City stays apprised of homelessness issues, works with homeless service providers, and will offer referrals for any Piedmont resident faced with the risk of homelessness.
Program 5. G: EveryOne Home	Participate in the Alameda County EveryOne Home Program, a Countywide planning effort to increase housing opportunities for extremely low income and disabled persons and strengthen the services the County provides to the homeless	On-going	A count of sheltered and un-sheltered homelessness individuals was conducted in January 2017 and February 2022. Piedmont City planning staff participated in the surveys of un-sheltered homeless individuals. The City of Piedmont contributes a pro-rata share of the funds used for operation and administration of the program.
Program 3.B: Affordable Second Unit public Information Campaign	Initiate a public information and education campaign about second units, including definitions, regulations for their use, opportunities for their construction, and the various incentives offered by the City to create rent-restricted units. The campaign should add a "human interest dimension by focusing on the stories of actual second unit owners and tenants in Piedmont	2015	The City continues to provide on accessory dwelling units (previously called second unit permits) to the public. Information about accessory dwelling units, including a FAQ section has been added to the City Website.
Program 3C: Monitoring Affordable Second Unit Opportunities	Monitor the supply of unintended second units, illegal or suspected second units, and vacant second units. A confidential data base listing the addresses of such units shall be maintained for administrative purposes. Recognize the potential for such properties to help meet the City's affordable housing needs, and take proactive steps to realize this potential in the coming years	On-going	The City implements this program on an on-going basis, and continues to review all planning and building proposals to determine the presence of "unintended" units on Piedmont properties. Staff talks to property owners about registering these as accesory dwelling units, so that they are rentable, rather than keeping them as only personal or guest quarters.
Program 3D: Monitoring Additional Second Unit Development Opportunities	Monitor potential opportunities for second units within new homes and on existing homes located on larger lots that are conducive to second unit creation	On-going	On-going, the City promotes the creation of accessory dwelling units at the counter when we recognize an opportunity. Piedmont's floor area limits for new residences are relaxed when the construction of a new residence includes a new accessory dwelling unit or when required by state law.
3E. Incentives for Renewal of Expiring Rent Restrictions	Develop incentives for the owners of rent-restricted second units to renew the affordability restrictions for their units upon expiration of the 10-year deed restriction.	2017	The City will need to address expiring incentives in 2018. This is much more difficult with changes to Government Code Section 65852.2 as a result of AB2299 and SB1069.

Program 4.A: Media Strategy	Prepare printed brochures and web-based materials which inform residents about the planning and building processes in Piedmont	On-going	City regularly updates and improves its paper handouts and website to describe current requirements and respond to "FAQs"
Program 4.B: Home Improvement Seminars	Conduct city-sponsored meetings, programs, and seminars which inform residents on home improvement and maintenance practices in Piedmont	On-going	In 2020, the City launched a web page dedicated to housing programs in the City of Piedmont. This approach was chosen due to COVID-19 precautions and as a way to distribute information about fair housing in Piedmont..
Program 4.C: Building Code Updates and Ongoing Enforcement	Continue to implement the California Building Code of regulations, as locally amended. Update or amend the codes as state requirements change, and as conditions in Piedmont warrant	On-going	This action is implemented on an ongoing bass and continues to be relevant.
Program 4. D: Fee Review	Review all planning an building fees to be sure that they cover required costs but are not more than is necessary to provide the required City services	On-going	Planning Department fees were addressed, increased, and went into effect July 1, 2020.
Program 4. F: Capital Improvement Plan Updates	Annually update the Capital Improvements Plan to ensure that municipal systems are kept in good condition	On-going	The City has a CIP committee that advises on priority projects.
Program 5.I: Second Units for Extremely Low Income	Maintain an inventory of second units that are available at rents that are affordable to extremely low income households. Explore ways to expand this inventory and encourage the development of additional extremely low income second units through the City's affordable second unit program and other means.	On-going	The City's Accessory Dwelling Unit (ADU) ordinance is consistent with state laws that took effect in 2022-2023. Changes to Government Code Section 65852.2 as a result of AB2299 and SB1069. The City can no longer use exceptions to the parking requirements for accessory dwelling units as incentives for rent restrictions. The City continues to use exceptions to the floor area limits for ADUs as an incentive for rent restrictions (affordable to households earning low and very low incomes).
Program 5.J: Housing for Extremely low Income Families	Develop incentives to meet the needs of Piedmont's extremely low income households potentially including modified development standards for new multi-family buildings that include units for extremely low income families	2016	The City will need to address new incentives for ADUs. This is more difficult with changes to Government Code Section 65852.2 as a result of AB2299 and SB1069.
Program 5.K: Developmentally Disabled Residents	Coordinate with the Regional Center for the East Bay, the East Bay Housing Consortium, and other organizations to better respond to the housing needs of developmentally disabled Piedmont residents and ensure that sufficient resources exist within and around the community too meet these needs.	On-going	On-going
Program 6.A: Title 24	Continue to enforce Title 24 requirements for energy conservation	On-going	Standard practice
Program 6.B: Green Housing	Explore ways to encourage and incentivize greener residential construction.	On-going	The City recently adopted REACH Codes to encourage sustainable design and retrofits. The City follows the California Green Building Code. Building Permits for residential solar energy systems are expedited with a flat fee. City participates in Energy Upgrade California and PACE programs.
Program 6.C: Renewable Energy Funding Assistance	Participate in Energy Upgrade California or equivalent programs which assist homeowners with renewable energy and energy efficiency improvements on their property.	On-going	City continues to participate in Energy Upgrade California and PACE programs. Building Permits for residential solar energy systems are expedited with a flat fee.
Program 6.D: Financial Assistance	Promote the use of programs which reduce residential energy costs.	On-going	City promotes REACH Codes and energy reduction programs as a part of the Climate Action Plan. Building Permits for residential solar energy systems are expedited with a flat fee. City participates in Energy Upgrade California and PACE programs.
Program 7.A: Public Information	Provide printed information on fair housing laws at city Hall and web based information on the City's website.	On-going	On-going program. In 2020, the City updated its website and created a fair housing programs webpage with information for residents.
Program 7.B: Fair Housing Referrals	Continue the City's referral arrangement with ECHO Housing on fair housing issues and discrimination complaints.	On-going	On-going program
Program 1.A Vacant Land Inventory	Prepare a regular update of the City's vacant land inventory, indicating the status and availability of each site in Table 4-2 for potential development.	2015, ongoing maintenance	2015, ongoing maintenance
Program 1.B: Redevelopment of the former PG&E Site	Support the redevelopment of the former PG&E site on Linda Avenue with housing developed at the maximum density permitted by zoning.	On-going	Permit Issued in 2015 to construct 7 new townhomes. Construction completed 2018.
Program 1. C: Market-Rate Second Units	Maintain zoning regulations that support the Development of market rate second units in Piedmont neighborhoods.	On-going	The City continues to promote market rate units as well as affordable units.

Program 1.D: Data on Second Unit Rents	Use sources such as business tax records, reviews of locally advertised rentals, and direct surveys to track the rents being charged for local second units, and gather other relevant data on second unit occupancy and use.	2016	Annual mailers are sent to rent-restricted units to track units being rented and the amount charged for rent.
Program 1.E: Allowances for Housing in the Commercial Zone	Work with the owners of properties in Zone "D" to facilitate proposals for mixed use development, including new mixed use projects on underutilized commercial sites and the addition of residential units to existing commercial structures.	On-going	In 2017, the City Council adopted Zoning Code amendments for the commercial zone on Grand Avenue and Highland Avenue. Changes clarified existing standards, removed conflicting standards, and relaxed lot coverage, parking, and other standards. Staff will work on updating the City's Design Guidelines to further facilitate multi-family/mixed use development in Zone D.
Program 2.C Use of Original Materials and Construction Methods	Maintain Planning and Building standards which allow the use of original materials and construction methods in home remodeling	On-going	Because of the California Green Building Code and City's Construction and Demolition regulations, property owners are incentivized to reuse or up-cycle materials in order to meet diversion requirements.
Program 2.A: CDBG Funding	Apply for Community Development Block Grant (CDBG) funds for housing maintenance and production on an annual basis, and establish a process for informing the public that such funds are available. If and when such funds are received, a priority should be placed on their use to assist households with incomes less than 30 percent of area median income.	On-going	These grants are administered and publicized by Alameda County HCD.
Program 2.B: Preservation of Small Homes	Maintain zoning and design review regulations that protect the existing supply of small (less than 1,800 square feet) homes in Piedmont. Explore other incentives to protect small homes, including design awards for exemplary small home improvement projects.	On-going	The City continues to promote Municipal Code section 17.02.010.B which explicitly indicates its intent to preserve the supply of small homes of small (less than 1,800 square feet) homes in Piedmont.
Program 4. G: Monitoring the Effects of the City Charter	Piedmont's rent restricted second unit program has been successful in accommodating and achieving the City's share of the regional housing need, including producing housing for very low income households. However, the Charter requires a citywide vote for zoning map changes, which constrains the development of a variety of housing types, particularly high-density multi-family housing. To address this constraint, the City has allowed multi-family density housing in the commercial zone and created new incentives for multi-family uses. This program supplements these two programs by monitoring and annually evaluating and reporting on the effects of the City Charter on: (a) the cost and supply housing and (b) the effectiveness of City strategies to mitigate related impacts. Based on the outcome of the evaluation, the City will adopt strategies to address and mitigate identified constraints.	Annually	On-going maintenance
Program 1.F: Facilitating Multi-Family Development	Continue to develop and implement incentives to facilitate multi-family development on land zoned for multi-family or commercial uses in Piedmont. The City will also implement recent CEQA exemptions for infill projects so that environmental review costs are reduced for multifamily development.	On-going	No proposed multi-family projects in 2022. The City hopes to incorporate guidelines for multi-family and mixed-use projects when Design when Design Guidelines are updated.
Program 5.H: Faith Community Participation	Work with the local faith community to serve residents in need within Piedmont and the greater East Bay, and to identify potential partners for meeting local extremely low income housing needs.	On-going	implemented on an on-going basis. Local houses of worship continue to provide volunteer-run services (food drives, etc.) for lower income persons.
Program 2. D Condominium Conversions	Maintain the existing requirement that the removal of any multi-family rental apartment must be matched by the creation of a new rental apartment elsewhere in the city	On-going	Included in our Municipal Code (19.630 C) Have not yet had any requests from property owners to go through this process
Program 2.E: Update of Design Guidelines	Update the 1988 City of Piedmont Resident Design Guidelines, consistent with Action 28.E of the Piedmont General Plan. The update process should include public input, which should be facilitated by one or more Planning Commission study sessions	2015-2016	Comprehensive updates to the Design Guidelines occurred in 2019.

Program 3.A: Second Unit Ordinance Assessment and Revisions	**Within three years of Housing Element adoption, complete an assessment of Piedmont's Second Unit regulations, with a focus on the incentives that are being used to promote rent-restricted units and the steps that can be taken to increase second unit production and occupancy rates.**	**2017**	**The Second Unit Ordinance was amended and re-written as a new Accessory Dwelling Unit (ADU) Ordinance in 2017 and again in 2019-2020 and 2022-2023. The ADU Ordinance is consistent with State law.**

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Reporting Period	2022	(Jan. 1 - Dec. 31)
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(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

Jurisdiction	Piedmont	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Piedmont	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Above Moderate RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (2 to 4,5+)	Tenure R=Renter	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 Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below																

Jurisdiction	Piedmont	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Piedmont	
Reporting Period	2022	(Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

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

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Housing Element Implementation

For Alameda County jurisdictions, please format the APN's as follows:999A-9999-999-99

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Piedmont	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.

Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: + indicates an optional field

Cells in grey contain auto-calculation formulas

Table I

Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)

Project Identifier				Project Type	Date	Unit Constructed			
1				2	3	4			
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Summary Row: Start Data Entry Below									

Jurisdiction	Piedmont	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not

Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**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**
Summary Row: Start Data Entry Below												

Jurisdiction	Piedmont	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		9
Total Units		**27**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	0	0
2 to 4	0	0	0
5+	0	0	0
ADU	28	27	14
MH	0	0	0
Total	**28**	**27**	**14**

Housing Applications Summary	
Total Housing Applications Submitted:	40
Number of Proposed Units in All Applications Received:	40
Total Housing Units Approved:	28
Total Housing Units Disapproved:	2

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	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Piedmont	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$ -

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	16
Moderate	Deed Restricted	0
	Non-Deed Restricted	8
Above Moderate		3
Total Units		**28**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		9
Total Units		**27**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		3
Total Units		**14**