

# HOUSING ELEMENT UPDATE

## 6<sup>th</sup> Cycle 2023-2031

**Community Workshop #2:**

**Housing Types, Locations, & Programs**

January 27, 2022



**While we wait for others to join please take the live poll at:**



[www.menti.com/xvirv2s17a](https://www.menti.com/xvirv2s17a)

or enter code 6553 2209 at [menti.com](https://www.menti.com)



**Welcome!**

# LOGISTICS

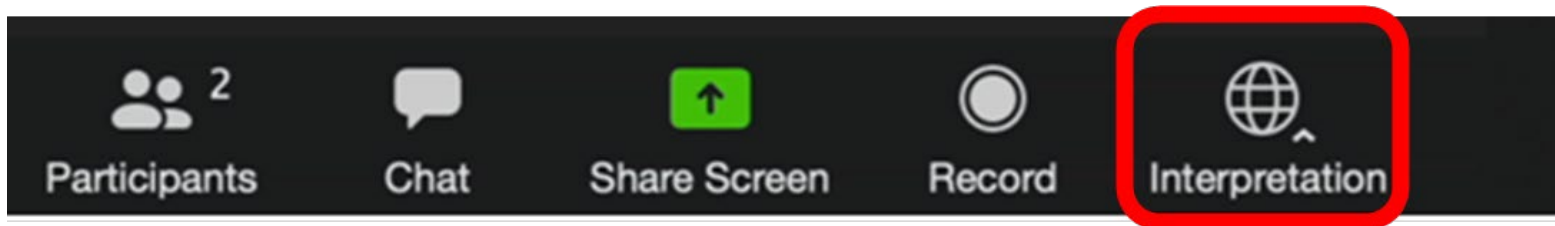
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# ZOOM – LA INTERPRETACIÓN

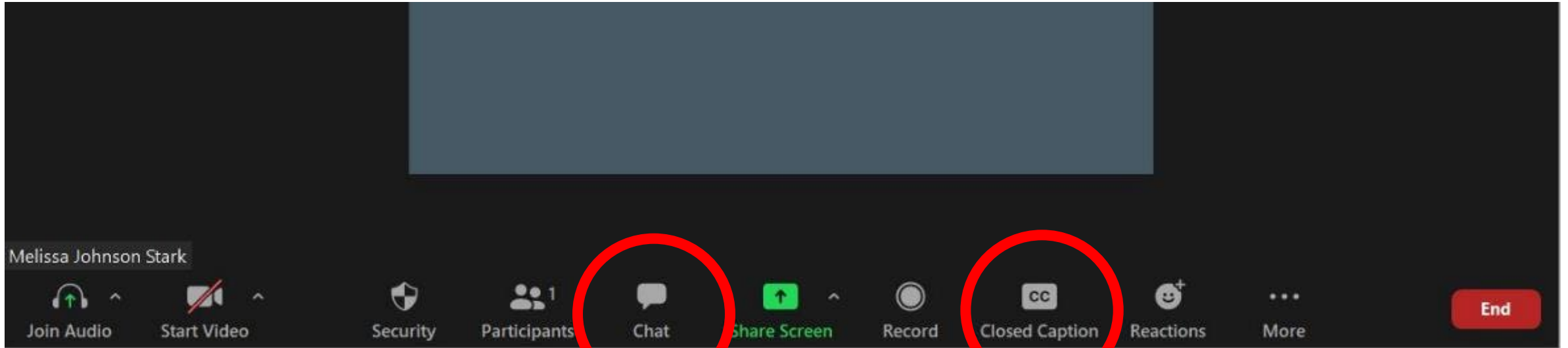
**La interpretación en simultáneo para esta reunión se dará en los siguientes idiomas:**

Español (Charles Idyk y Pablo Rivas Rodas) – bajo la opción Español

Por favor haz clic en el icono INTERPRETATION en tu barra de herramientas para acceder al idioma deseado



# ZOOM INSTRUCTIONS



**Chat function available for questions please direct to *"Questions: Alene Pearson"***

**Closed Caption is available**

# Help with Technical Issues

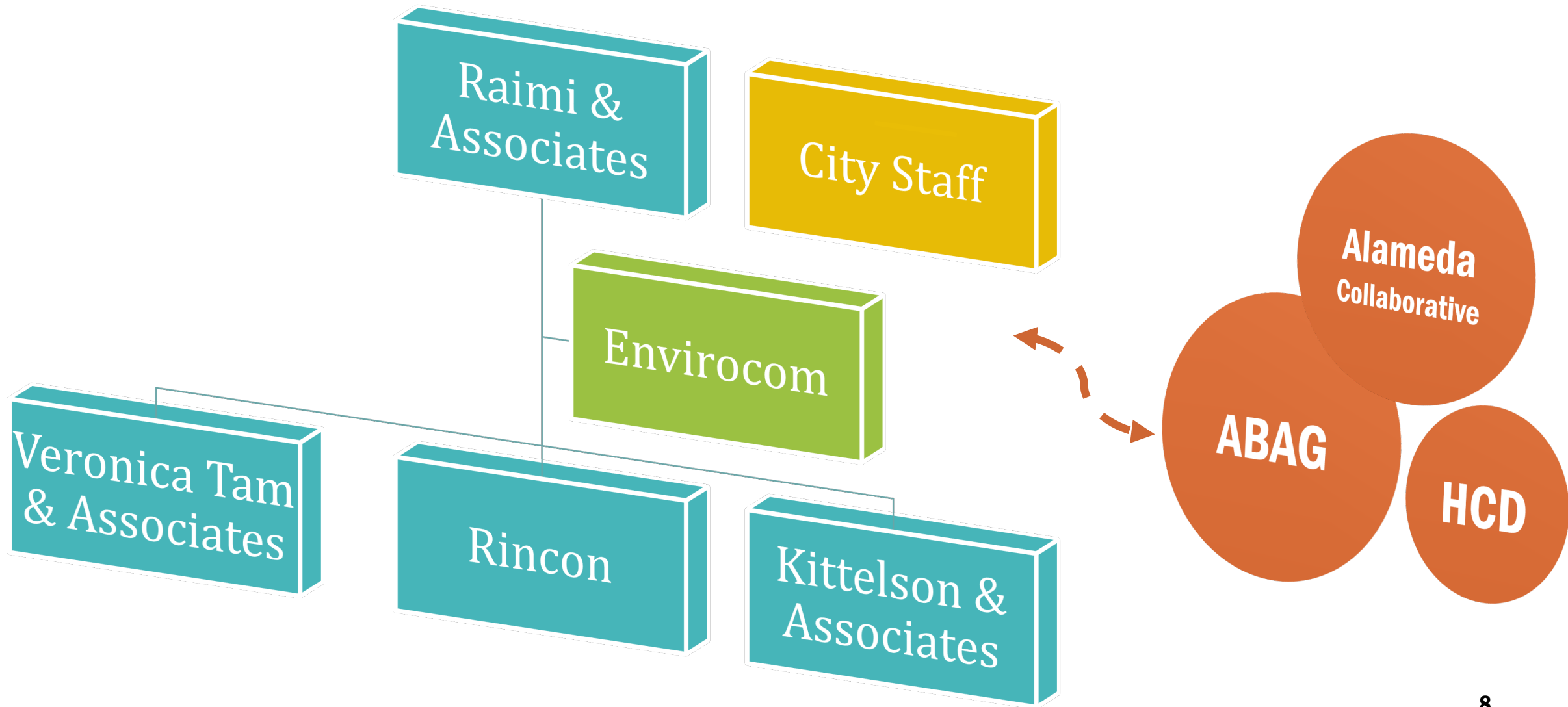
Zoom Host

Email: [sami@raimiassociates.com](mailto:sami@raimiassociates.com)

# OVERVIEW

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# Housing Element Team



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# Meeting Objectives

- Provide a Housing Element overview
- Provide an update on:
  - City housing programs
  - Housing site inventory
  - Residential standards
  - Public input
- **Get input on:**
  - **Potential zoning changes**
  - **Residential standards**



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# Agenda

- **Presentation**
  - Housing Elements
  - Berkley housing programs
  - Housing sites
  - Residential standards
  - What we've heard from the community
- **Small Group Discussion**



# LIVE POLL!

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Open a web browser  
(on a phone or in another window)

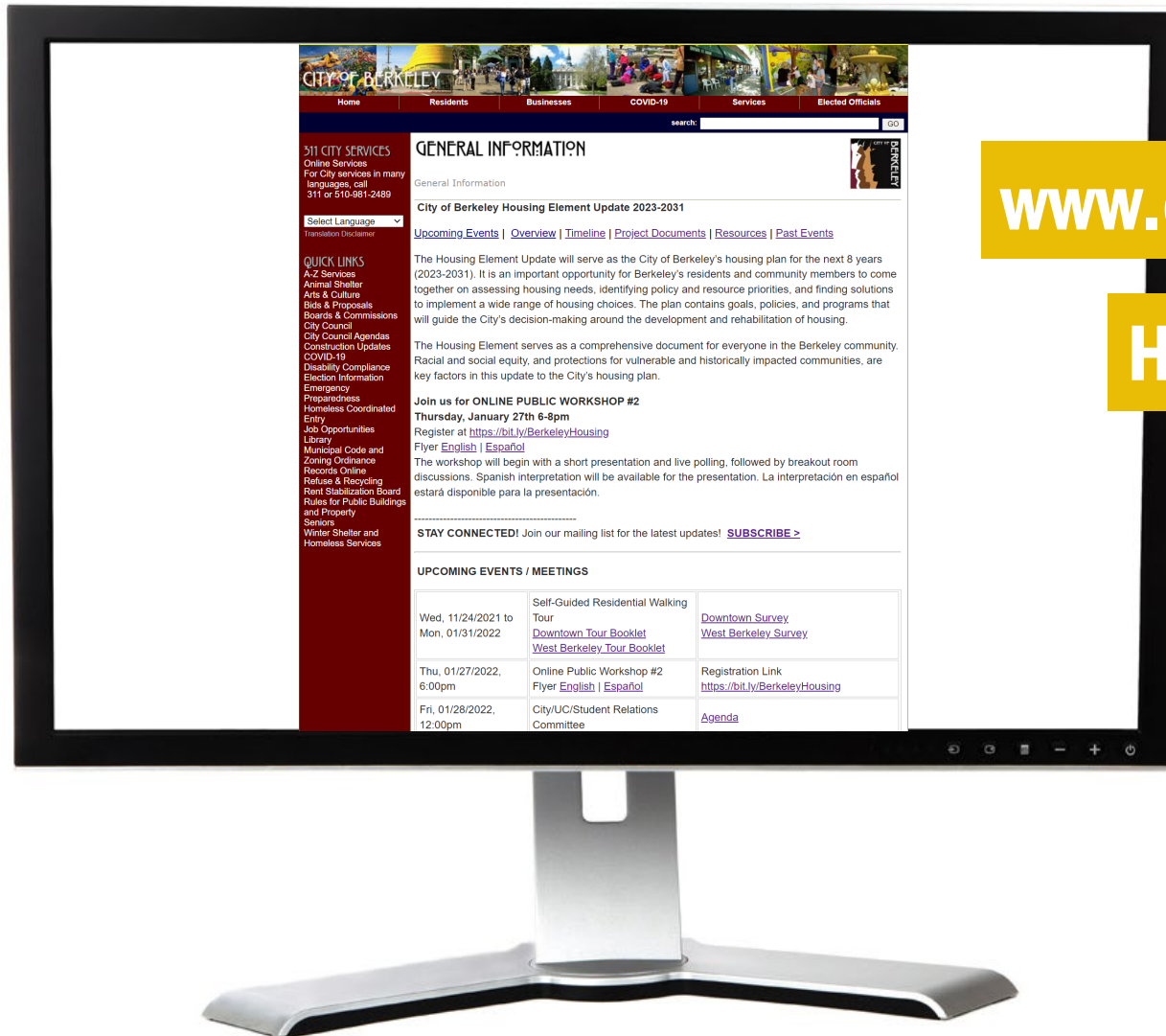


<https://www.menti.com/xvirv2s17a>

enter code 6553 2209 at [menti.com](https://www.menti.com)

# Housing Element

# Residential Objective Standards Website



[www.cityofberkeley.info/housingelement](http://www.cityofberkeley.info/housingelement)

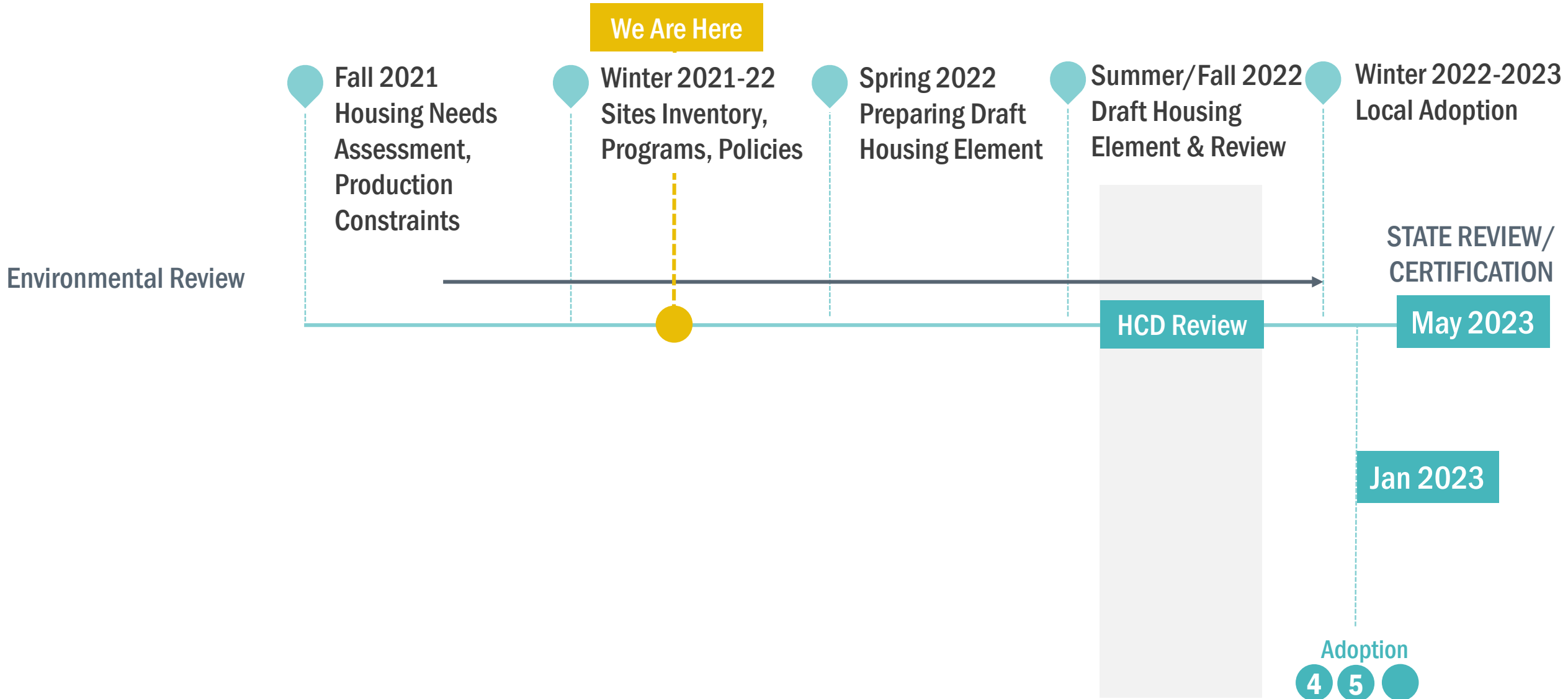
[HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info)

# Housing Element Overview

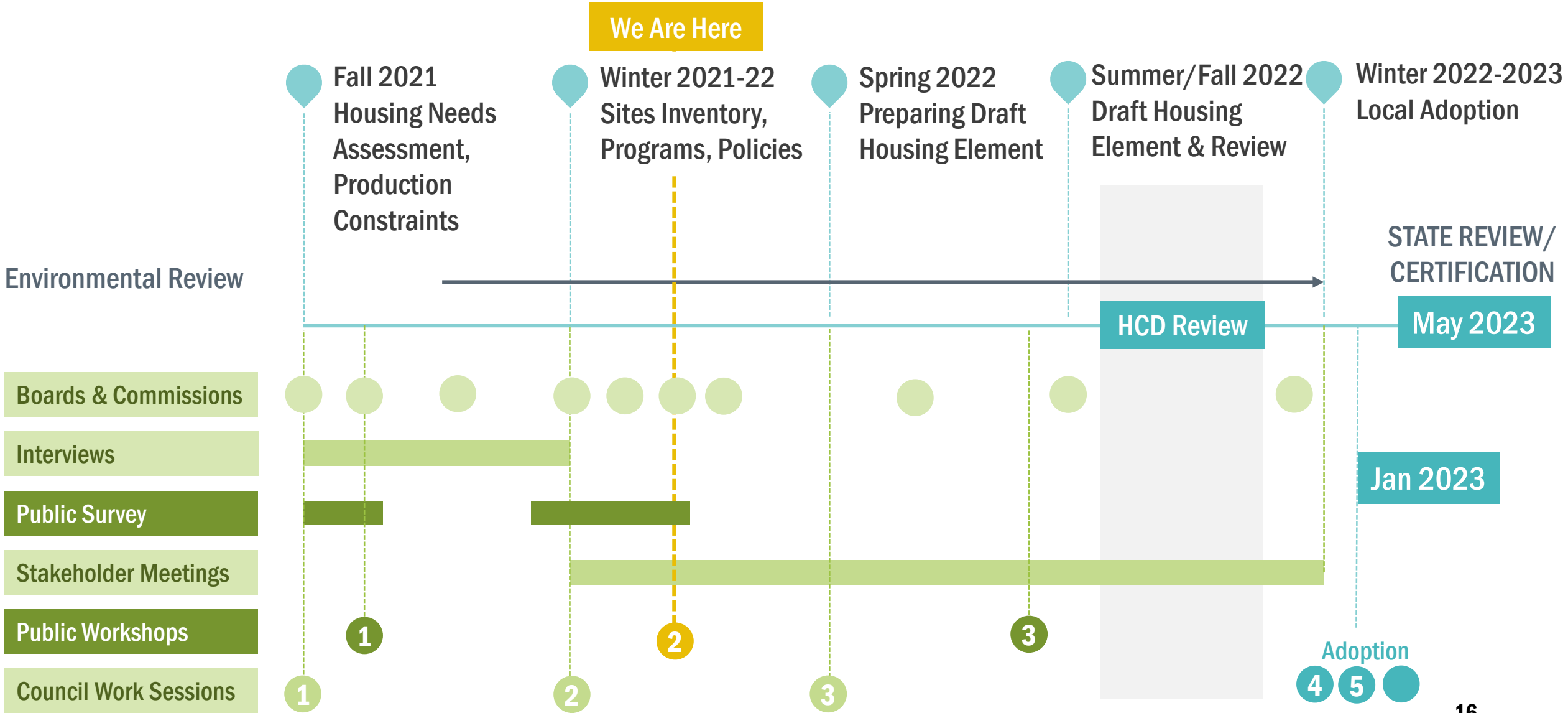


- Required Element of the General Plan
- Must be updated on an 8-year cycle, certified by HCD
- Currently planning for the 6<sup>th</sup> cycle (2023-2031)
- Statutory deadline is January 31, 2023

# The 6<sup>th</sup> Housing Element Update Process

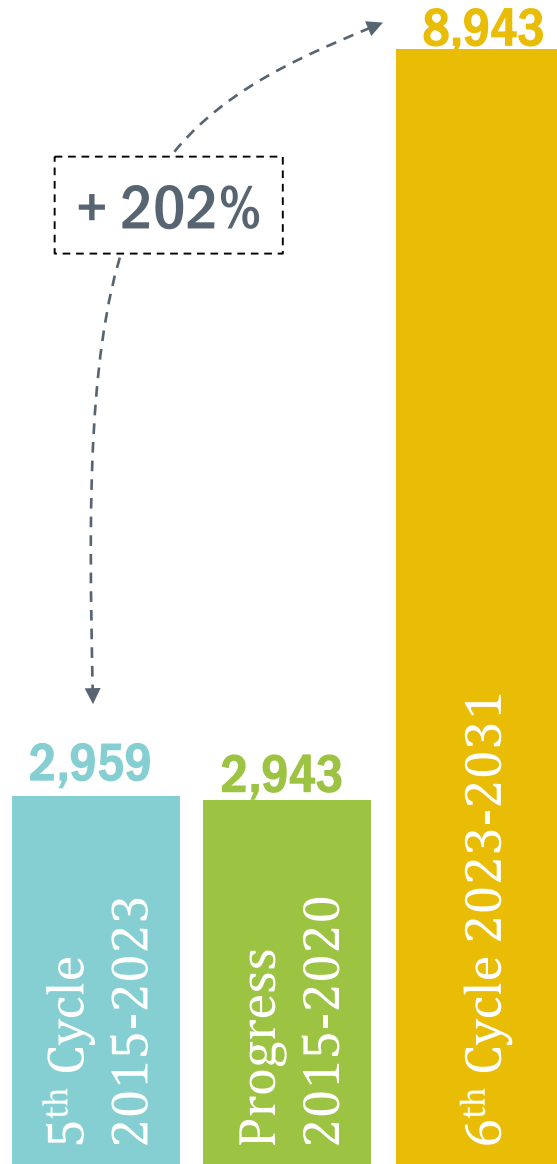


# The 6<sup>th</sup> Housing Element Update Process



# Regional Housing Needs Allocation (RHNA)

5<sup>th</sup> & 6<sup>th</sup> cycle



Projected Future Housing Needs

+ Unmet Existing Needs (*Overcrowding, Cost Burden*)

= Higher Allocations (*AB 1086 & SB 828*)

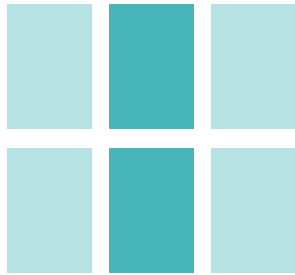
**Berkeley currently has**

**~52,000 housing units**

Source Census 2020, State Dept of Finance

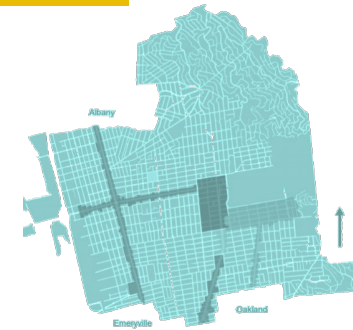
# Housing Element x Residential Objective Standards

CONCURRENT WITH HOUSING ELEMENT



**R-1, R-1A, R-2, and R-2A**  
Up to 2-3-4 units per parcel  
(including ADUs, JADUs), and  
division of units.

Variety and flexibility of  
housing types and tenure



**Priority Development Areas (PDAs)**  
Downtown, University, San Pablo,  
Shattuck, Telegraph  
*Adeline (not included)*

**Transit + Commercial Corridors**  
Min. 15-minute peak headways

April 23, 2019. *Missing Middle Housing Report*. Berkeley City Council.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2019/04\\_Apr/Documents/2019-04-23\\_Supp\\_2\\_Reports\\_Item\\_32\\_Rev\\_Droste\\_pdf.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2019/04_Apr/Documents/2019-04-23_Supp_2_Reports_Item_32_Rev_Droste_pdf.aspx)

February 23, 2021. *Resolution to End Exclusionary Zoning in Berkeley*. Berkeley City Council.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/02\\_Feb/Documents/2021-02-23\\_Item\\_29\\_Resolution\\_to\\_End\\_Exclusionary.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/02_Feb/Documents/2021-02-23_Item_29_Resolution_to_End_Exclusionary.aspx)

March 25, 2021. *Initiation of Public Process and Zoning Concepts for 2023-2031 Housing Element Update*. Report to Berkeley City Council, Councilmember Droste et al.  
[https://www.cityofberkeley.info/uploadedFiles/Clerk/City\\_Council/2021/03\\_Mar/Documents/Initiation%20of%20Public%20Process%20and%20Zoning%20Concepts%20-%20Mayor%203-25-21.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/City_Council/2021/03_Mar/Documents/Initiation%20of%20Public%20Process%20and%20Zoning%20Concepts%20-%20Mayor%203-25-21.pdf)

# Population & Housing Trends



## Steady Growth

Forecast for 2020-2030  
122,580 to 136,000 (11%)

Source ABAG Plan Bay Area 2040



## Older & Younger

55+: ↑ 19% to 23%  
18-24: ↑ 22% to 27%

Source ACS 2015-2019 vs Census 2010



## Net Jobs Importer

61,290 employed residents  
83,199 jobs in Berkeley

Source ACS 2015-2019



## Majority Renters

57.1% of housing  
is renter-occupied

Source ACS 2015-2019



## Rent Burdened

53.5% spend more than 30%  
of income on housing

Source ACS 2015-2019



## 83% Multi-Family 5+

13% ADU's  
1.6% 2-4 unit development

Source City of Berkeley 2020 revised APR

*Census ACS = small sample size over 1 to 5 years*  
*Census 2020 was an unusual pandemic year*

→ Indication of possible trends in Berkeley

# Sampling of Housing Programs

## On-Site BMR

530 permanently  
affordable units  
78% below 80% AMI

## Housing Trust Fund

\$26M+ AHMF since 2017  
1,376+ units  
64% below 50% AMI

## Rent Stabilization

~19,500 of 26,000 (75%)  
rental units  
have protections

## Rental Assistance

BHA programs served  
1,674 units in 2021

## Homeless

\$16.99M in services in FY22,  
506 supportive units, 264  
shelter +11 transitional beds

## Senior/Disabled

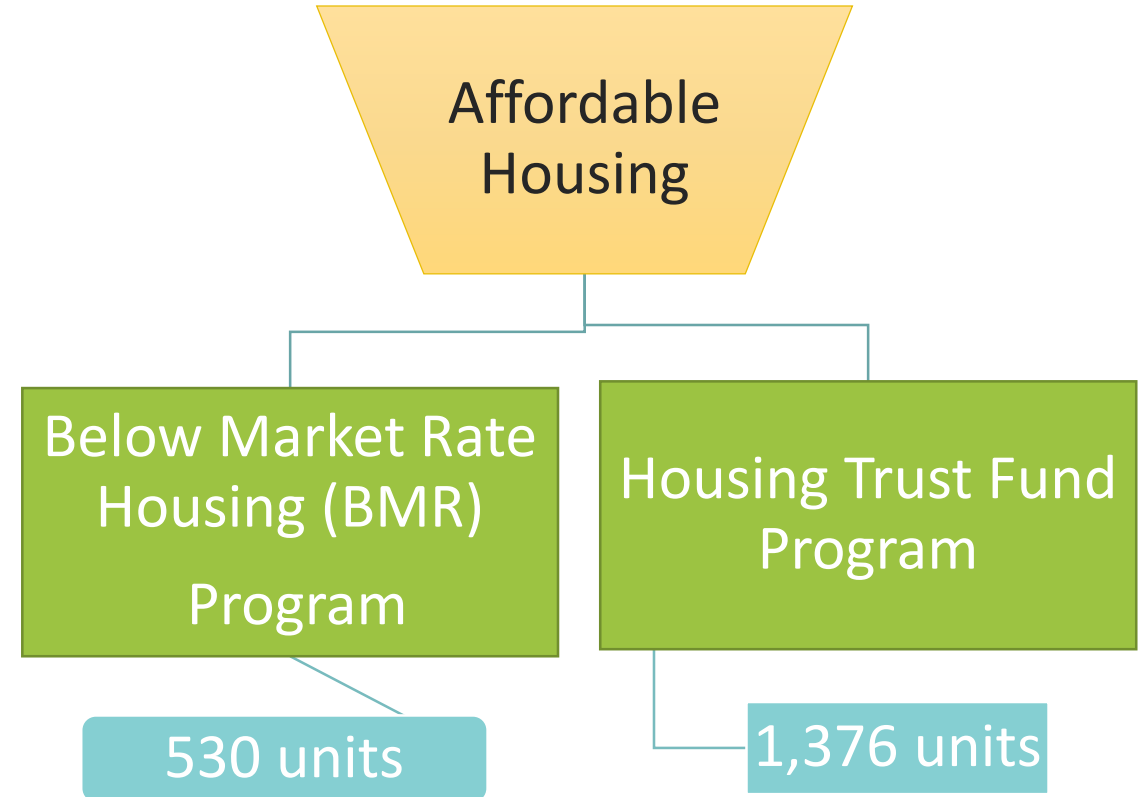
\$1.56M to 249 units for  
accessibility + 22 senior  
units home repair loans.

# HOUSING PROGRAMS

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1. Housing & Community Services
2. Resources for New Construction
3. HCS Programs
4. Berkeley Policies

# Housing and Community Services (HCS)



Upcoming

750 Units in the Pipeline

# HCS – Resources for New Construction

Affordable Housing, Linkage, and In Lieu Fees

Average Annual = \$4.5 million

Ballot Bond Measures

Measure O = \$135 million

State and Federal

HOME, CDBG, HCD Programs

# HCS Programs

## Foreclosure, Mortgage, and Rental Assistance

- Mortgage Credit Certificate Program
- Emergency Rental Assistance

## Rehabilitation Programs

- Senior and Disabled Loan Program
- Public Facility Rehab Program
- Residential Rehab Program

## Homeless Programs

- Emergency Shelter (264 Units)
- Transitional Housing (11 units)
- Shelter Plus Care (300+)

# City of Berkeley Policies

## Tenant Protections

- Rent Stabilization
- Just Cause for Eviction
- Rent Review Board
- Relocation Assistance
- Landlord/Tenant Mediation

## Affordable Housing Production/Preservation

- Affordable Housing Mitigation Fee (revision upcoming)
- Condo Conversion Regulations
- Commercial Linkage Fee
- Density Bonus

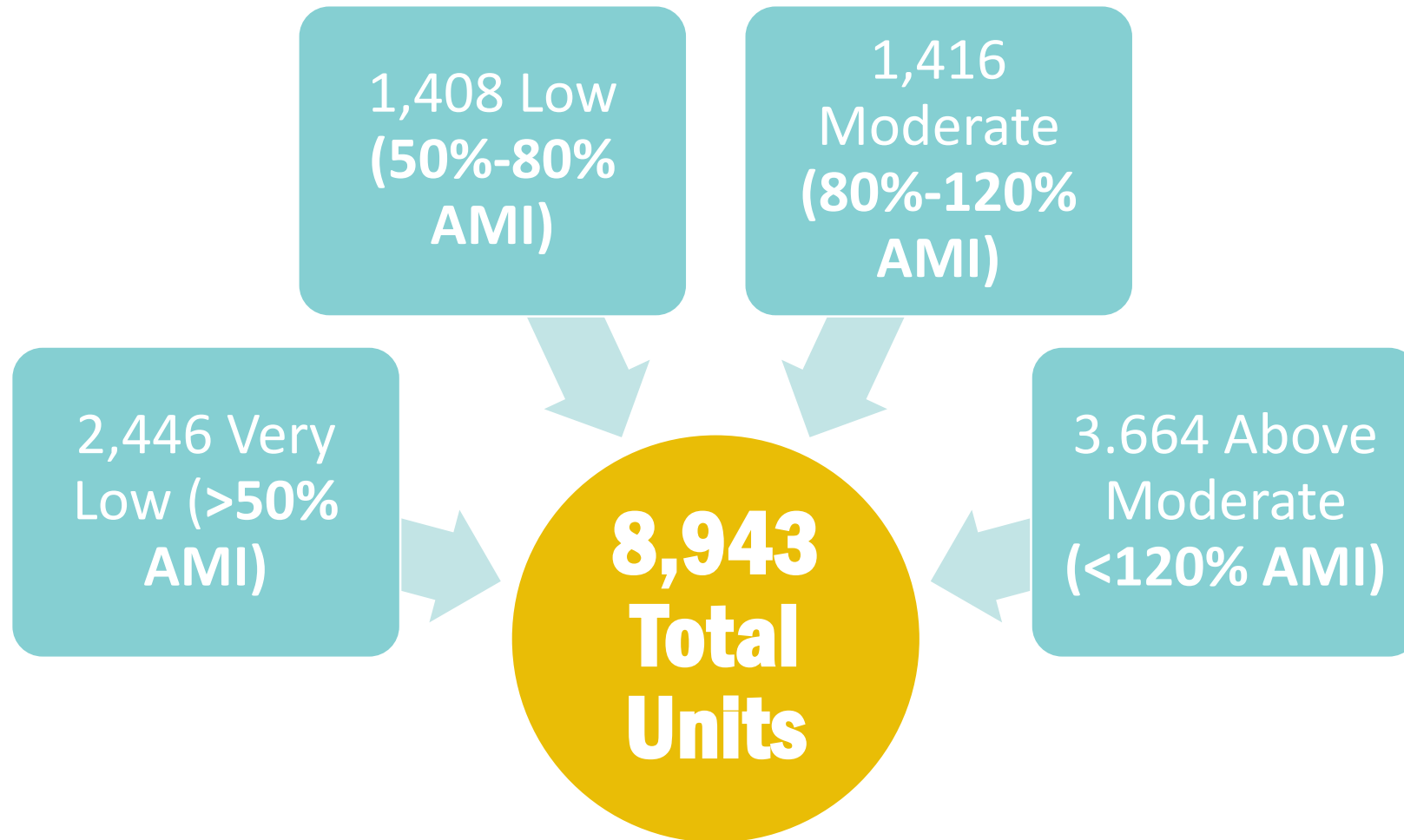
## Equity

- Fair Chance to Housing
- TOPA (upcoming)
- Preference Policy (upcoming)

# HOUSING SITE INVENTORY

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# 6<sup>th</sup> Cycle RHNA



## Notes:

- The RHNA process is a “capacity” analysis; changes in programs and zoning are needed to produce housing!
- HCD uses density (over 30 units per acre) as a proxy for lower-income (very low and low) units.

# Sites Inventory



Publicly-owned or leased sites



Vacant sites that could be developed with residential



Nonvacant sites that could be developed with housing units or more housing units



Nonvacant sites that could be rezoned for residential or more housing units

- City is not required to *build* or *finance* the housing, but must *plan and accommodate* for it
- Does not automatically authorize the construction of residential developments
- Private Property - No obligation by property owner or tenant to take action
- Reliant on the development industry (market rate & affordable) to construct housing units

# SITE INVENTORY METHODOLOGY

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**STEP 1. Identify Likely Sites**

**STEP 2. Calculate “Deficit”  
(Remaining RHNA)**

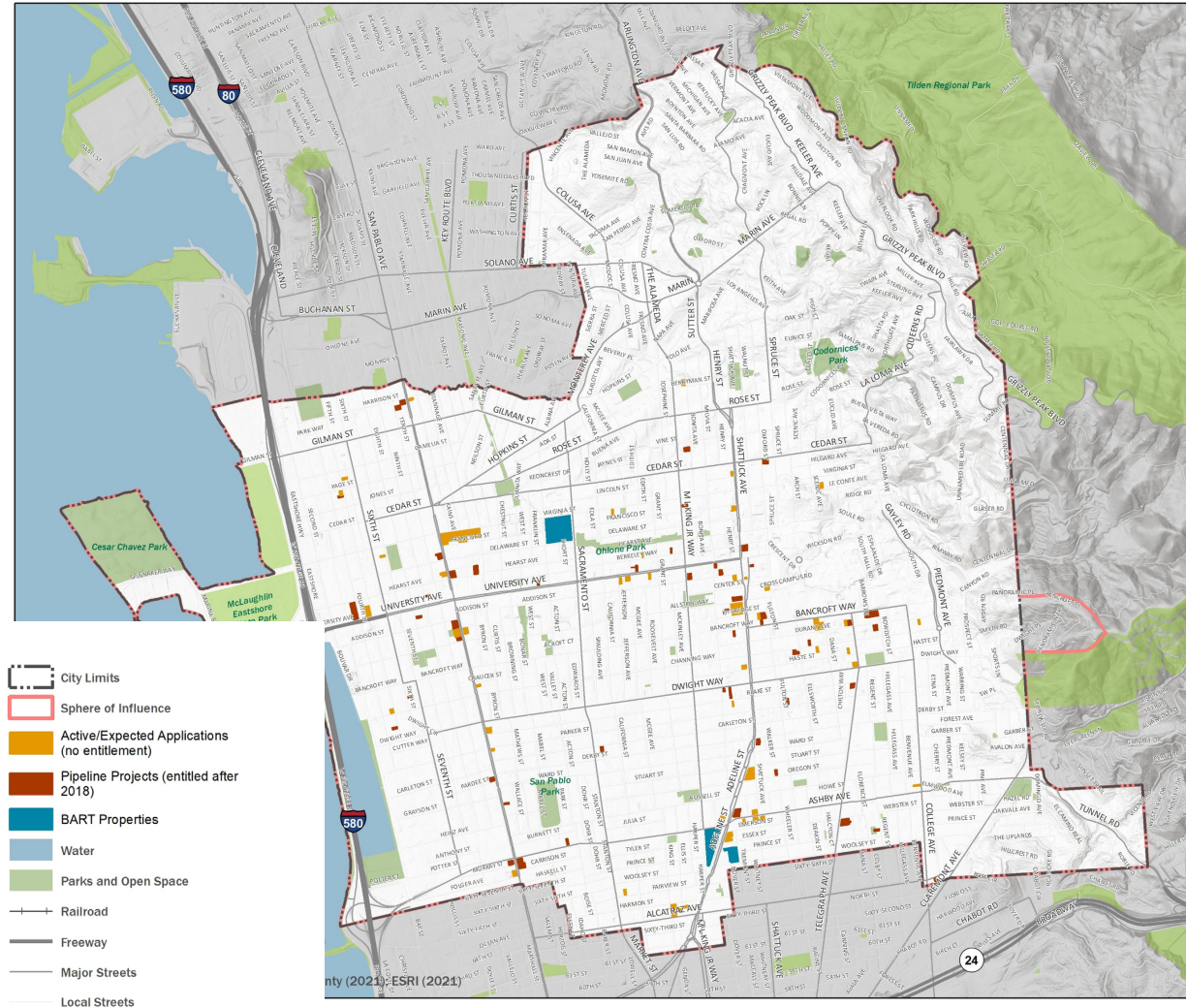
**STEP 3. Identify Potential New Sites**

**STEP 4. Evaluate and Analyze**

**STEP 5. Calculate Buildout**

# 1 – Identify Likely Sites

- Pipeline projects (entitled between 2018 and present)
- Accessory Dwelling Unit Trends (annual average of 2018-2020 x 8)
- BART properties



Note  
 - Data as of 1/24/2022  
 - The map does not show ADU trends  
 - The map reflects work in progress



## 2 – Calculate Remaining RHNA and Buffer

<b>RHNA</b>	<b>8,934</b>
<b>Likely Sites</b>	
ADU Trend	796
BART Properties	1,200
Entitled projects (after 2018)	2,941
<b>Subtotal</b>	<b>4,937</b>
Remaining RHNA (RHNA – Likely Sites)	3,997
Buffer (15% of remaining RHNA for VI, I and M)	567
<b>Remaining RHNA</b>	<b>4,564</b>

**CONCLUSION.** The City must identify potential new sites to accommodate a significant amount of new housing through existing and/or new zoning.

# 3- Identify Potential New Sites

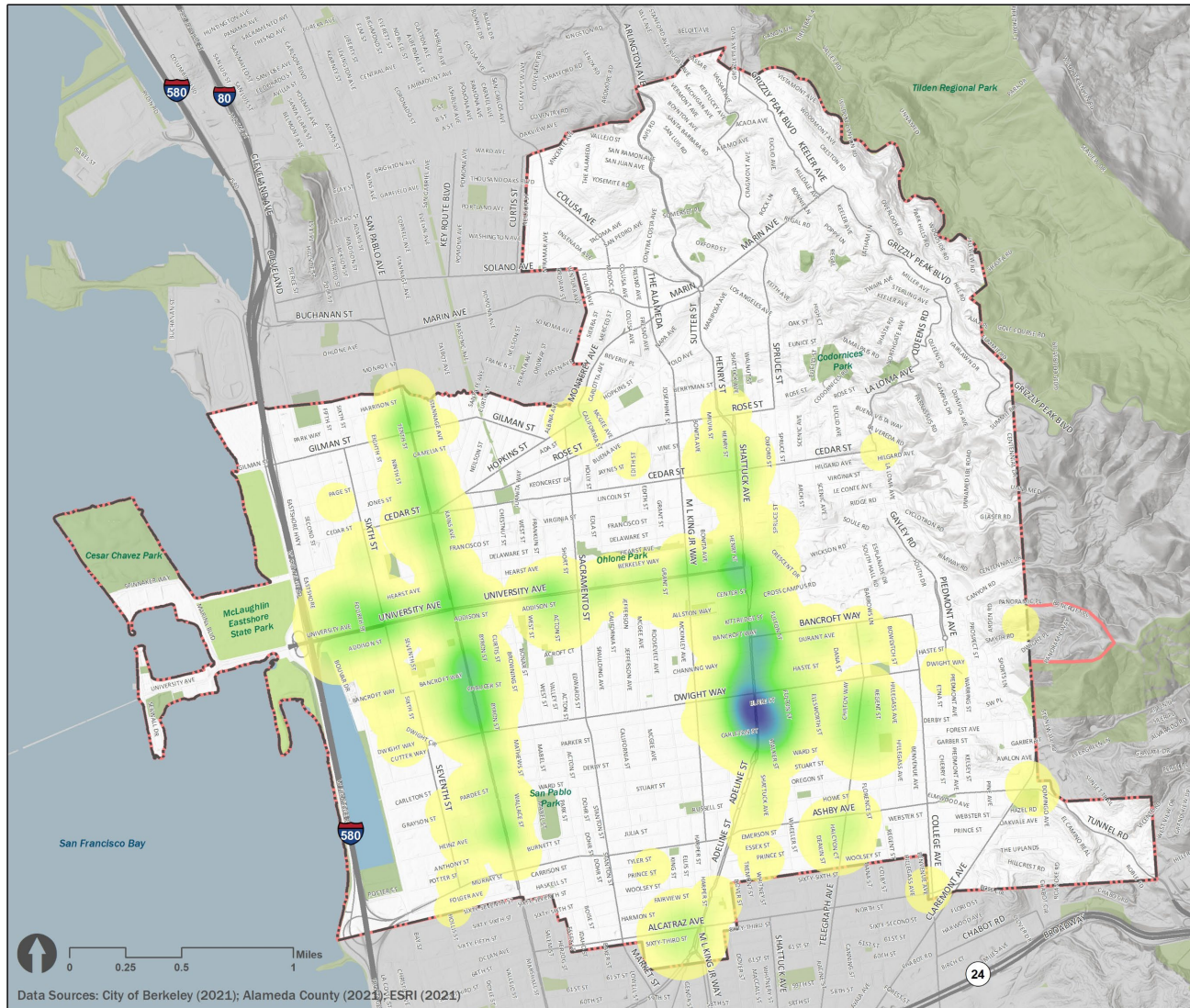
## **INCLUDE**

- Project applications submitted or pending
- Vacant
- Large enough for development (*ideally greater than .5 acres*)
- Underutilized (significantly below maximum density)
- Old structures

## **EXCLUDE**

- ~~Condos~~
- ~~Large apartment buildings~~
- ~~Historic buildings~~
- ~~Rent controlled units~~
- ~~Most supermarkets~~

# 3 – Identify Potential New Sites – Capacity Analysis



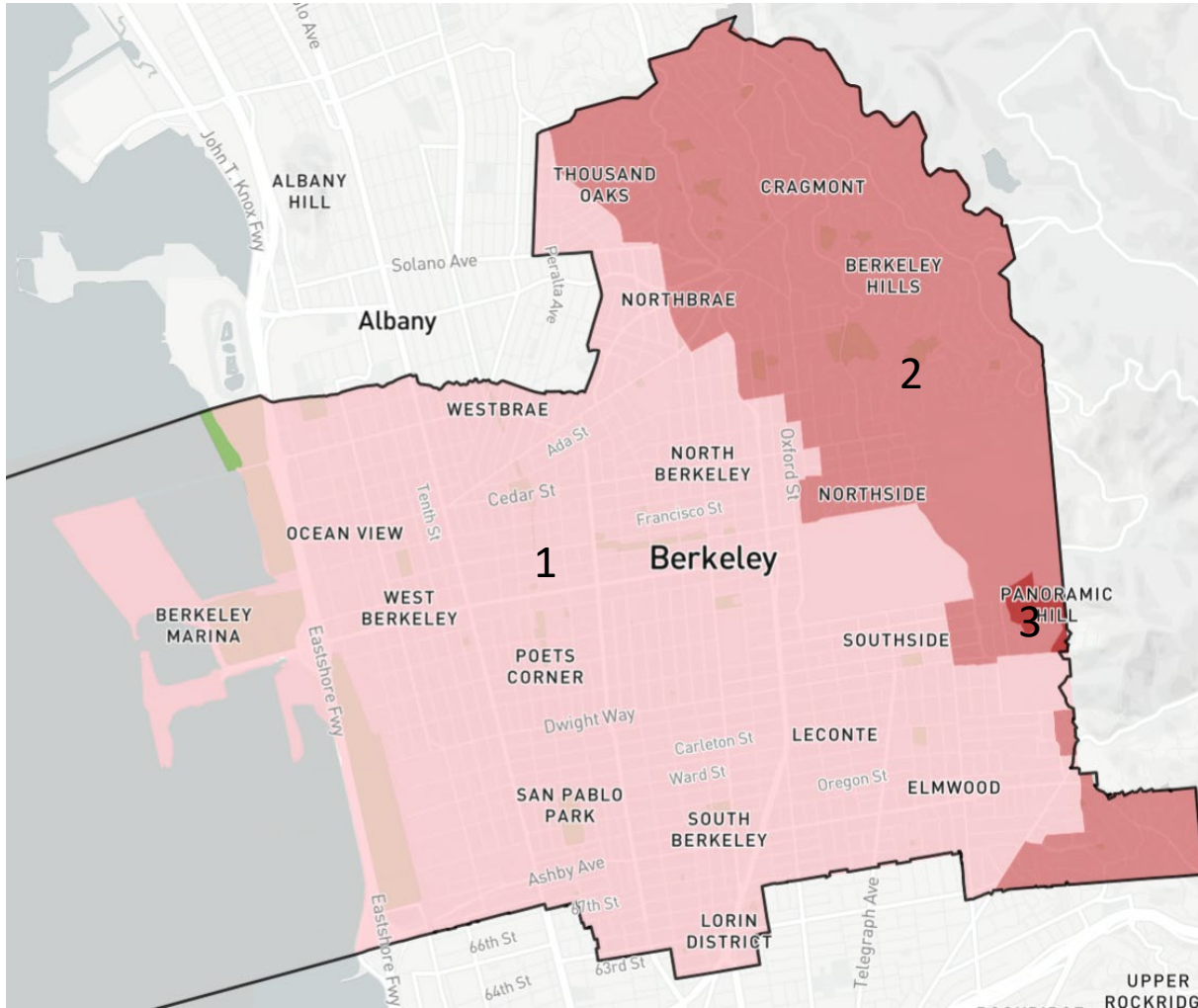
**“Heat Map” showing capacity analysis of potential additional housing sites (2+ units)**



# 4 – Evaluate and Analyze - Environment

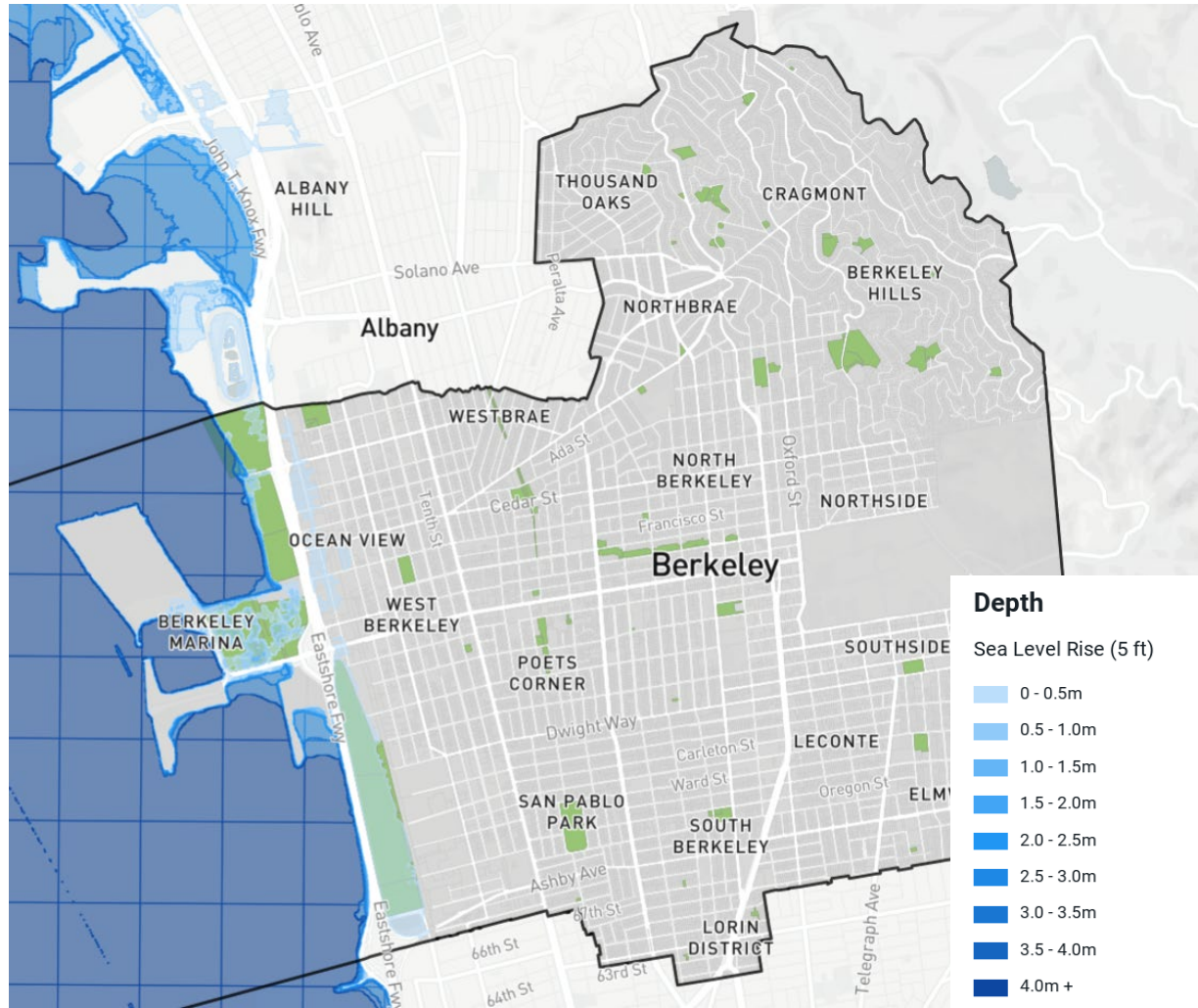
## Fire Zones

Source: City of Berkeley Fire Zones



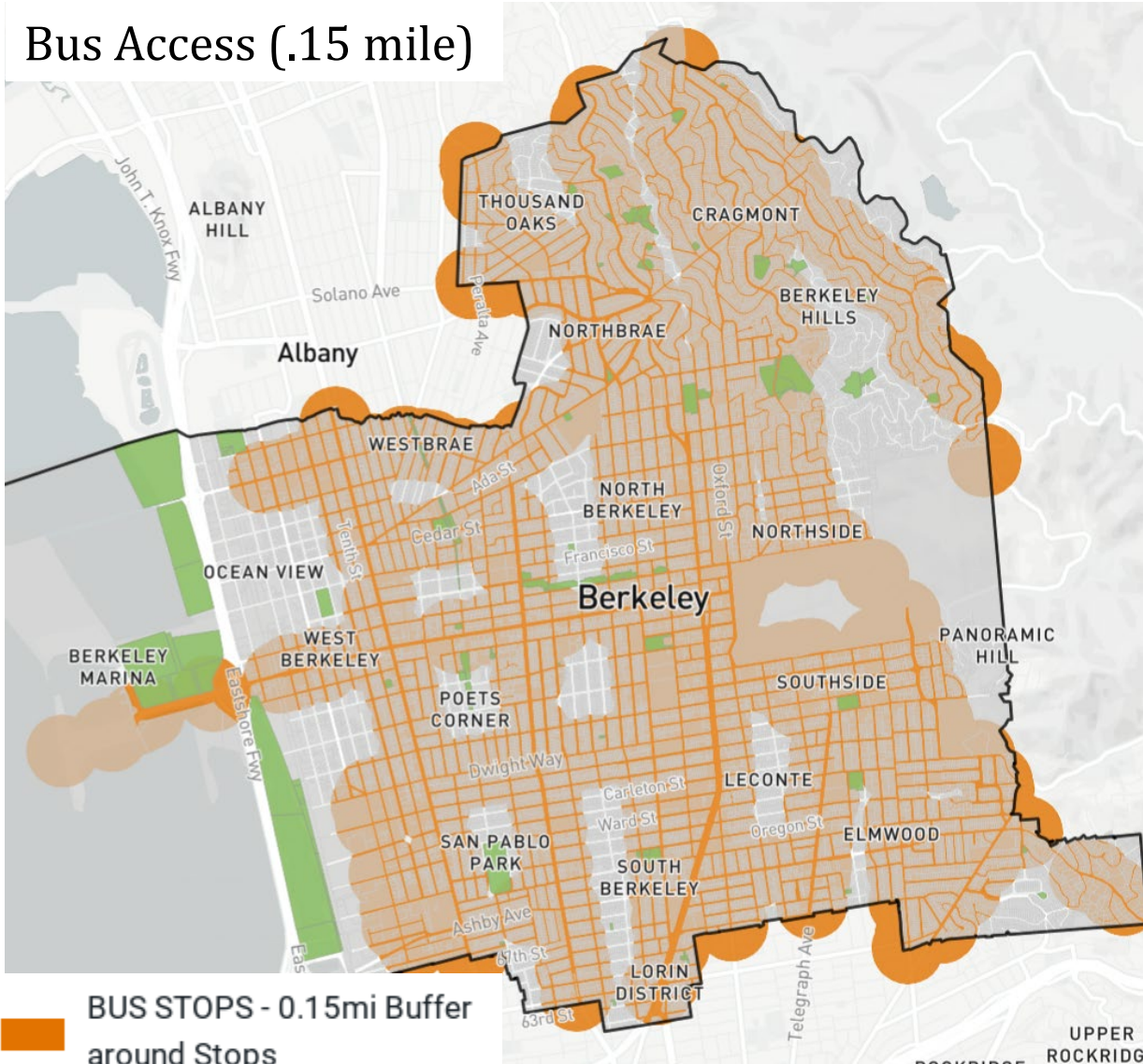
## Projected Inundation from 5' Sea Level Rise

Source: NOAA

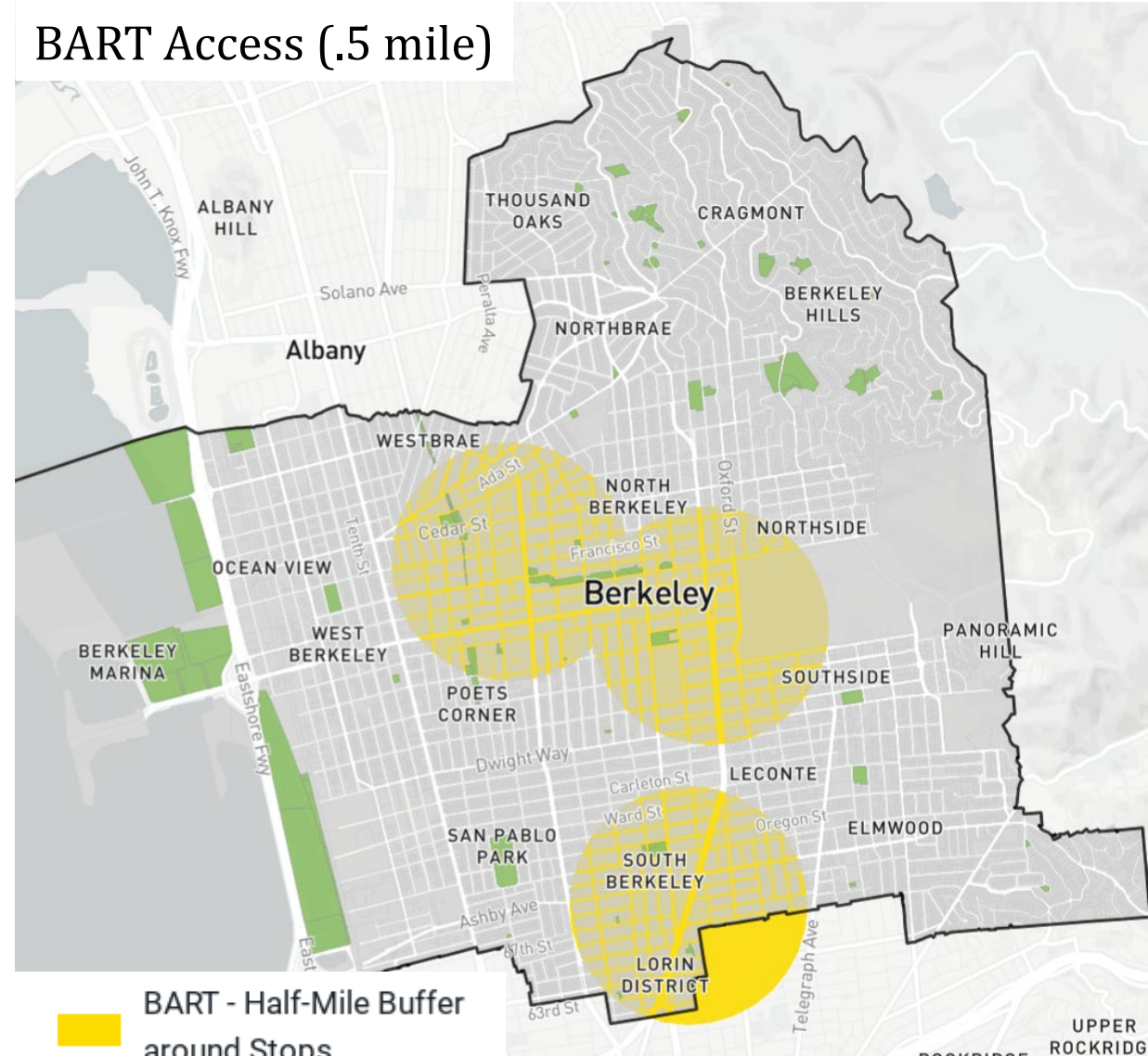


# 4 - Evaluate and Analyze - Transit Access

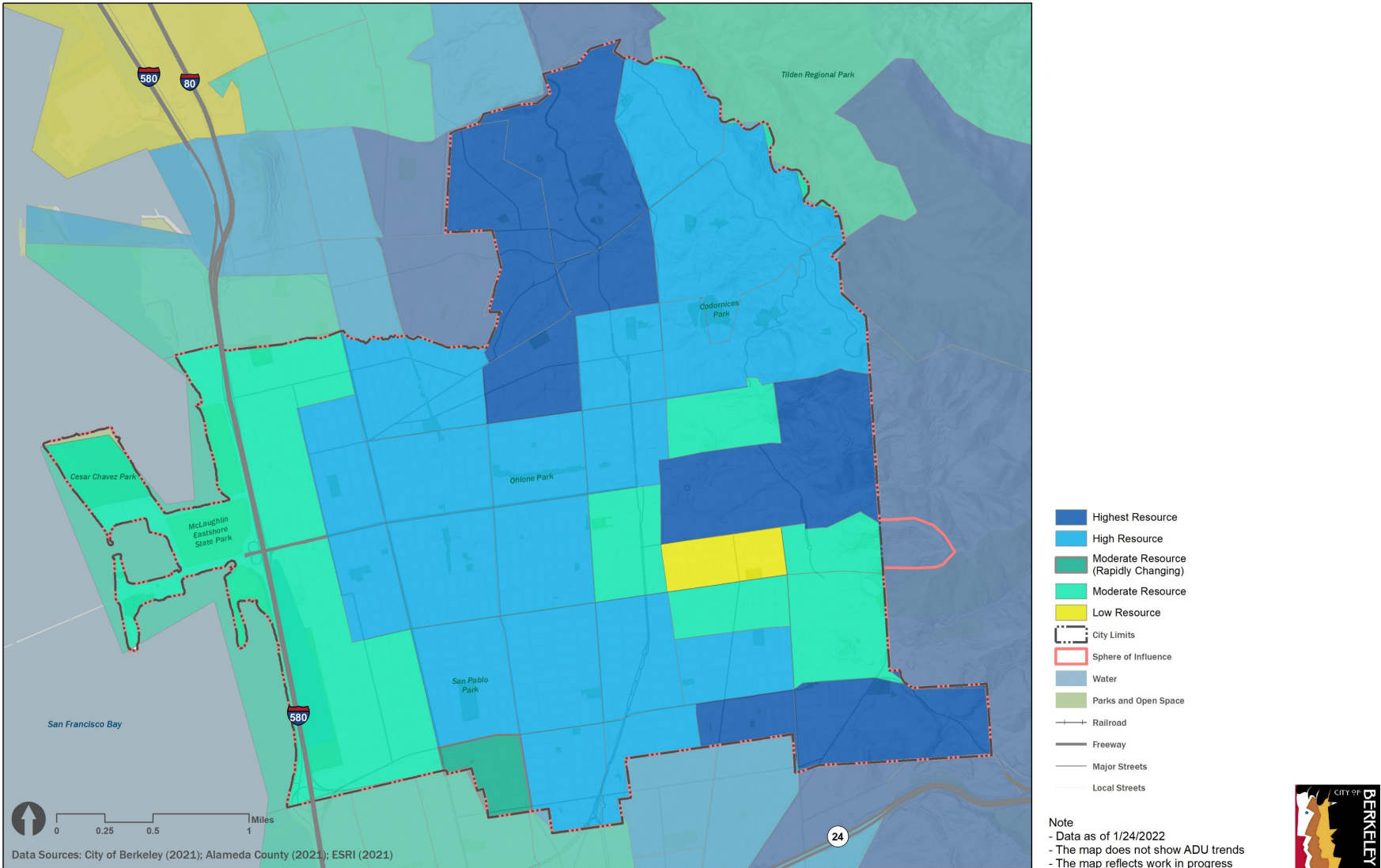
Bus Access (.15 mile)



BART Access (.5 mile)



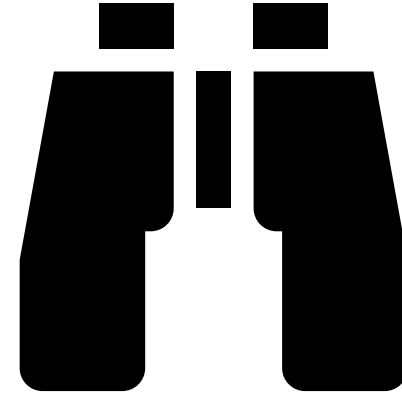
# 4 – Evaluate and Analyze – Resource-Rich Areas



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## 4 - Evaluate and Analyze

- Aerial photos and field visits
- Remove inappropriate sites



# Next Step – Complete Site Inventory

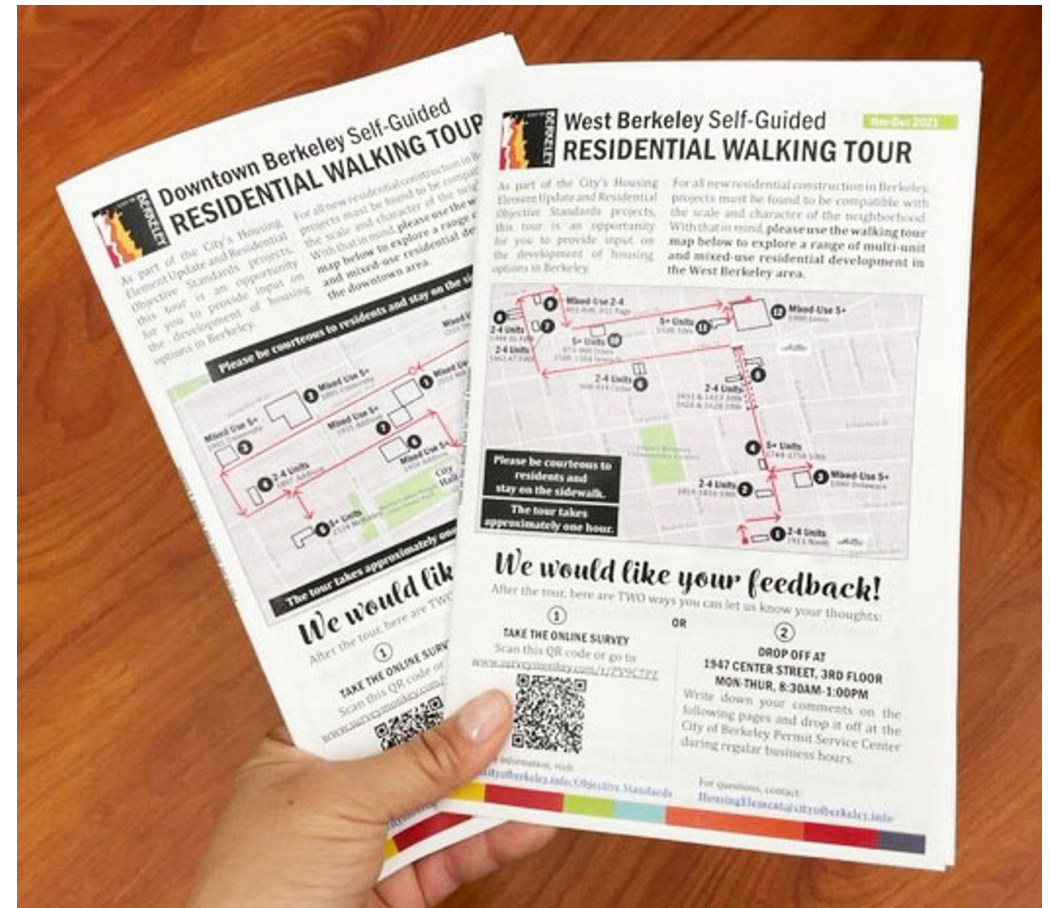
1. **Identify potential sites** to meet RHNA capacity requirements using the technical analysis accepted by the State Department of Housing and Community Development (HCD)
2. Evaluate to determine the **best sites for housing**
3. **Calculate buildout** using existing zoning and potential new zoning
4. **Complete inventory process**

# MULTI-UNIT RESIDENTIAL OBJECTIVE STANDARDS

1. Project Purpose and Overview
2. 2-4 Unit Projects
3. 5+ and Mixed-Use Projects

## MORE INFORMATION AT

[www.cityofberkeley.info/objectivestandards](http://www.cityofberkeley.info/objectivestandards)



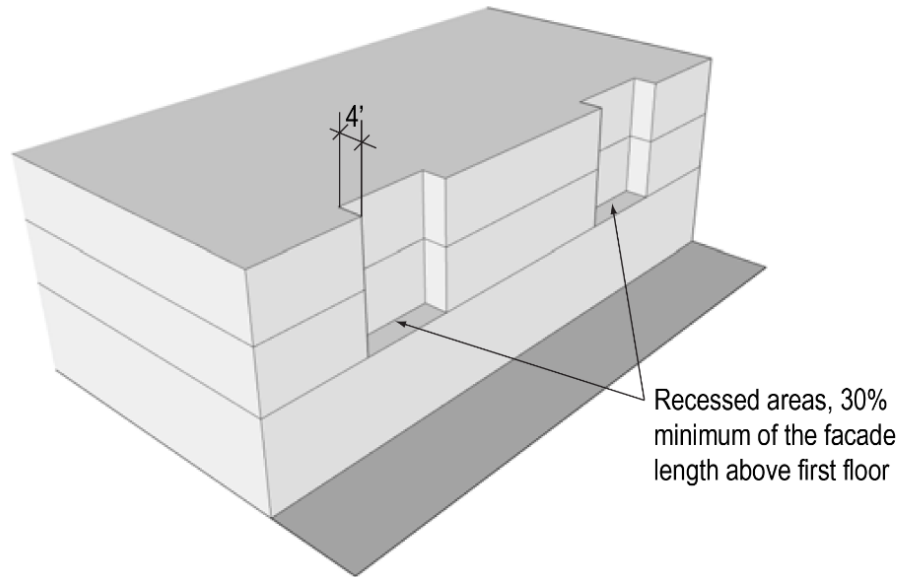
# Residential Objective Standards – Project Purpose

**Prepare objective standards for multi-unit residential development.**



# What is an Objective Standard?

- No personal or subjective judgement
- Uniformly verifiable
- Knowable in advance



# Why are we doing this?

## CALIFORNIA & BERKELEY HAVE A SHORTAGE OF AFFORDABLE HOUSING.

ALSO

RECENT STATE LAW	CITY COUNCIL REFERRALS	HOUSING ELEMENT
<ul style="list-style-type: none"><li>• SB 35</li><li>• HAA</li><li>• HCA – SB 330</li><li>• 2021 Housing Bills</li></ul>	<ul style="list-style-type: none"><li>• HAA</li><li>• Missing Middle</li><li>• Eliminate Exclusionary Zoning</li></ul>	<ul style="list-style-type: none"><li>• Plan for 8,934 new units</li><li>• AB 1397</li><li>• Adopt by January 2023</li></ul>

# New Objective Standards

- **Two categories (“buckets”)**
  - 2-4 units multifamily
  - 5+ units multifamily and mixed use
- **Focus first on objective development standards**
- **Prepare objective design standards in second phase**



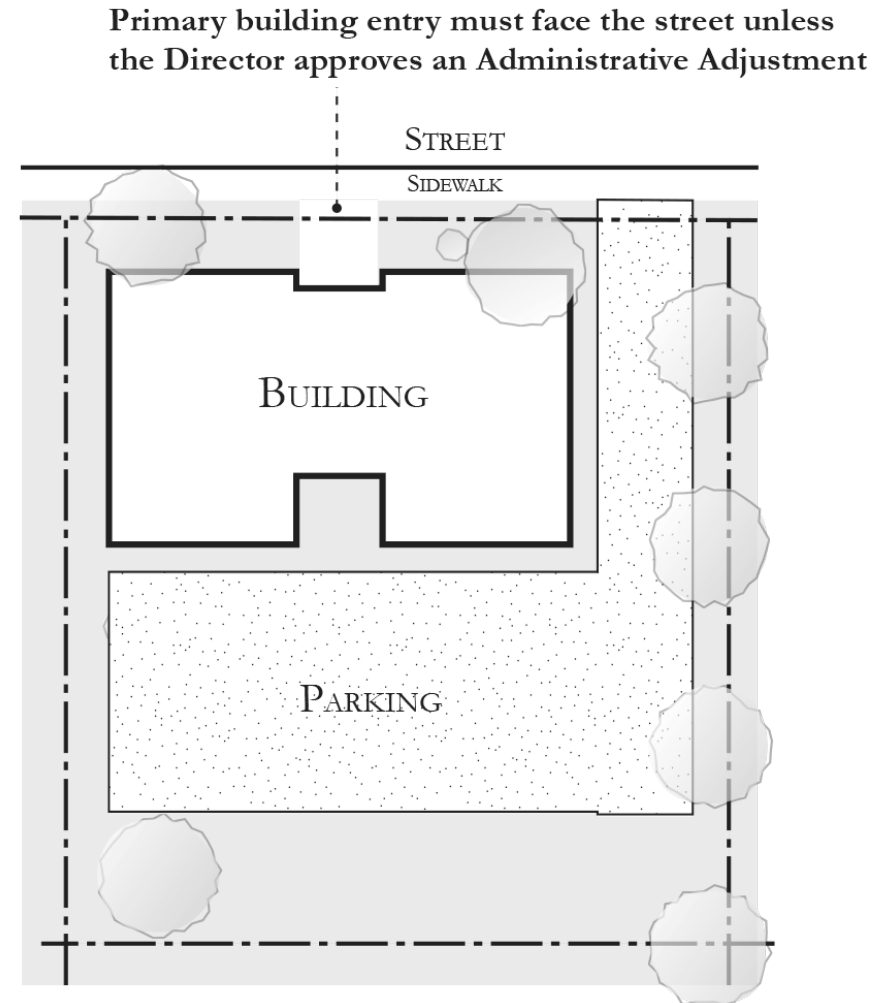
# Standards for 2-4 Units

## Impetus:

- City Council referrals
- SB 9

## Expected Standards:

- Where Allowed
- Permits Required
- Site Layout and Massing
- Building Design



# Example 2-4 Unit Projects



# Standards for 5+

## Impetus:

- City Council referrals
- State law (HAA, SB 35)

## Expected Standards:

- Site Layout
- Building Massing



# Example 5+ Projects



# Requested Input Tonight

## Example Multi-Unit Residential Projects:

- 2-4 Units Multi-family
- 5+ Multi-family and Mixed Use

## Discussion Questions:

- Why or why not appropriate with surroundings?
- Where do you want to see more?



# WHAT WE'VE HEARD

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1. Public Workshop #1
2. Stakeholder Interviews
3. Survey

Presented to 10 Berkeley Boards & Commissions<sup>1</sup>

Interviewed Stakeholder Interest Groups<sup>2</sup>

Received 745 responses from the citywide online survey

Held an online public workshop with approx. 70 participants

Focus Group Meetings

City Council Work Sessions

Web site

Email list

<sup>1</sup> Planning Commission (9/1/2021); Homeless Services Panel of Experts (9/1/2021); Commission on Disability (9/1/2021); Landmarks Preservation Commission (9/2/2021); Zoning Adjustments Board (9/9/2021); Commission on Aging (9/15/2021); Energy Commission (9/22/2021); Children, Youth, and Recreation Commission (9/27/2021), Housing Advisory Commission (9/30/2021), Rent Stabilization Board (11/18/2021), Civic Arts Commission (1/19/22)

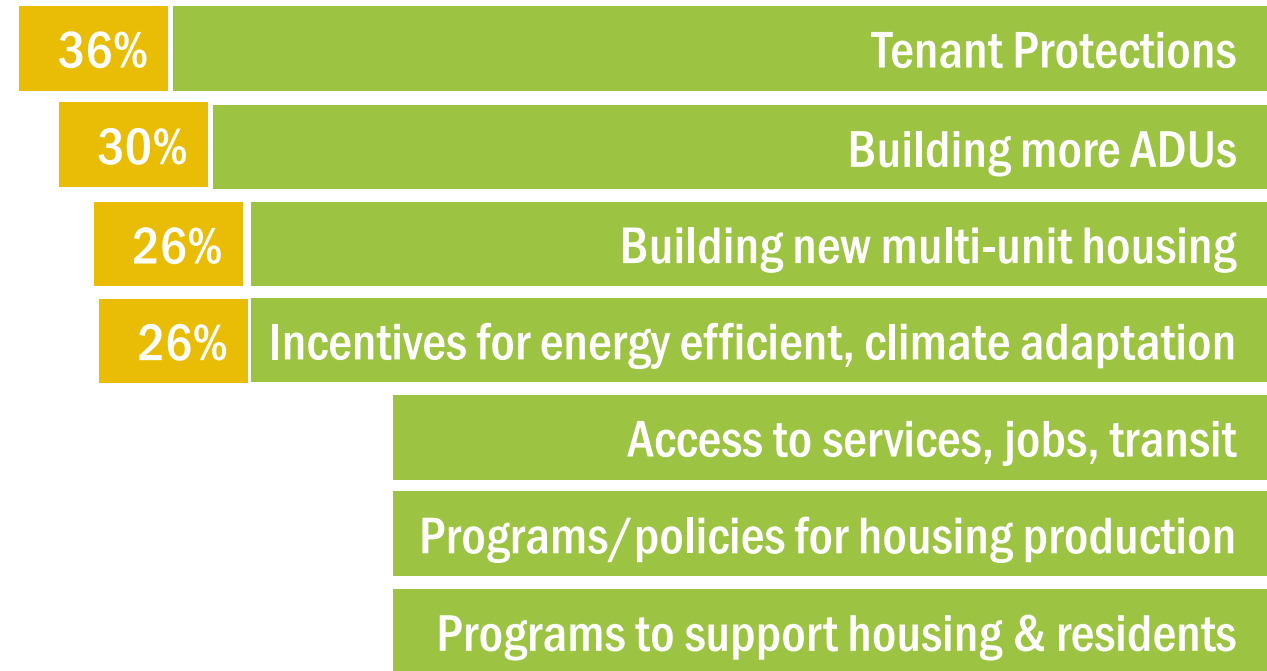
<sup>2</sup> Black/African American Faith Institution, Market Rate Developers, Affordable Developers, Senior Center, Real Estate Professional, Property Managers, Homeless Services, Housing Advocacy, Disabilities Services

# Public Workshop & Online Survey

## Challenges



## Successes



Workshop - Approx. 70 participants  
 Mostly residents, some business owners, students  
 56% owners / 46% renters  
 21% Asian / 5% Latinx / 5% Other / 59% White / 10% Biracial  
 Representation from each adult age bracket and income group

Survey - 745 participants  
 90% residents, 29% work in Berkeley, 9% business owners  
 69% owners / 31% renters  
 9% Asian / 4% Latinx / 8% Other / 74% White / 8% Biracial  
 Representation from each adult age bracket (32% 65+) and largest proportion earn between \$100-\$150k

# Housing Locations

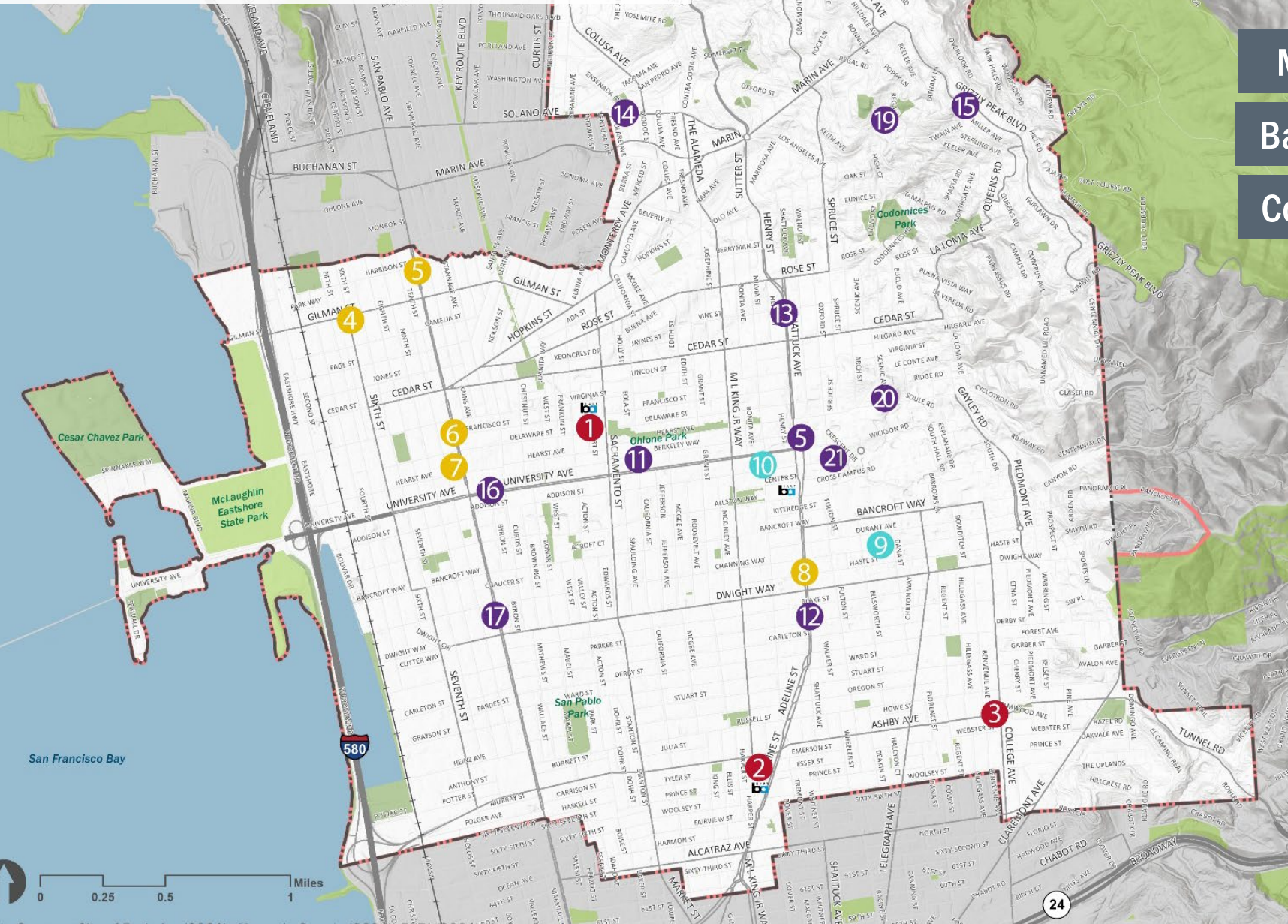
## Commercial Corridors

Near BART / Transit / Bike corridors

More transit access to serve more housing

Balance distribution of housing and density

Consider neighborhood & historical context



- Publicly owned or leased sites
  1. North Berkeley BART
  2. Ashby BART
  3. Ashby Ave. and College Ave. (City-owned lot)
- Vacant sites that could be developed with residential
  4. Sixth St. and Gilman St.
  5. Harrison St. and San Pablo Ave.
  6. San Pablo Ave. and Francisco St.
  7. 1822 San Pablo Ave. (Albatross Pub)
  8. Shattuck Ave. and Haste St.
- Nonvacant sites that could be developed with housing units
  9. Southside
  10. Downtown
- Nonvacant sites that could be rezoned for residential or more housing units
  11. Area around Ohlone Park
  12. S. Shattuck Ave.
  13. N. Shattuck Ave.
  14. Solano Ave.
  15. Grizzly Peak Blvd.
  16. University Ave.
  17. San Pablo Ave.
  18. Area around Grizzly Peak Park
  19. Euclid Ave. between Regal Rd. and Hearst Ave.
  20. 1798 Scenic Ave. (Pacific School of Religion)
  21. UC Berkeley campus

# Preliminary Stakeholder Interviews

Need more funding for affordable housing, disabled, and homeless

Gentrification from high housing costs and student population

Racial inequity in housing and displacement

High land costs & unpredictable entitlement process

Flexibility on ground floor retail requirements

Avoid replacing existing residential & displacement

Consider construction efficiency (85' heights)

Consider pre-1970s height/densities

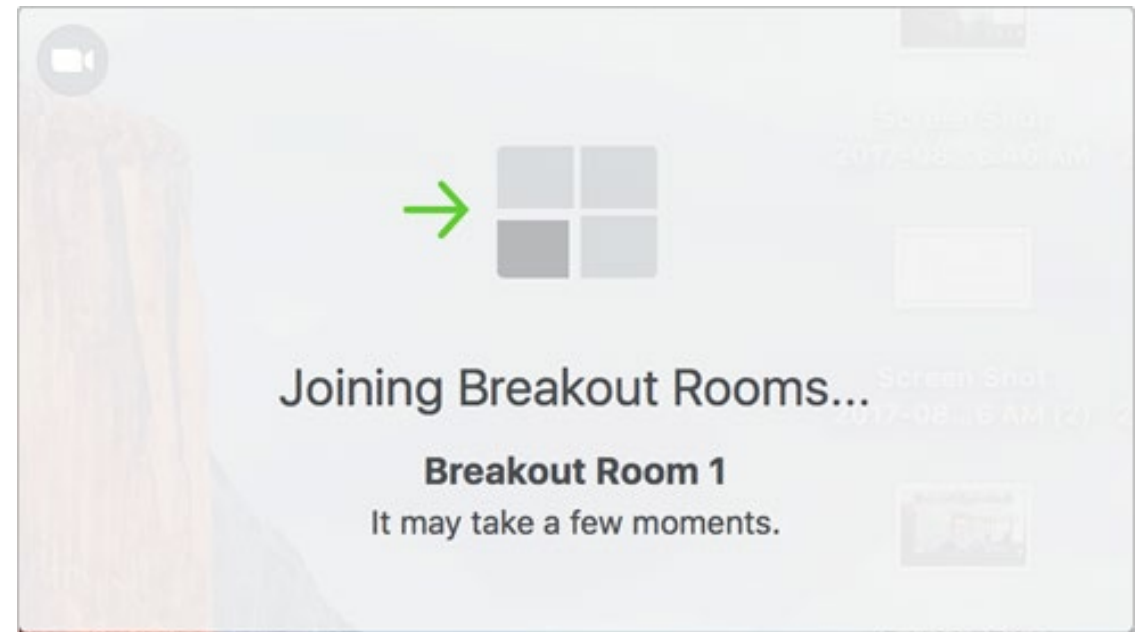
Black/African-American Faith Institution  
Affordable + Market Rate Developers  
Senior Center  
Realtors + Property Managers  
Homeless Services  
Housing Advocates  
Disabilities Services

# Demographic Poll Results

# **Breakout Room Discussion**

# Breakout Process

- **Zoom Host** will randomly distribute participants
- **Facilitator** will manage time & participation
- **Participants** can share comments verbally and/or in the Zoom Chat
- **Notetaker** will take notes on screen
- **Video recorded** for backup
- 60 minutes



# Breakout Discussion Topics

## Zoning & Criteria

- **Where** should the City facilitate housing production through changes in zoning, particularly height and density?
- What are the most important **criteria** for selecting areas to rezone?

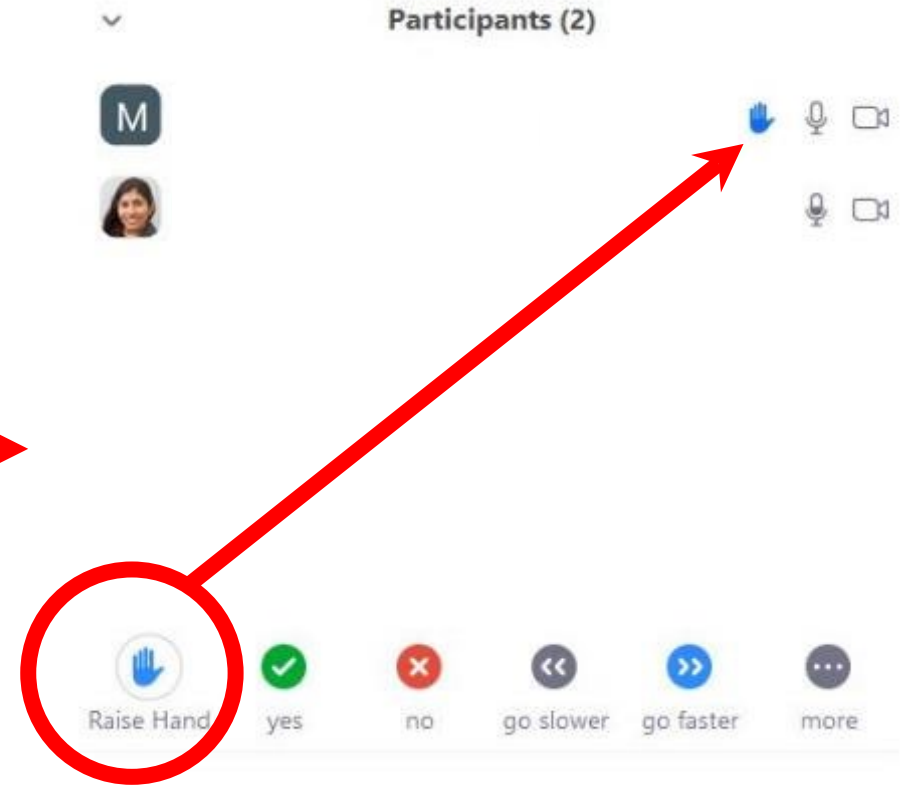
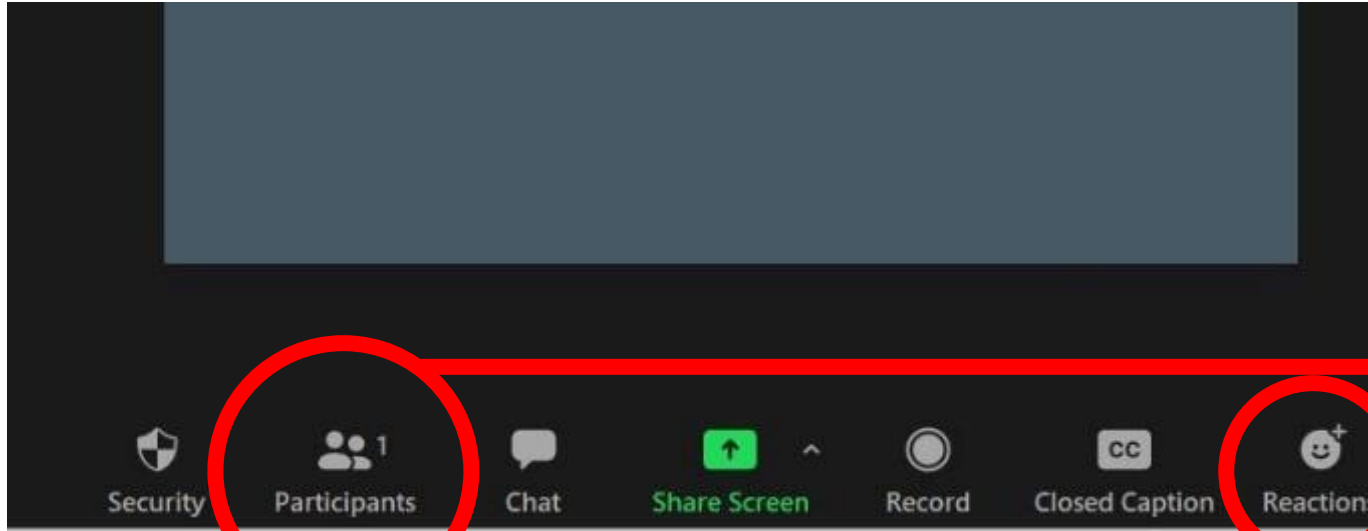
## Residential Types and Locations

- What building **features** are most appropriate in each neighborhood?
- **Where** would it be appropriate to see more multi-family and mixed-use buildings in Berkeley?

# Ground Rules

- Video on (not mandatory)
- Conversational courtesy
  - One speaker at a time
  - Be mindful of the time and your use of it
  - Listen
- Differences of opinion are OK
- No personal attacks
- Please mute yourself unless speaking
  - Facilitator will invite people to unmute themselves

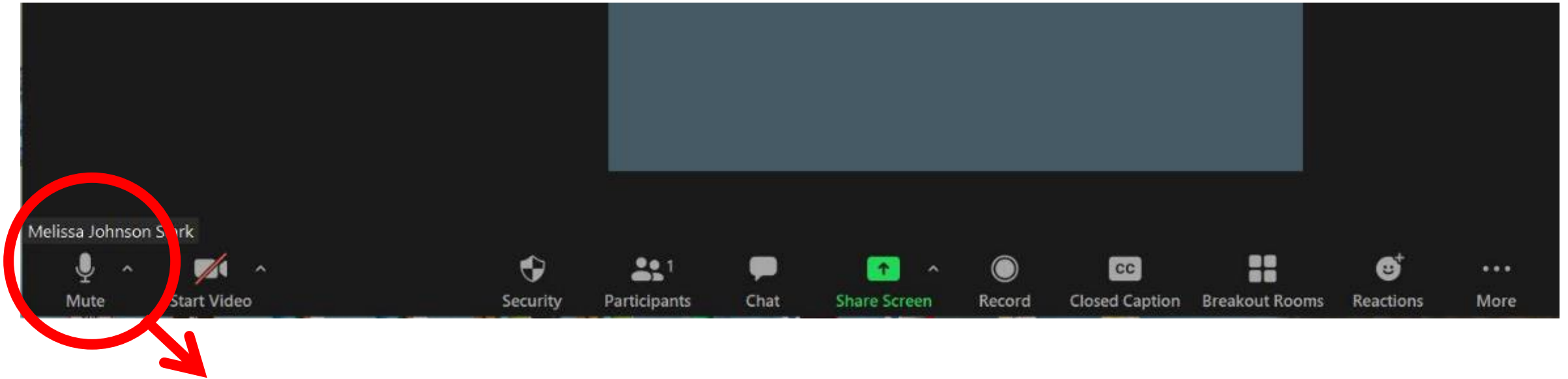
# ZOOM INSTRUCTIONS



## *Raise your "Hand" to Speak*

- Please use the "Raise Hand" feature if you want to speak. On a phone, press \*9.
- You can also use the CHAT function to share input during the small group exercise.

# ZOOM INSTRUCTIONS



- You may unmute yourself when called on.
- To un-mute, press the Mute button. On a phone, press \*6.

# Help with Technical Issues

Zoom Host

Email: [sami@raimiassociates.com](mailto:sami@raimiassociates.com)

**Breakout Room**

**Reports**

# THANK YOU

## Self-Guided Residential Walking Tours

Nov 24th - Jan 31st!

FOR MORE INFORMATION /  
SUBSCRIBE TO THE EMAIL LIST

[www.cityofberkeley.info/HousingElement](http://www.cityofberkeley.info/HousingElement)

CONTACT US

[HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info)