

Preliminary Housing Goals and Policies

Goal A - Housing Affordability	
Berkeley residents should have access to quality housing at a range of housing options and prices. Housing is least affordable for people at the lowest income levels, especially those with extremely low income, and City resources should focus on this area of need.	
Policy	
H-1	Extremely Low, Very Low, Low and Moderate-Income Housing. Increase the number of housing units affordable to current and future Berkeley residents, especially those with lower income levels.
H-2	Funding Sources. Seek, advocate for, and develop additional sources of funds for permanently affordable housing, including housing for people with extremely low incomes and special needs.
H-3	Permanent Affordability. Ensure that below market rate rental housing remains affordable for the longest period that is economically and legally feasible.
H-4	Economic Diversity. Encourage mixed income housing developments through both regulatory requirements and incentives.
H-5	Rent Stabilization. Protect tenants from large rent increases, arbitrary evictions, hardship from relocation, and the loss of their homes.
H-6	Low-Income Homebuyers. Support efforts that provide opportunities for successful home ownership.
H-7	Berkeley Housing Authority. Continue working with the Housing Authority to make quality affordable housing opportunities available to Berkeley residents.

Goal B – Housing Preservation and Improvement	
Existing housing should be maintained and improved. The City promotes energy efficiency and electrification improvements in new and existing residential buildings in order to improve building comfort and safety, reduce energy and water use and costs, provide quality and resilient housing, and reduce greenhouse gas emissions. Improvements that will prepare buildings for a major seismic event should be encouraged.	
Policy	
H-8	Maintain Housing. Maintain and preserve the existing supply of housing in the City.
H-9	Rental Housing Conservation and Condominium Conversion. Encourage the preservation of existing rental housing if and when rental housing undergoes condominium conversion.
H-10	Code Requirements. Enforce code requirements, and provide education, funding and incentives property owners, to ensure that existing housing meets health and safety standards.
H-11	Deterioration, Blight and Deferred Maintenance. Prevent blight and the deterioration of housing units resulting from deferred maintenance.
H-12	Seismic Reinforcement. Maintain housing supply and reduce the loss of life and property caused by earthquakes by incentivizing structural strengthening and hazard mitigation in Berkeley housing.
H-13	Resource Efficiency and Climate Resilience. Implement Berkeley’s Climate Action Plan to improve building comfort and safety, reduce energy and water use and costs, provide quality and resilient housing, and reduce greenhouse gas emissions.

Goal C – Housing Production

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Berkeley should provide adequate housing capacity to meet its current and future housing needs. New housing should be developed to expand housing opportunities and choices in Berkeley to meet the diverse needs of all socioeconomic segments of the community, and should be safe, healthy and resilient.	
Policy	
H-14	Publicly-Owned Sites. Encourage use of publicly owned or controlled sites for affordable housing and/or mixed-use residential projects with a substantial portion of affordable units.
H-15	Medium- and High-Density Zoning. Maintain sufficient land zoned for medium- and high-density residential development to allow sufficient new construction to meet Berkeley’s fair share of regional housing needs.
H-16	Transit-Oriented New Construction. Encourage construction of new high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
H-17	Accessory Dwelling Units. Encourage and facilitate addition of accessory dwelling units on properties with single-family and multi-unit homes.
H-18	Regional Housing Needs. Encourage adequate housing production to meet City needs and the City’s share of regional housing needs.
H-19	Monitoring Housing Element Progress. The City should continue to prepare annual Housing Element progress reports and present results of the review before the City Council, and make necessary and appropriate adjustments to programs and actions to achieve established objectives.
H-20	University of California. Urge the University of California to maximize the supply of appropriately located, affordable housing for its students and also to expand housing opportunities for faculty and staff.
H-21	Inter-Jurisdictional and Regional Coordination. Pursue opportunities to work with other jurisdictions and with ABAG to address issues of mutual interest and priority.

Goal D – Special Needs Housing and Homelessness Prevention	
Berkeley should expand the supply of housing for special needs groups, including housing affordable to those with extremely low incomes.	
Policy	
H-22	Homelessness and Crisis Prevention. Support programs and actions that prevent homelessness and other housing crises by making appropriate services available.
H-23	Homeless Housing. Seek solutions to the problems of individuals and families who are homeless, with the goal of first providing them with permanently affordable housing.
H-24	Family Housing. Support and encourage housing projects that include units affordable and suitable for households with children and large families.
H-25	Housing for Seniors. Support housing programs that increase the ability of senior households to remain in their homes or neighborhoods, and to offer other suitable affordable housing options.
H-26	Housing for People with Disabilities. Encourage provision of an adequate supply of suitable housing to meet the needs of people with disabilities, including developmental, behavioral health (mental health as well as alcohol and other drug dependence), and physical disabilities, as well as other medical conditions (such as HIV/AIDS).
H-27	Emergency Shelters and Transitional and Supportive Housing. Provide emergency shelter and transitional and supportive housing to homeless individuals and families, including people

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	with mental, physical, and developmental disabilities, victims of domestic violence, youth, and seniors, as needed. The City’s ultimate priority for new homeless housing opportunities is permanent housing.
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Goal E – Affirmatively Furthering Fair Housing	
The City should continue to take meaningful actions to affirmatively further fair housing choices in Berkeley.	
Policy	
H-28	Fair Housing. Ensure compliance with federal, state, and local Fair Housing and anti-discrimination laws and ordinances and to affirmatively further fair housing for all, ensuring equal access to housing regardless of their special circumstances as protected by fair housing laws.
H-29	Accessible Housing. Promote housing mobility by exceeding the accessibility requirements of the ADA and California Title 24 Disabled Access Regulations, and by encouraging incorporation into new construction and rehabilitation the use of technologies and design features that create universal accessibility.
H-30	Affordable Accessible Housing. Encourage new construction and rehabilitation of accessible housing units that are permanently affordable, in particular to extremely low-income households.

Goal F – Governmental Constraints	
Berkeley should identify and mitigate barriers to the construction and improvement of housing.	
Policy	
H-31	Mitigate Governmental Constraints. Periodically review City fees and regulations to ensure that they do not unduly constrain housing development.
H-32	Streamlined Review Process. Provide for timely and coordinated processing of residential and mixed use development projects in order to minimize project holding costs.
H-33	Incentivize Affordable Housing. Provide incentives where feasible to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.