

HOUSING ELEMENT UPDATE

Preliminary Sites Inventory & Housing Programs

Planning Commission #3

May 4, 2022





Required Element of the General Plan

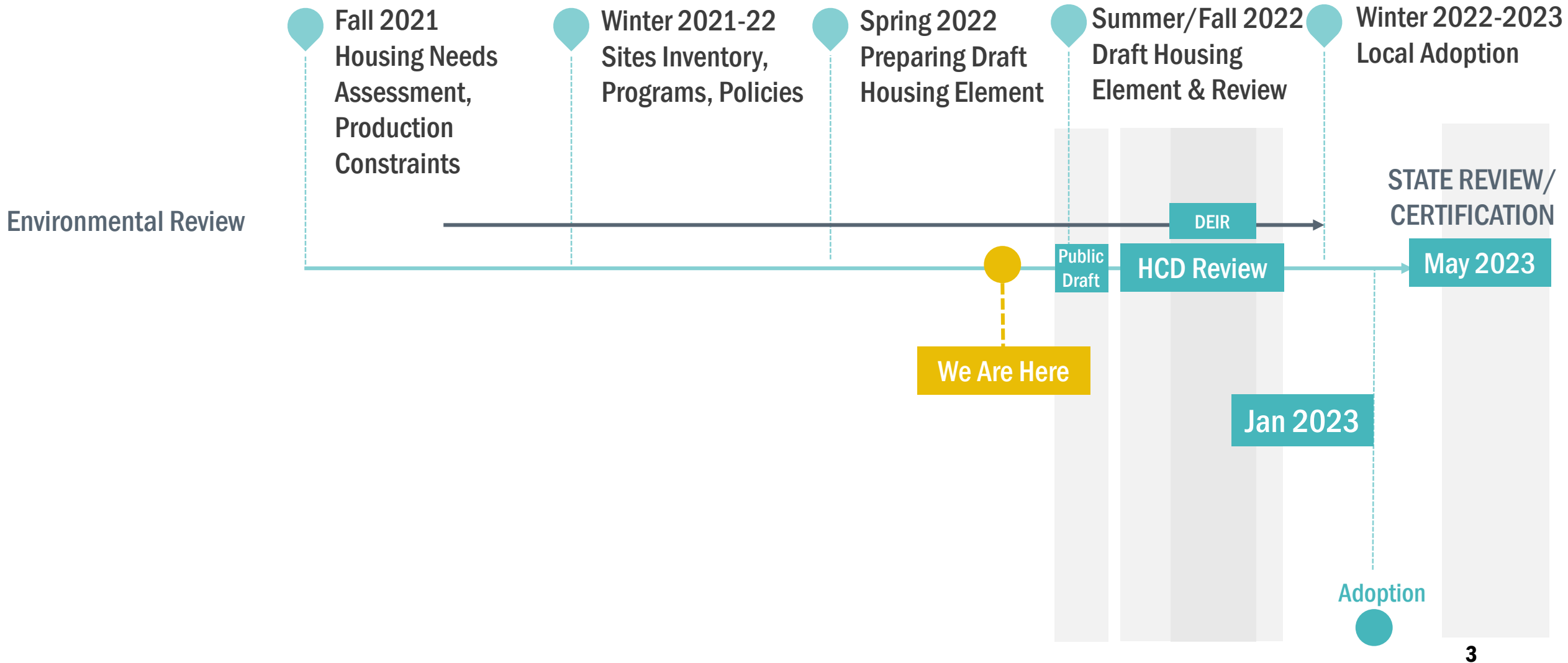
**Must be updated every 8 years
and certified by HCD**

**Currently planning for the
6th cycle (2023-2031)**

**Statutory deadline is
January 31, 2023**

**Bay Area: 441,176 units
Berkeley: 8,934 units**

The 6th Housing Element Update Process



Housing Element includes...

1

Housing Needs Assessment

Demographic trends and needs, including Special Needs populations

2

Evaluation of Past Performance

How we did in the 5th Cycle Housing Element

3

Housing Sites Inventory

Likely Sites, Pipeline Sites and Opportunity sites, by income level

4

Constraints Analysis

Barriers to housing development

5

Policies & Programs

Address identified housing needs

6

Community Engagement

Residents, businesses, stakeholders, policy-makers

AGENDA

I. PRELIMINARY SITES INVENTORY

1. Meeting the RHNA
2. Criteria and Analysis
3. Sites Inventory Capacity

II. PRELIMINARY GOALS, POLICIES, AND PROGRAMS

1. Outreach & Engagement
2. Goals & Policies
3. Preliminary Housing Programs

III. DISCUSSION

PRELIMINARY SITES INVENTORY

1. Meeting the RHNA
2. HCD Methodology
3. Preliminary Sites Inventory Capacity

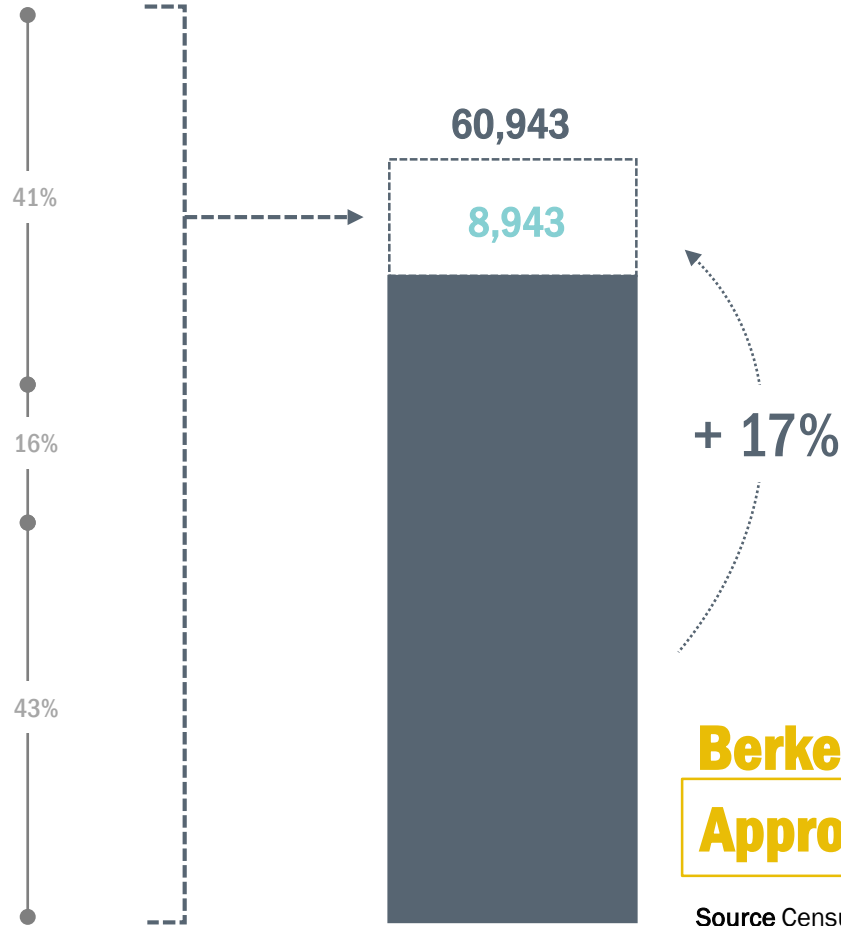
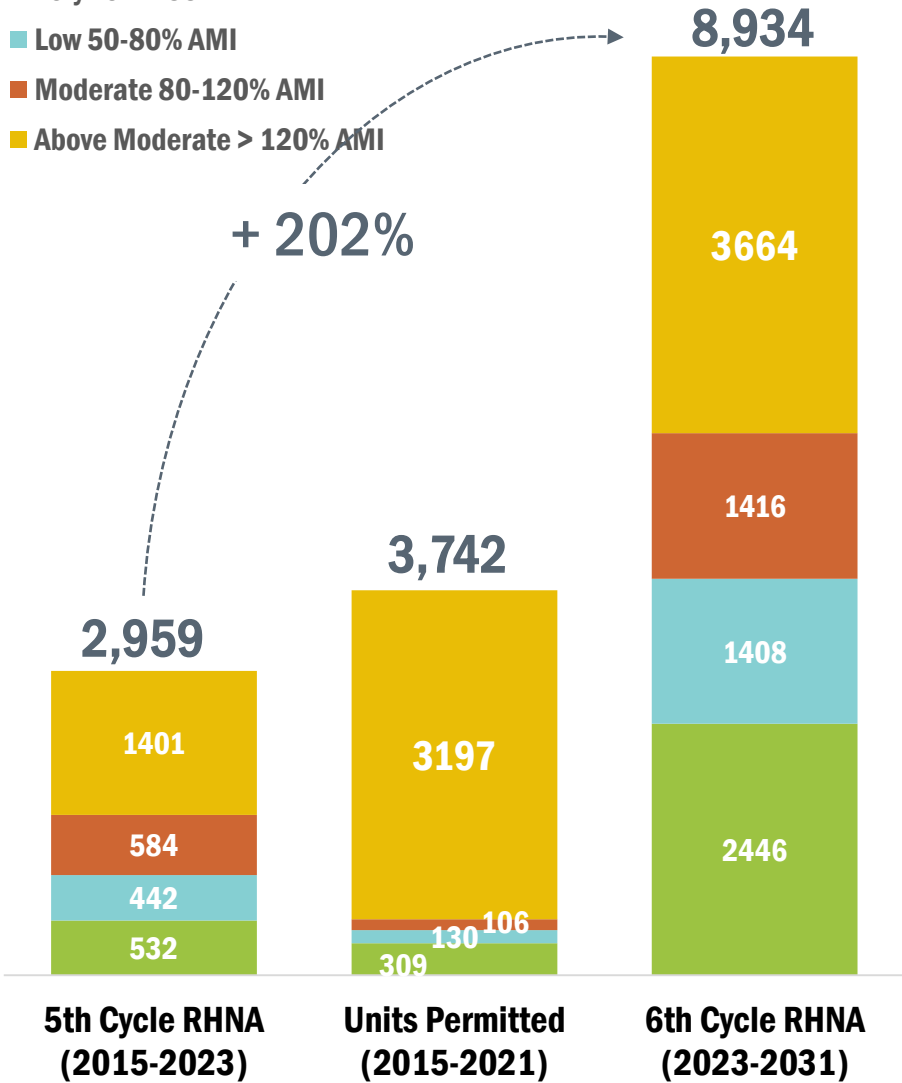
Using HCD's Capacity
Methodology

CAPACITY ≠ HOUSING PRODUCTION

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle

- Very Low < 50% AMI
- Low 50-80% AMI
- Moderate 80-120% AMI
- Above Moderate > 120% AMI



**Berkeley currently has
Approx. 52,000 housing units**

Source Census 2020, State Dept of Finance

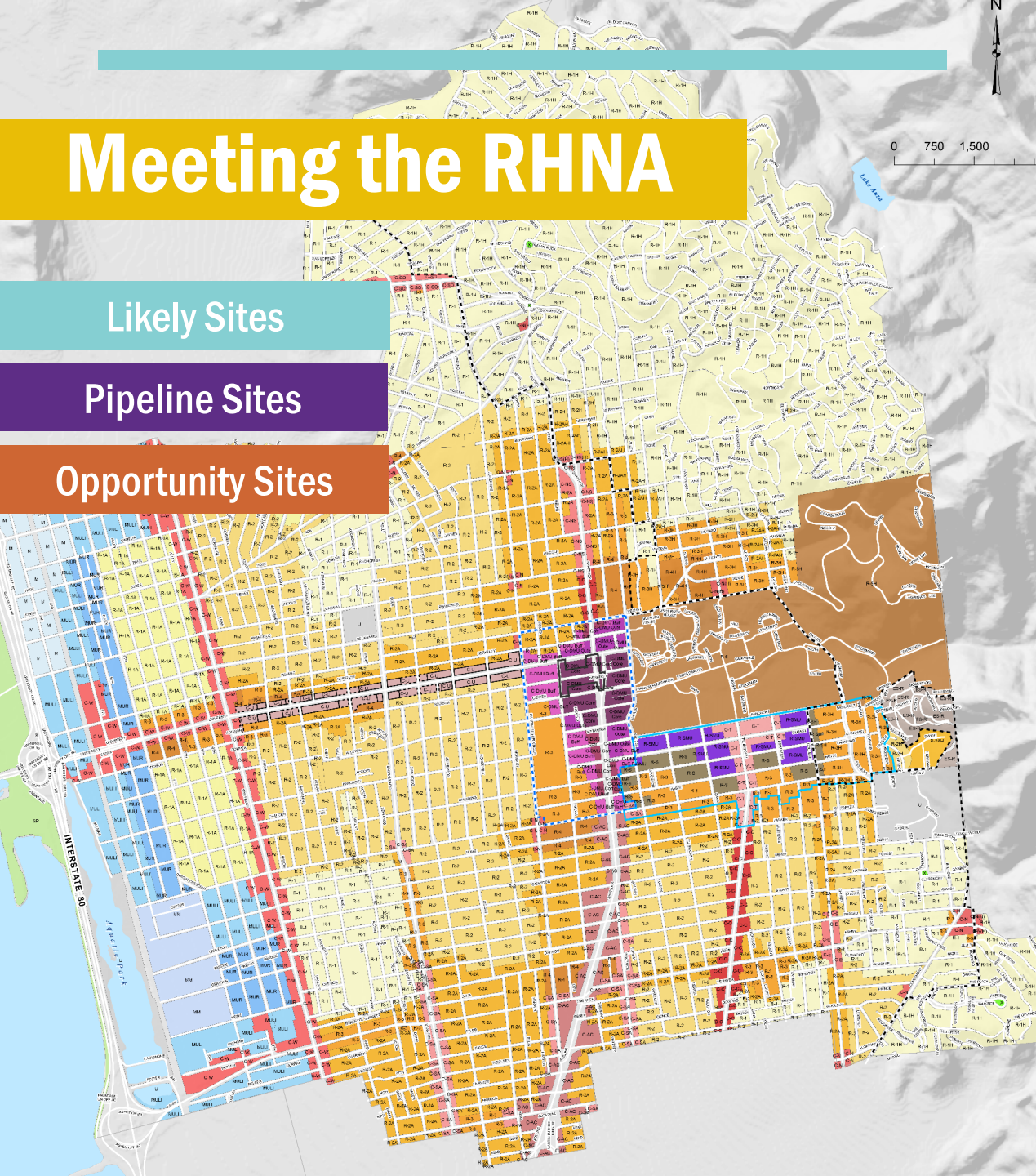
Source Revised 2015-2021 APR, accepted by HCD on April 11, 2022

Meeting the RHNA

Likely Sites

Pipeline Sites

Opportunity Sites



- > Adequate Sites
- > Zoned Appropriately
- > Available for residential use
- > Capacity to provide units, by income level, required by RHNA
- > Meet HCD's criteria (physical characteristics, density)

Likely Sites

ADU Trends

N Berkeley & Ashby BART

Approved Projects since 2018

Very Low	Low	Mod	Above Mod	Total
622	628	249	3,186	4,685

Pipeline Sites

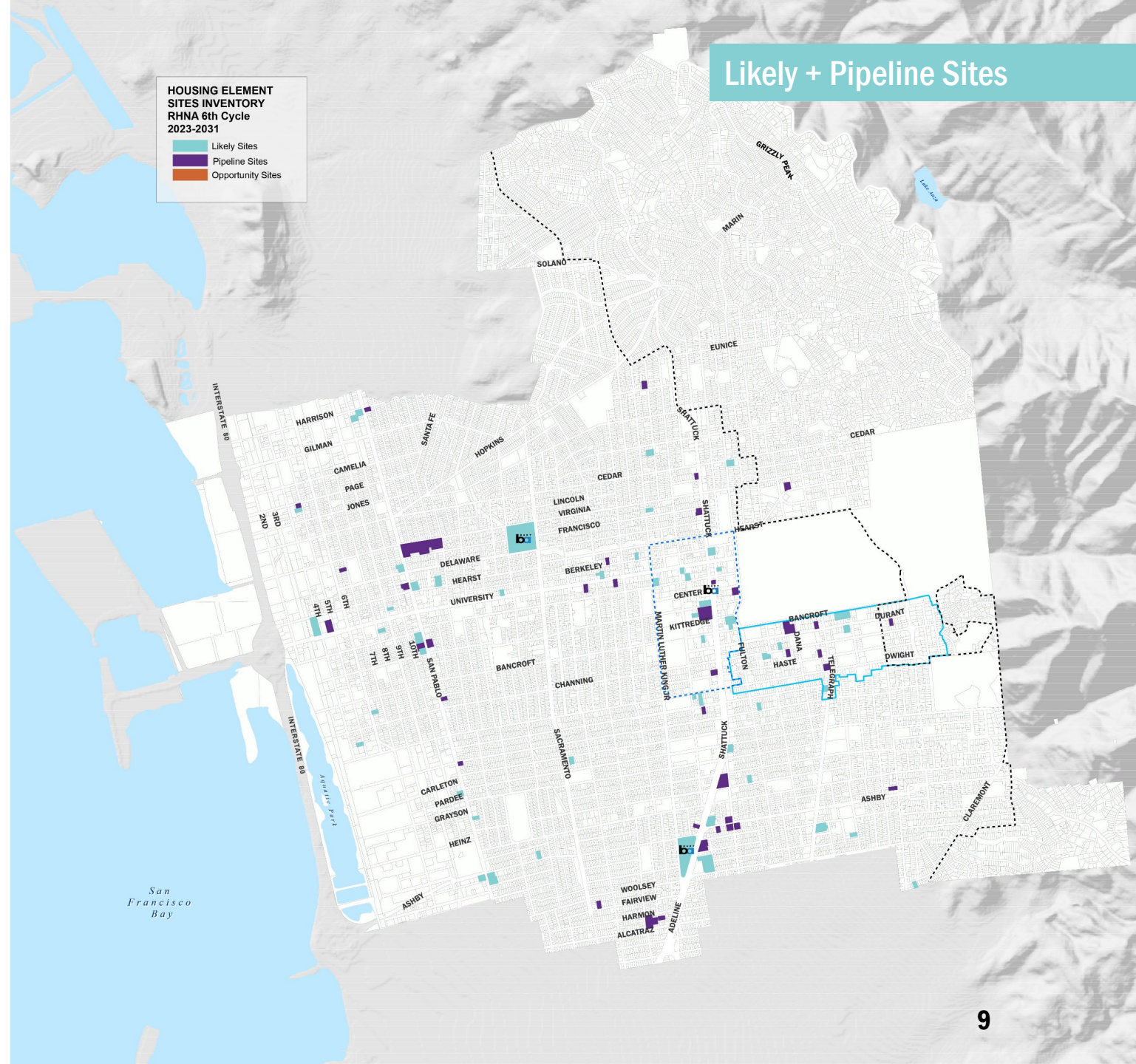
Projects under Review

Anticipated

Very Low	Low	Mod	Above Mod	Total
204	180	68	1,962	2,414

RHNA

Very Low	Low	Mod	Above Mod	Total
2,446	1,408	1,416	3,664	8,934



Opportunity Sites

Vacant or Underutilized

Improvement to Assessed Land Value ≤ 0.75

Non-residential Building > 30 yrs old

Federal, State, County-owned

Condo or Large Apartment Bldg

Historically-sensitive

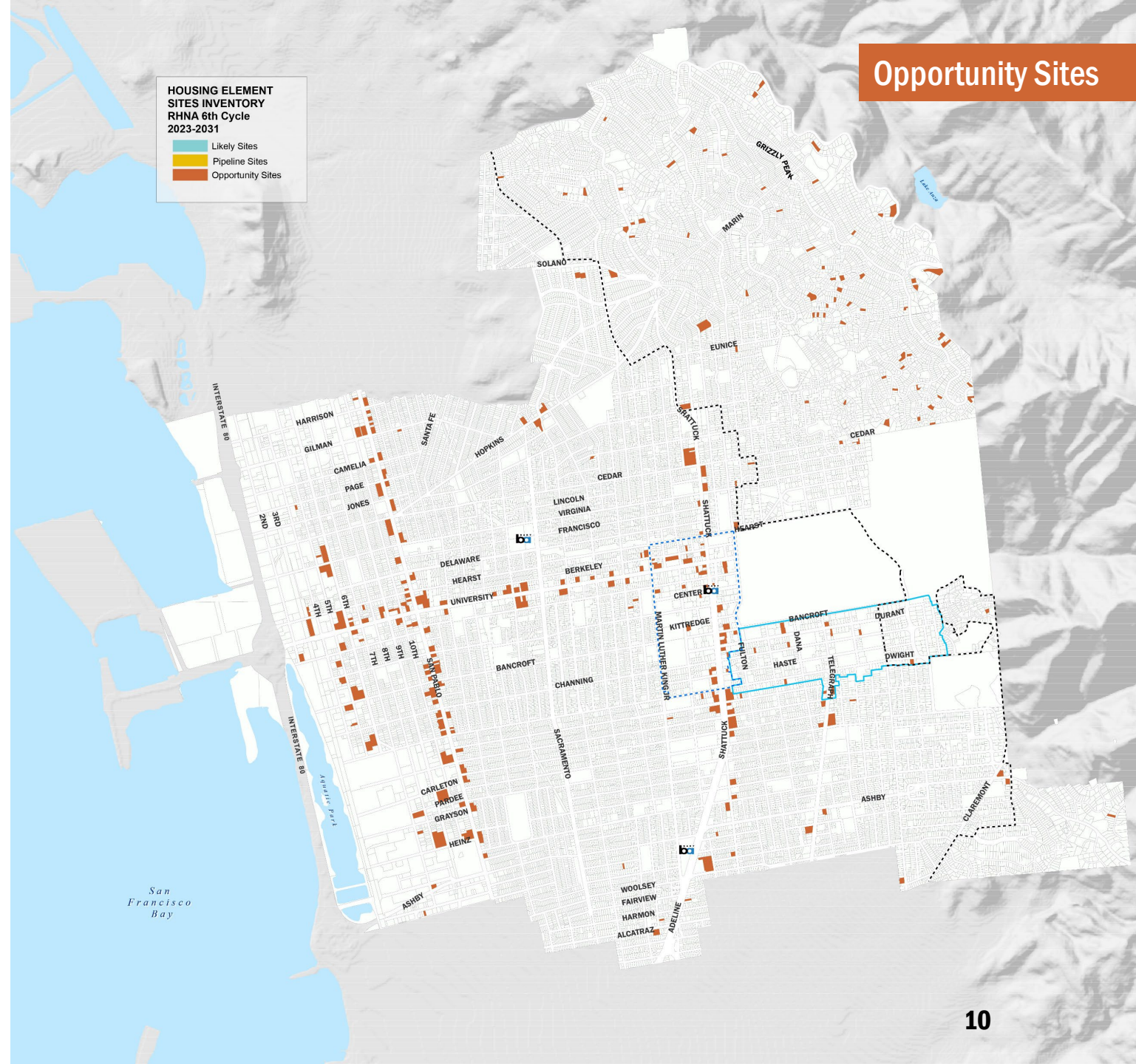
Rent-Controlled Units

Most Supermarkets

Very Low	Low	Mod	Above Mod	Total
1649	1649	2886	2845	9028

RHNA

Very Low	Low	Mod	Above Mod	Total
2,446	1,408	1,416	3,664	8,934



Opportunity Sites

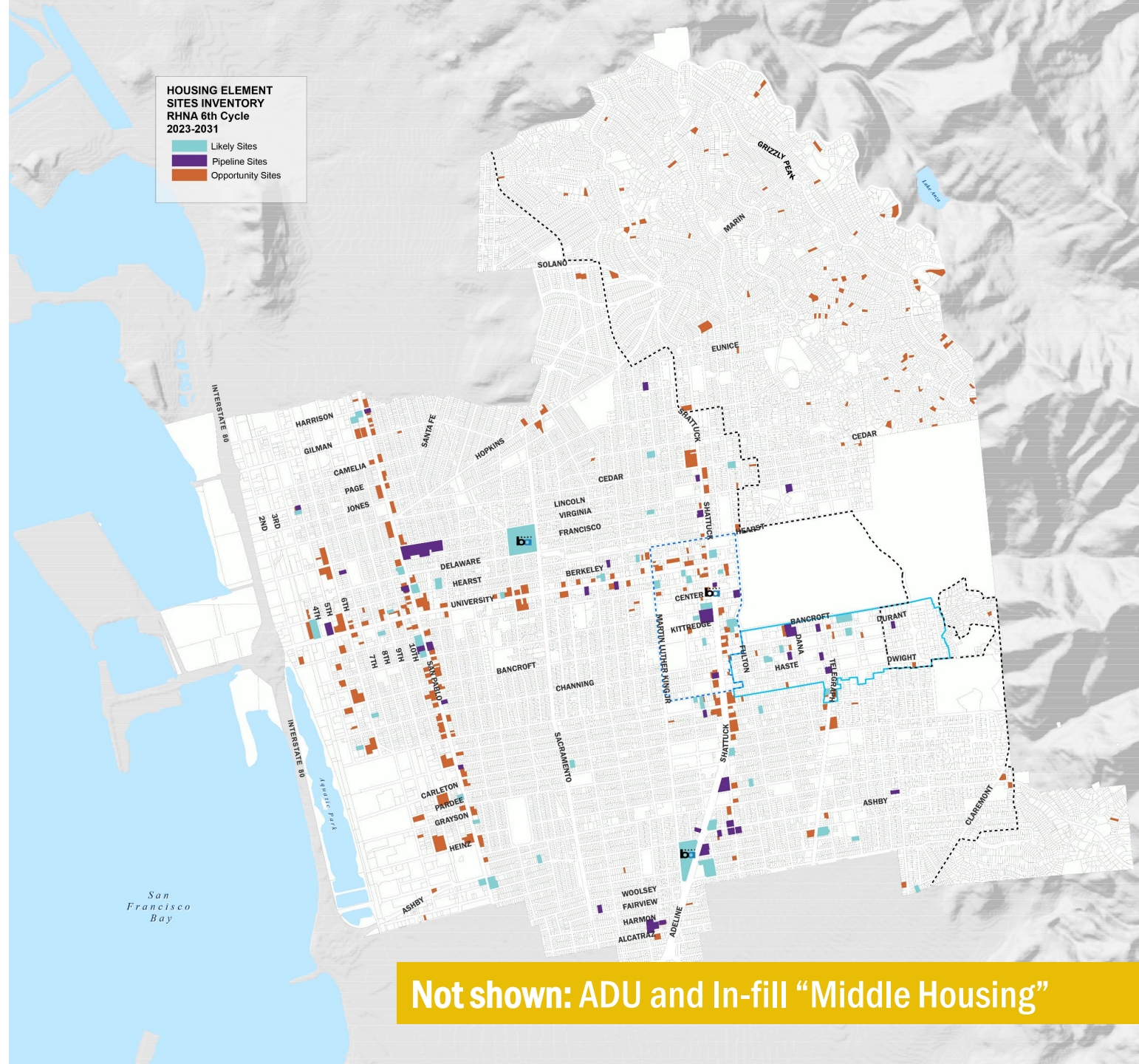
Likely Sites

Pipeline Sites

Opportunity Sites

Affirmatively Furthering
Fair Housing
Racial Diversity
Concentration of Poverty
Environmental Equity
Community Benefits

Ensure affordable housing is distributed
and balanced in “high opportunity”
neighborhoods.



Not shown: ADU and In-fill “Middle Housing”

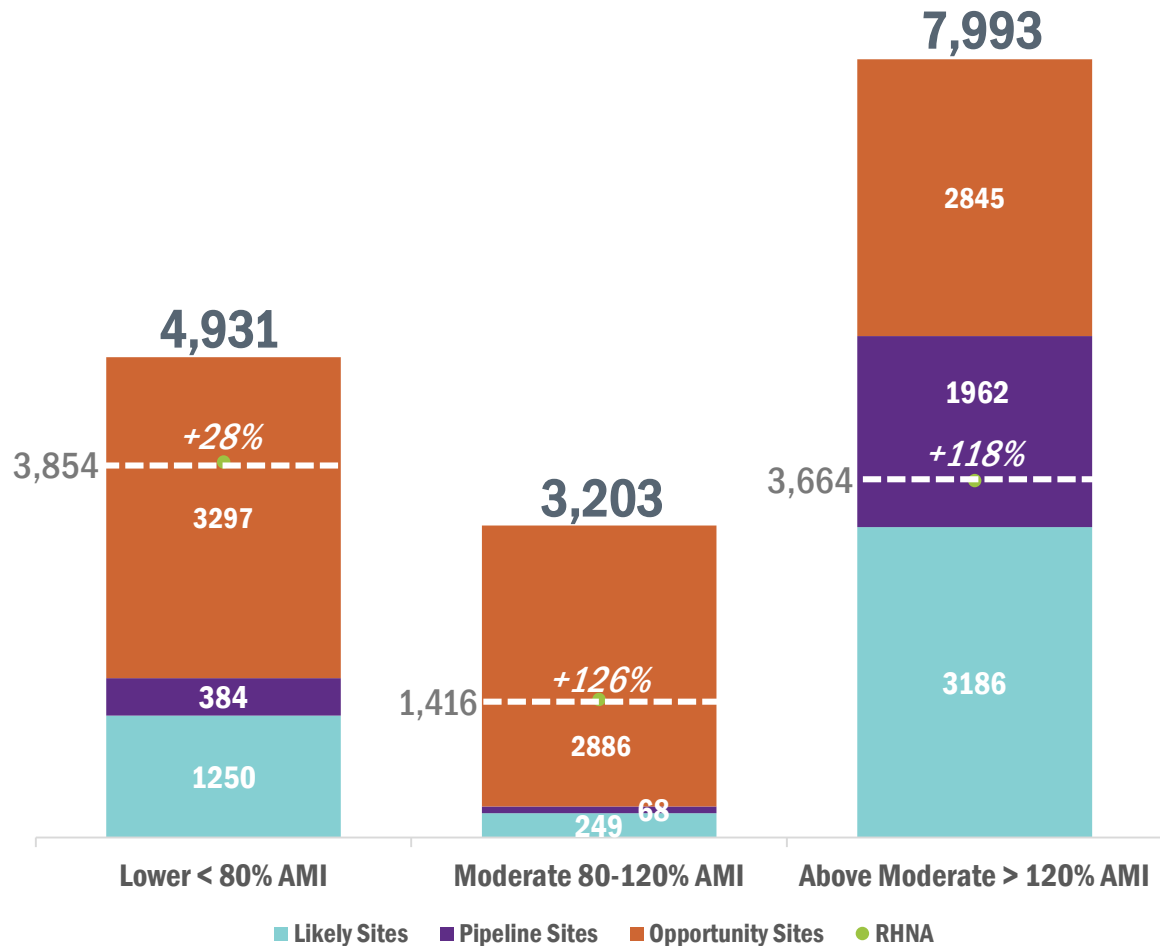
Opportunity Sites: HCD Affordability Methodology

Density Assumption: Average density achieved for 116 recently approved, under construction, or completed mixed-use and residential projects per zoning district.

	< 80% AMI Lower Income	80 – 120% AMI Moderate Income	> 120% AMI Above Moderate Income
Size of Site	Between 0.35 to 10 acres	Between 0.1 and 0.35 acres	
Density Assumption	At least 30 du/ac*		Less than 30 du/ac
Site Capacity	At least 50 units	Between 30 to 50 units	Less than 30 units

***30 du/ac is the “default density” - considered suitable to encourage and facilitate the development of affordable housing [GOV 65583.2]**

Meeting the RHNA



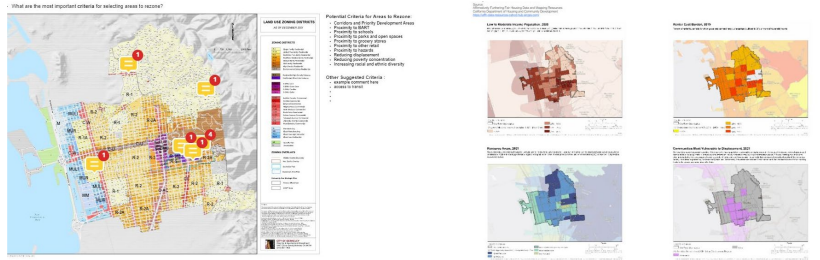
NOT ACTUAL DEVELOPMENT PROPOSALS

- > City is not required to build or finance the housing
- > Does not automatically authorize the construction of housing units
- > No obligation by property owner to take action
- > Reliant on the development industry (market rate/affordable) to construct

PRELIMINARY GOALS, POLICIES, AND PROGRAMS

1. Outreach & Engagement
2. Goals & Policies
3. Housing Programs Highlights

Outreach & Engagement




Presented to 13 Boards/Commissions/Committees

Held 20+ Meetings with 15 Stakeholder Interest Groups

Held two online public workshops, ~60 participants

Tabling @ Downtown Farmers Market & Berkeley Bowl

Received 745 responses from Nov '21 citywide survey

Received 49 responses from Residential Tours survey



Housing Goals

A

Housing Affordability

Residents should have access to quality housing at a range of housing options and prices.

B

Housing Preservation

Existing housing should be maintained and improved for resiliency:
-Energy, Water, Seismic
-Reduce GHG emissions

C

Housing Production

Provide adequate housing capacity to meet current and future housing needs.

D

Special Needs Housing & Homelessness Prevention

Expand supply of housing to special needs groups, including extremely low incomes.

E

Affirmatively Furthering Fair Housing

The City should continue to take meaningful actions to affirmatively further fair housing choices in Berkeley.

F

Governmental Constraints

Identify and mitigate barriers to construction and improvement of housing.

Draft Housing Policies

A

B

C

D

E

F

Housing Affordability	
H-1	ELI, VLI, Low and Mod Housing.
H-2	Funding Sources
H-3	Permanent Affordability
H-4	Economic Diversity
H-5	Rent Stabilization
H-6	Low-Income Homebuyers
H-7	Berkeley Housing Authority

Housing Preservation	
H-8	Maintain Housing
H-9	Rental Housing Conservation
H-10	Code Requirements
H-11	Prevent Deferred Maintenance
H-12	Seismic Reinforcement
H-13	Resource Efficiency & Climate Resiliency

Housing Production	
H-14	Publicly-Owned Sites
H-15	Medium-High Density Zoning
H-16	Transit-Oriented Housing
H-17	Accessory Dwelling Units
H-18	Regional Housing Needs
H-19	Monitoring Housing Element Progress
H-20	University of California
H-21	Inter-Jurisdictional & Reg'l Coordination

Special Needs & Homelessness Prevention	
H-22	Homelessness & Crisis Prevention
H-23	Homeless Housing
H-24	Family Housing
H-25	Senior Housing
H-26	People w/ Disabilities
H-27	Emergency, Transitional, Supportive Housing

Affirmatively Furthering Fair Housing	
H-28	Fair Housing
H-29	Accessible Housing
H-30	Affordable Accessible Housing

Governmental Constraints	
H-31	Reduce Gov't Constraints
H-32	Streamline Review Process
H-33	Incentivize Affordable Housing

Agencies/Departments/Divisions

- Health, Housing, and Community Services (HHCS)
- Rent Stabilization Board (RSB)
- Berkeley Housing Authority (BHA)
- City Manager's Office Neighborhood Service Code Enforcement (NSCE) Unit
- Planning & Development: Building & Safety, Office of Energy & Sustainability, Land Use Planning

Preliminary Housing Programs

HP-1 Affordable Housing Berkeley	HP-9 Lead-Poisoning Prevention	HP-17 Building Emissions Saving Ordinance (BESO)	HP-25 Shelter Plus Care	HP-33 Streamlined Permit Processes & Timelines
HP-2 Housing Choice Vouchers	HP-10 State...			HP-34 By-Right Approval on Reused Sites for Affordable Housing
HP-3 Citywide Affordable Housing Requirements	HP-11 Home Modification for Accessibility & Safety	HP-19 Priority Development Areas (PDAs)	HP-27 Housing for Homeless Persons w/ Disabilities	HP-35 Zoning Code Amendments: Special Needs Housing
HP-4 Affordable Housing Overlay	HP-12...			HP-36: Zoning Code Amendments to Facilitate Housing Development
HP-5 Preservation of At-Risk Housing	HP-13...			HP-37: Permit Processing Procedures
HP-6 Replacement Housing, Demolition Ordinance	HP-14...			
HP-7 Rental Housing Code Compliance	HP-15...			
HP-8 Housing Code	HP-16 Existing Buildings Electrification (BEBE) Strategy	HP-24 1000 Person Plan to End Homelessness	HP-32 Tenant Opportunity to Purchase Act (TOPA)	

WORK-IN-PROGRESS

HCD requires Programs to be:

- Specific and Implementable (fundable)
- Contain concrete actions
- Have clear timelines
- Contain metrics to evaluate success

Preliminary Housing Programs

HP-1 Affordable Housing Berkeley	HP-9 Lead-Poisoning Prevention	HP-17 Building Emissions Saving Ordinance (BESO)	HP-25 Shelter Plus Care	HP-33 Streamlined Permit Processes & Timelines
HP-2 Housing Choice Vouchers	HP-10 Housing Quality Standards	HP-18 BayREN Residential Energy Incentive Programs	HP-26 Community Agency Contracting	HP-34 By-Right Approval on Reused Sites for Affordable Housing
HP-3 Citywide Affordable Housing Requirements	HP-11 Home Modification for Accessibility & Safety	HP-19 Priority Development Areas (PDAs)	HP-27 Housing for Homeless Persons w/ Disabilities	HP-35 Zoning Code Amendments: Special Needs Housing
HP-4 Affordable Housing Overlay	HP-12 Accessible Housing	HP-20 BART Station Area Planning	HP-28 Fair Housing Outreach & Enforcement	HP-36: Zoning Code Amendments to Facilitate Housing Development
HP-5 Preservation of At-Risk Housing	HP-13 Senior & Disabled Home Improvement Loans	HP-21 Middle Housing	HP-29 Rent Stabilization & Tenant Protections	HP-37: Permit Processing Procedures
HP-6 Replacement Housing, Demolition Ordinance	HP-14 Seismic Safety & Preparedness Programs	HP-22 Accessory Dwelling Units	HP-30 Tenant Survey	
HP-7 Rental Housing Code Compliance	HP-15 Pilot Climate Equity Fund	HP-23 Monitoring RHNA Sites	HP-31 Housing Preference Policies	
HP-8 Housing Code	HP-16 Existing Buildings Electrification (BEBE) Strategy	HP-24 1000 Person Plan to End Homelessness	HP-32 Tenant Opportunity to Purchase Act (TOPA)	

HP-3 Citywide Affordable Housing Requirements



Specific Actions & Timeline

In 2022, amend Berkeley Municipal Code (BMC) Chapter 23.38, updating the citywide Affordable Housing Requirements (AHR) in the Zoning Ordinance.

In 2022, adopt a Resolution addressing regulations for a voucher program and establishing an in-lieu fee pursuant to BMC Section 23.328.020(A)(2).

Lead Department(s) / Agency

Planning/HHCS

Funding Source(s)

General Fund; SB 2 Grant Funding; Enterprise Fund – Community Planning Fee

AFFH

Anti-Displacement and Tenant Protection
New Opportunities in High Resource Areas
Disproportionate Needs

Policies Implemented

H-2, H-3, H-4, H-6, H-18, H-31, H-33

Housing Trust Fund



Specific Actions & Timeline

Fund a minimum of 500 units of nonprofit affordable housing

Fund a minimum of 35% affordable housing at Ashby & North Berkeley BART

Lead Department(s) / Agency

HHCS

Funding Source(s)

Measure O, AHMF, Condo Conversion Mitigation Fee, Commercial Linkage Fee, HOME

AFFH

Anti-Displacement and Tenant Protection
New Opportunities in High Resource Areas
Disproportionate Needs

Policies Implemented

H-2, H-3, H-4, H-6, H-18, H-31, H-33

HP-13 Senior & Disabled Home Improvement Loans



Specific Actions & Timeline

Provide two interest-free loans up to \$100,000 annually for a total of 16 loans over eight years.

Lead Department(s) / Agency

HHCS

Funding Source(s)

CalHome Reuse Account (program income) and CDBG

AFFH

Housing Mobility

Policies Implemented

H-25, H-26, H-28, H-29

HP-31 Housing Preference Policies



Specific Actions & Timeline

By 2023, the City will adopt a housing preference policy. The City plans to conduct outreach on an ongoing basis, coordinate preferences with the Alameda County Housing Portal for applications, and collect data and monitor annually to assess impact.

Lead Department(s) / Agency

HHCS

Funding Source(s)

General Fund

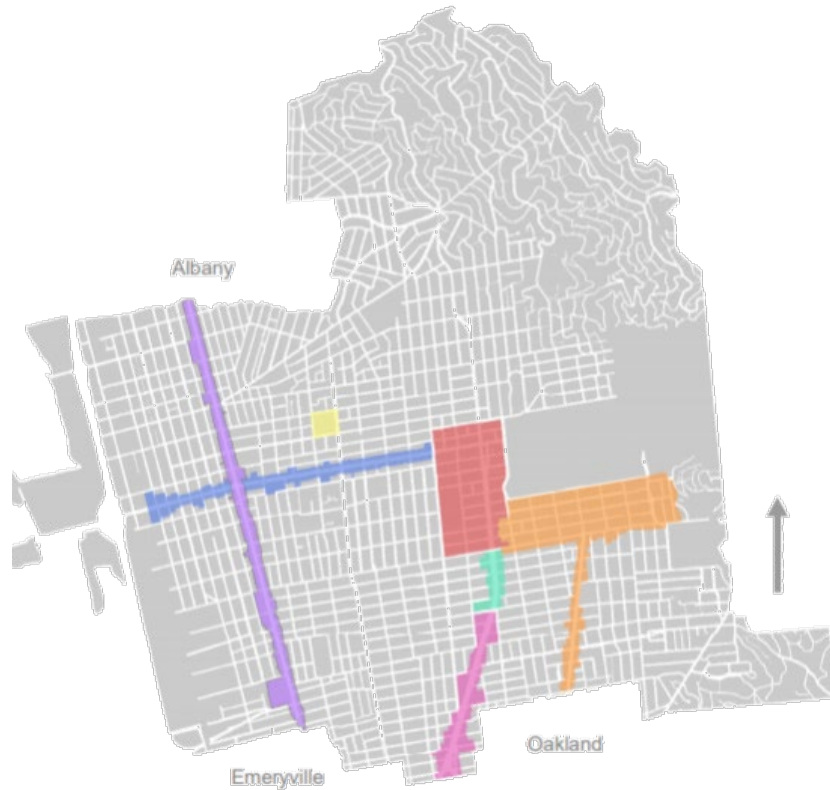
AFFH

Anti-Displacement and Tenant Protection

Policies Implemented

H-1, H-7, H-28

HP-19 Priority Development Areas



Priority Development Areas (PDAs)
San Pablo, Southside

Specific Actions & Timeline

During 2022-2024, develop San Pablo PDA Specific Plan. Conduct analysis, public and stakeholder engagement, and policy options, including zoning and General Plan amendments, with the goal of adopting Specific Plan summer 2025.

By June 2023, complete Telegraph PDA/Southside Plan Area zoning map amendments and up-zoning.

Lead Department(s) / Agency

Planning

Funding Source(s)

General Fund, ABAG/MTC PDA Planning Grant

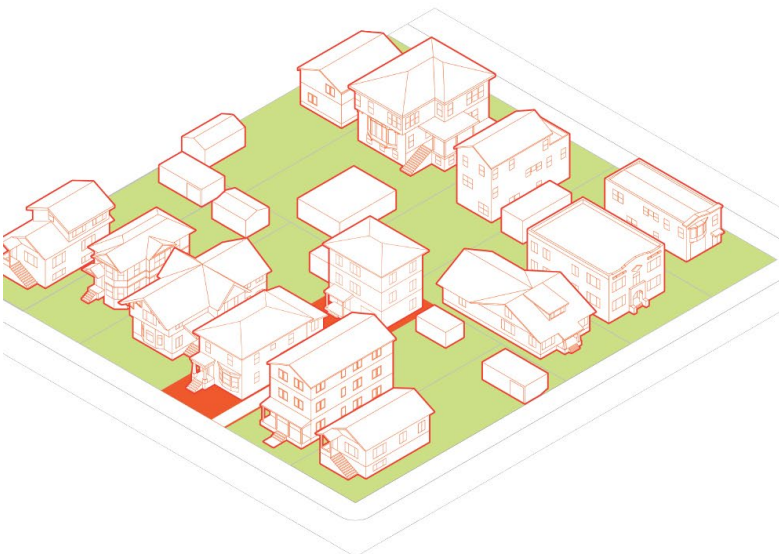
AFFH

New Opportunities in High Resource Areas

Policies Implemented

H-15, H-16, H-18, H-20, H-21, H-31, H-33

HP-21 Middle Housing



Specific Actions & Timeline

By Summer 2022, amend Affordable Housing Fee schedule.

By Summer 2023, amend Zoning code to allow two- to four-unit development on one lot.

Lead Department(s) / Agency

Planning

Funding Source(s)

General Fund

AFFH

New Opportunities in High Resource Areas
Anti-Displacement and Tenant Protection
Targeted outreach in lower density Residential districts: R-1, R-1A, R-2, R-2A, and MU-R

Policies Implemented

H-2, H-3, H-4, H-18, H-24, H-31, H-32, H-33

HP-36 Zoning Code Amendment to Facilitate Housing Development



Specific Actions & Timeline

By January 2024, as part of the Multi-Unit Residential Objective Standards project, minimum densities will be applied to all residential and mixed-use developments with five or more units.
By 2026, develop Objective Design Standards for residential and mixed use developments.

Lead Department(s) / Agency

Planning

Funding Source(s)

General Fund

AFFH

Place-Based Strategy for Neighborhood Improvements
New Opportunities in High Resource Areas

Policies Implemented

H-18, H-31, H-32

UPCOMING EVENTS

SAVE THE DATE!

Wednesday, June 29, 6pm
Public Workshop #3

Saturday, May 14, 2-5pm -

Roses in Bloom event at the Berkeley Rose Garden
(1200 Euclid Ave.)

Thursday, May 19, 5-8pm -

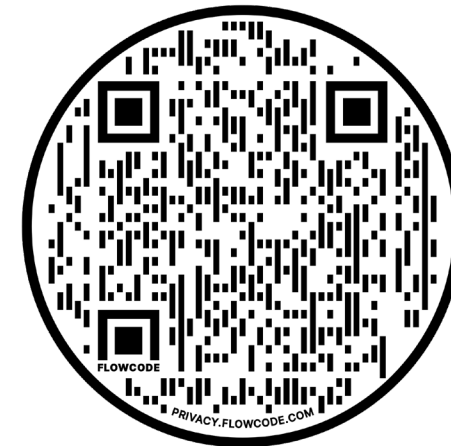
Poppin' Thursday All Ages Skate Party at Grove Park
(1730 Oregon St.)

CONTACT US

HousingElement@cityofberkeley.info

FOR MORE INFORMATION / SUBSCRIBE TO THE EMAIL LIST

<https://berkeleyca.gov/construction-development/land-use-development/general-plan-and-area-plans/housing-element-update>



By Sunday, May 8th - Renter Survey (4 minutes, \$10 Berkeley Bowl gift card to first 100 respondents!)

Discussion

1. Are there gaps in the preliminary sites inventory?
2. Are there gaps in the proposed housing programs? If so, what are specific implementation steps, metrics, and timelines that can be identified for them?
3. What are specific neighborhoods and actions where certain Housing Programs can focus on?

With the requirements for Affirmatively Furthering Fair Housing (AFFH), the City must identify neighborhoods that the City will direct additional efforts and resources to address disparities in the availability of affordable housing, housing conditions, and neighborhood conditions.