

City of Berkeley Housing Element Update Berkeley Housing Stories

Here is a sample of what we have heard from surveys and public workshops...

Share your housing story!

Put a dot next to the quotes that you agree with and/or share your own experience.

RENTERS

“ There should be more large, affordable multi-unit housing for rent, as well as senior housing, supportive housing, and housing for people with disabilities near BART stations and transit corridors.”

“ We’d like to more family-scale apartments at a greater range of prices. Apartments seem to be getting smaller.”

“ Apartment rentals and condominium buildings should be allowed in all zoning districts.”

many Rent funds for crisis, so one bad day doesn't mean homeless, need to expand rent protection!!

HOMEOWNERS

“ We would love to see more housing of all kinds in Berkeley because we want to be able to afford to live here as our family grows.”

“ We should not be building in the hills or encouraging people to move there due to fire danger and loss of wildlife habitat.”

“ Maintain the historical community-oriented neighborhoods through a mix of low rise single-family homes, duplexes, triplexes, and fourplexes.”

I am currently planning to build an addition but have been stuck in Planning Dept. Under R 3 rules, we will never get any more units. Someone forget the price!!

Solar panel protection w/ zoning

permitting to build takes way too long!

It took 2 yrs to get a permit for our ADU.

STUDENTS

“ Build more student-centered and affordable housing near UC Berkeley campus to prevent displacement of long residents in other areas.”

“ Build up at least 7 stories around campus. I would like to see a lot of mixed-use zoning to ensure that these places stay walkable.”

Hold UC Berkeley NIMBY table Lower student housing rent increase grad student wages

yards

Students should be pitted against Berkeley like, incl. staff

BUSINESS OWNERS

“ Build higher near existing transit, businesses, and services so the city is more accessible and traffic and parking are less of an issue.”

“ Fill vacant storefronts by allowing different types of uses and providing assistance to local businesses.”

“ More mixed-use should be encouraged throughout Berkeley so residents have access to goods and services.”

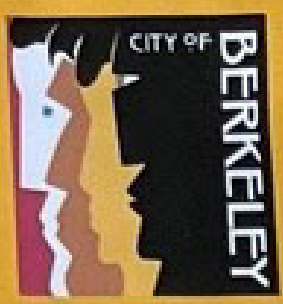
WORKERS

“ People who work in the city should be able to afford living in the city. We’d like to see more workforce housing and more affordable housing.”

“ Increase housing density around jobs hubs would make traveling to and from work easier and more sustainable.”

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Share your housing story!

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I grew up in Berkeley, but now with my husband and 2 year old live in a garage and see ourselves leaving the area soon. There are some things we can do to help people like us stay in Berkeley, better development.

RENTERS

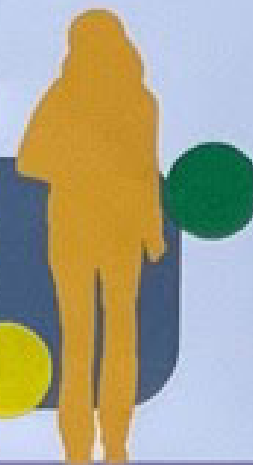
“There should be more large, affordable multi-unit housing for rent, as well as senior housing, supportive housing, and housing for people with disabilities near BART stations and transit corridors.”



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Normalize family size, not unit size

Stop Gentrification!

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“Maintain the historical community-oriented neighborhoods through a mix of low rise single-family homes, duplexes, triplexes, and fourplexes.”

Rich folks in the Hills should absorb as much density as the rest. more change is a big excuse

No nimbys in 'historical community' is another way of saying NIMBY

Protect Rights to sun & solar

STUDENTS

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“Build up at least 7 stories around campus. I would like to see a lot of mixed-use zoning to ensure that these places stay walkable.”



UC Berkeley needs to build more housing for students on their own land

Affordable housing for students

More Group living accommodations for international students + students in general

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Subsidize e-bikes

Developers are shady & they need to really have oversight on their intentions they take advantage of the city of Berkeley

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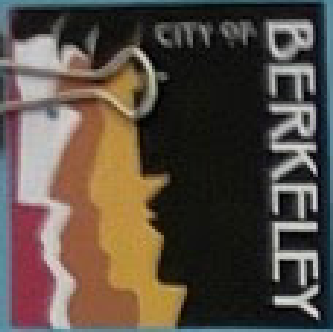


Build out Bus Rapid Transit along Telegraph & San Pablo

Artist Co-Worker Housing - Safe - Affordable

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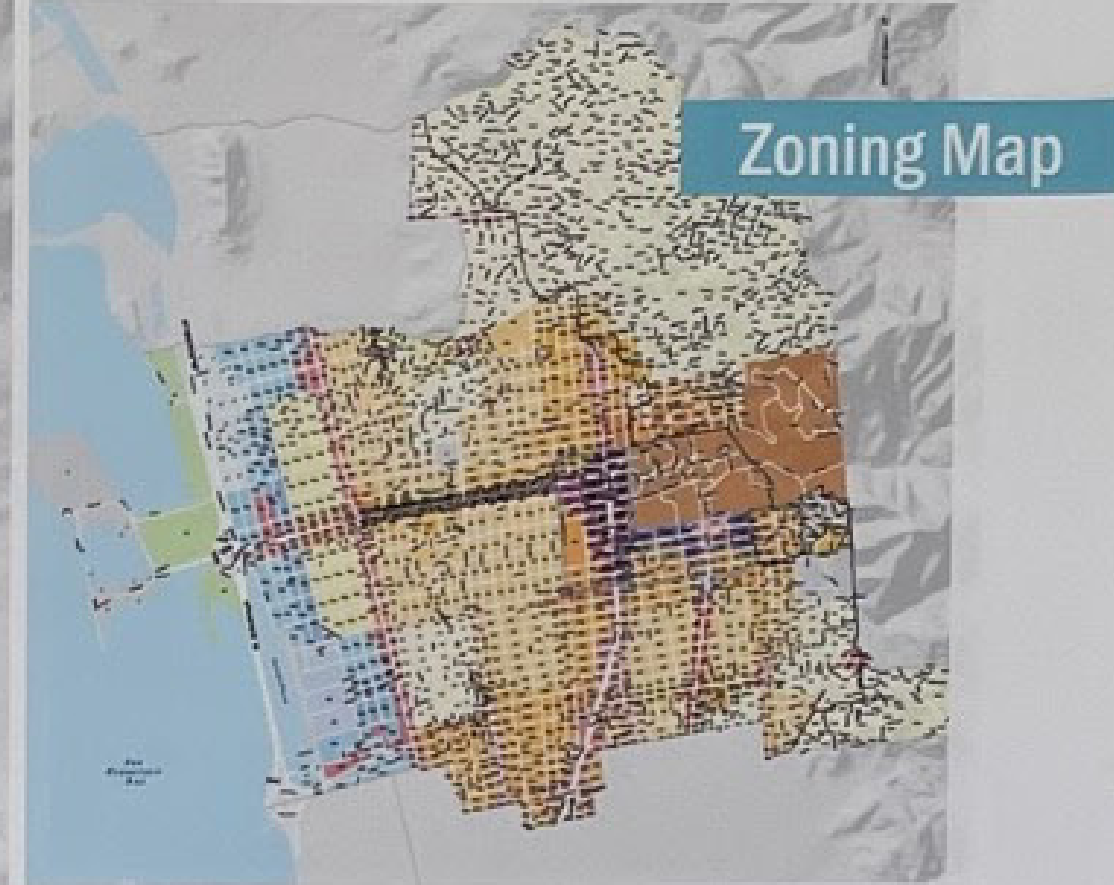
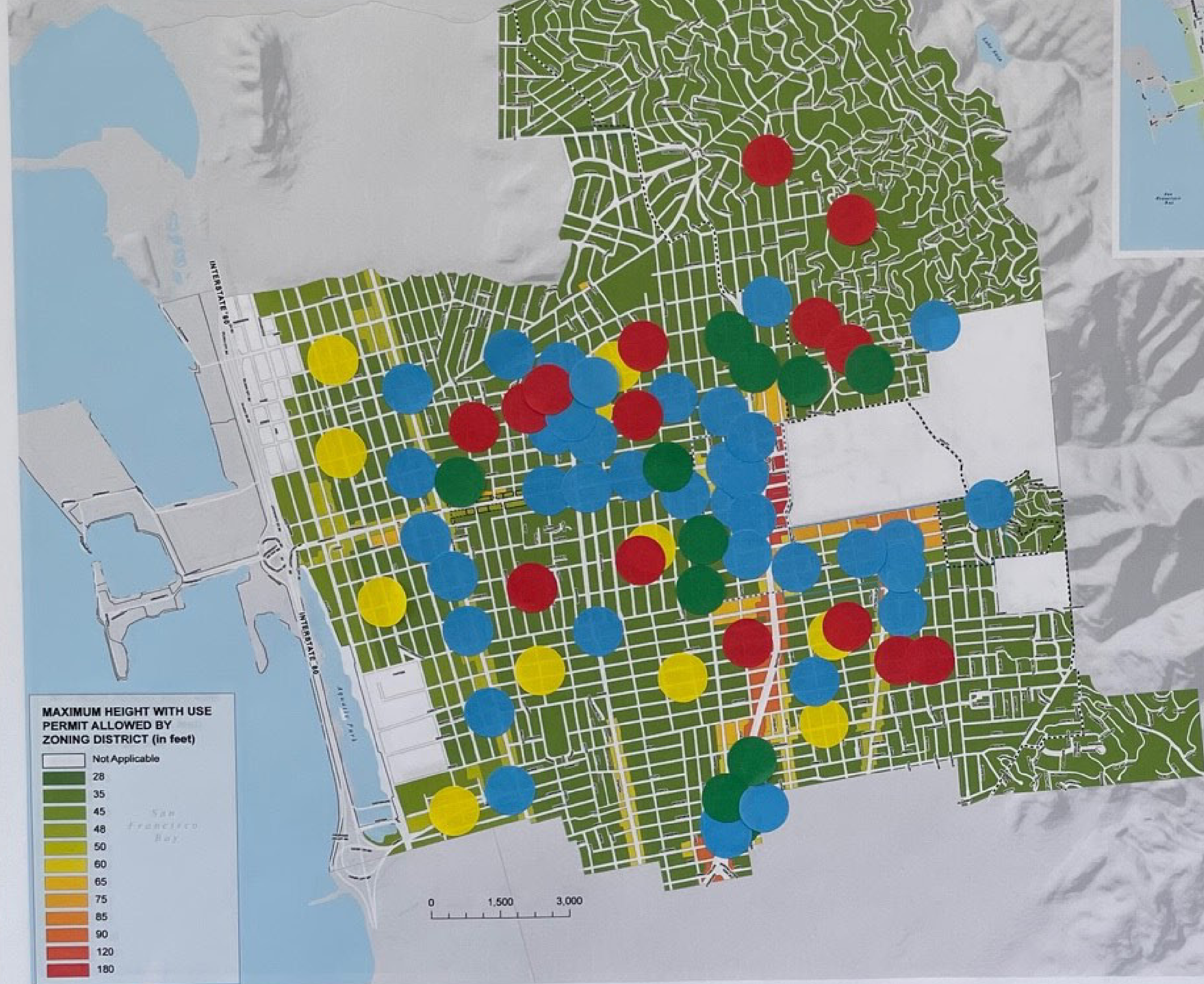
Zoning Standards + Urban Density

What types (and heights) of housing would you like to see in Berkeley and where?

- 2-3 Stories
- 7-12 Stories
- 4-6 Stories
- 12+ Stories

- SF Detached Units
- 5+ 5 or more units
- MM 2-4 Plex
- MU Mixed-Use

HEIGHT STANDARDS MAP
With Use Permit



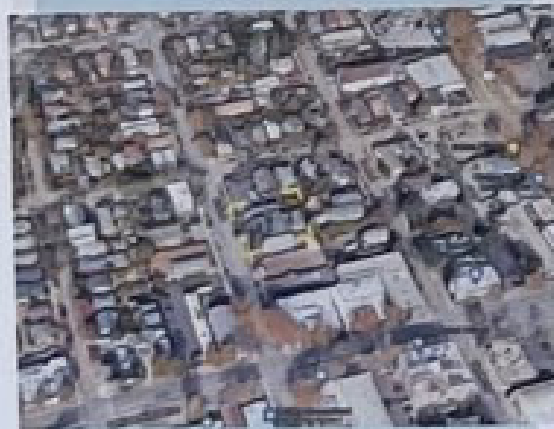
- R-1 Single Family Residential
 - R-1A Limited Two-Family Residential
 - R-2 Restricted Two-Family Residential
 - R-2A Restricted Multiple-Family Residential
 - R-3 Multiple-Family Residential
 - R-4 Multi-Family Residential
 - R-5 High Density Residential
 - ES-R Environmental Safety-Residential
 - R-5 Residential High Density Subarea
 - RES-R Residential Mixed Use Subarea
 - C-DMU Core C-DMU Outer Core C-DMU Corridor C-DMU Buffer
 - C-AC Adeline Corridor Commercial
 - C-C Corridor Commercial
 - C-E Elmwood Commercial
 - C-N Neighborhood Commercial
 - C-NS North Shattuck Commercial
 - C-SA South Area Commercial
 - C-SO Solano Avenue Commercial
 - C-T Telegraph Avenue Commercial
 - C-U University Avenue Commercial
 - C-W West Berkeley Commercial
 - M Manufacturing
 - MM Mixed Manufacturing
 - MIL Mixed Use-Light Industrial
 - MUR Mixed Use-Residential
 - SP Specific Plan
 - U Unclassified
- ZONING OVERLAYS**
- Hillside Overlay Boundary
 - Arts District Overlay
 - Southside Plan
 - Downtown Area Plan
 - University Ave Strategic Plan
 - Avenue Mixed Use
 - UASIP Node

VISUALIZING DENSITY

2-4 Units | "Missing Middle"

5+ and Mixed-Use Units

1911 Ninth St.
3 units (20 units/acre)
R-3 Multiple-Family Zoning
3 stories



802-808, 812 Page St.
4 units (27 units/acre)
MUR Mixed-Use Residential
3 stories



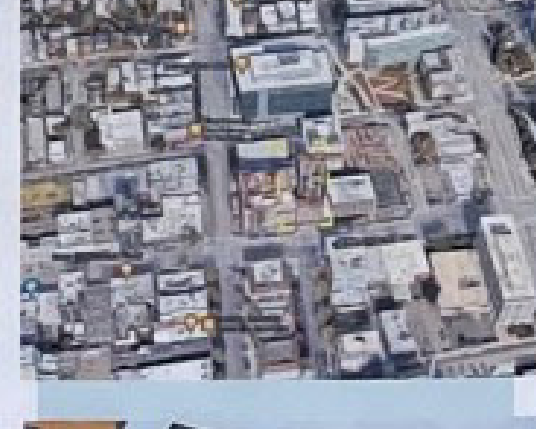
1461-1467 Fifth St.
4 units (34 units/acre)
MUR Mixed-Use Residential
3 stories



2124 McKinley Ave.
18 units (84 units/acre)
R-2 Restricted 2-Family
3 stories



2119 University Ave.
44 units (145 units/acre)
C-DMU Downtown Outer
6 stories

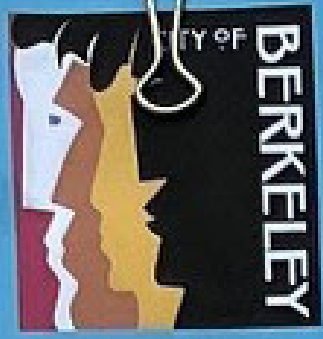


1950 Addison St.
107 units (227 units/acre)
C-DMU Downtown Buffer
7 stories



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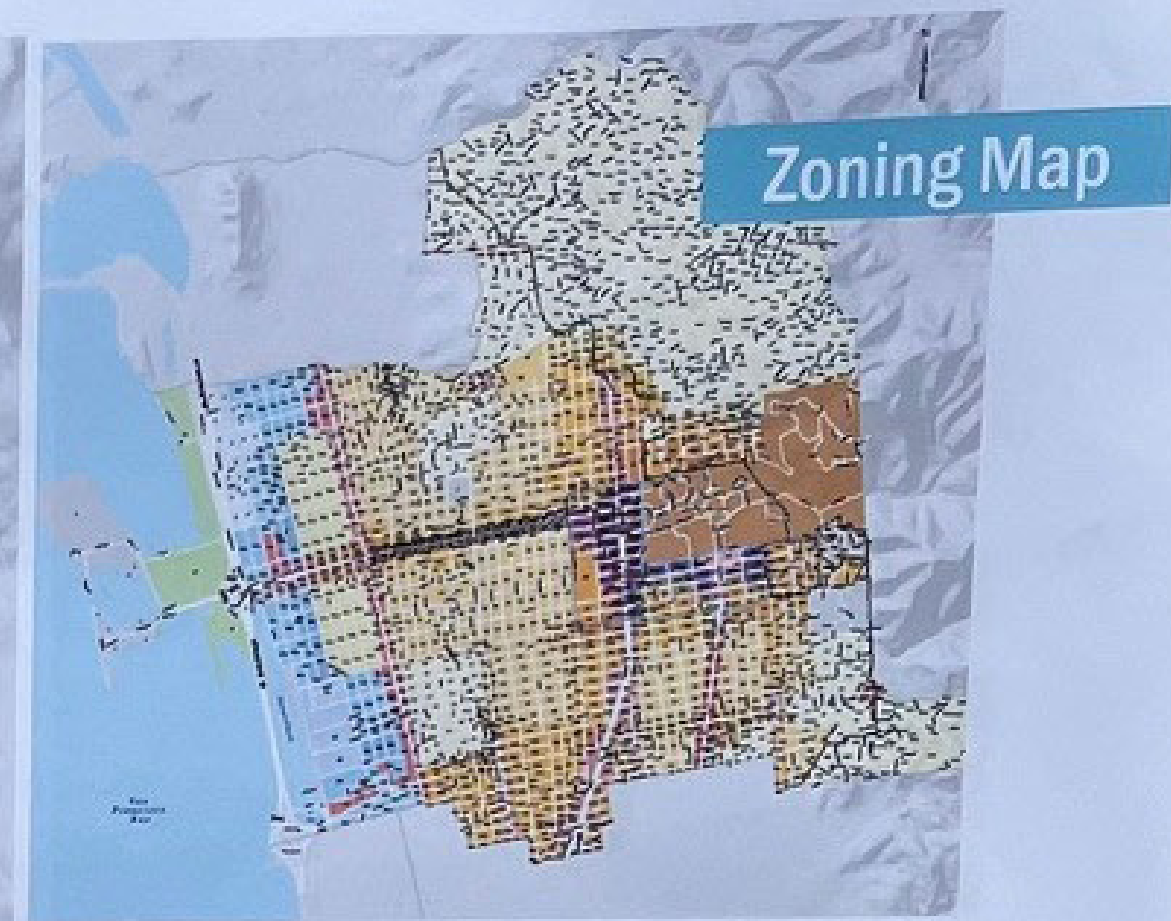
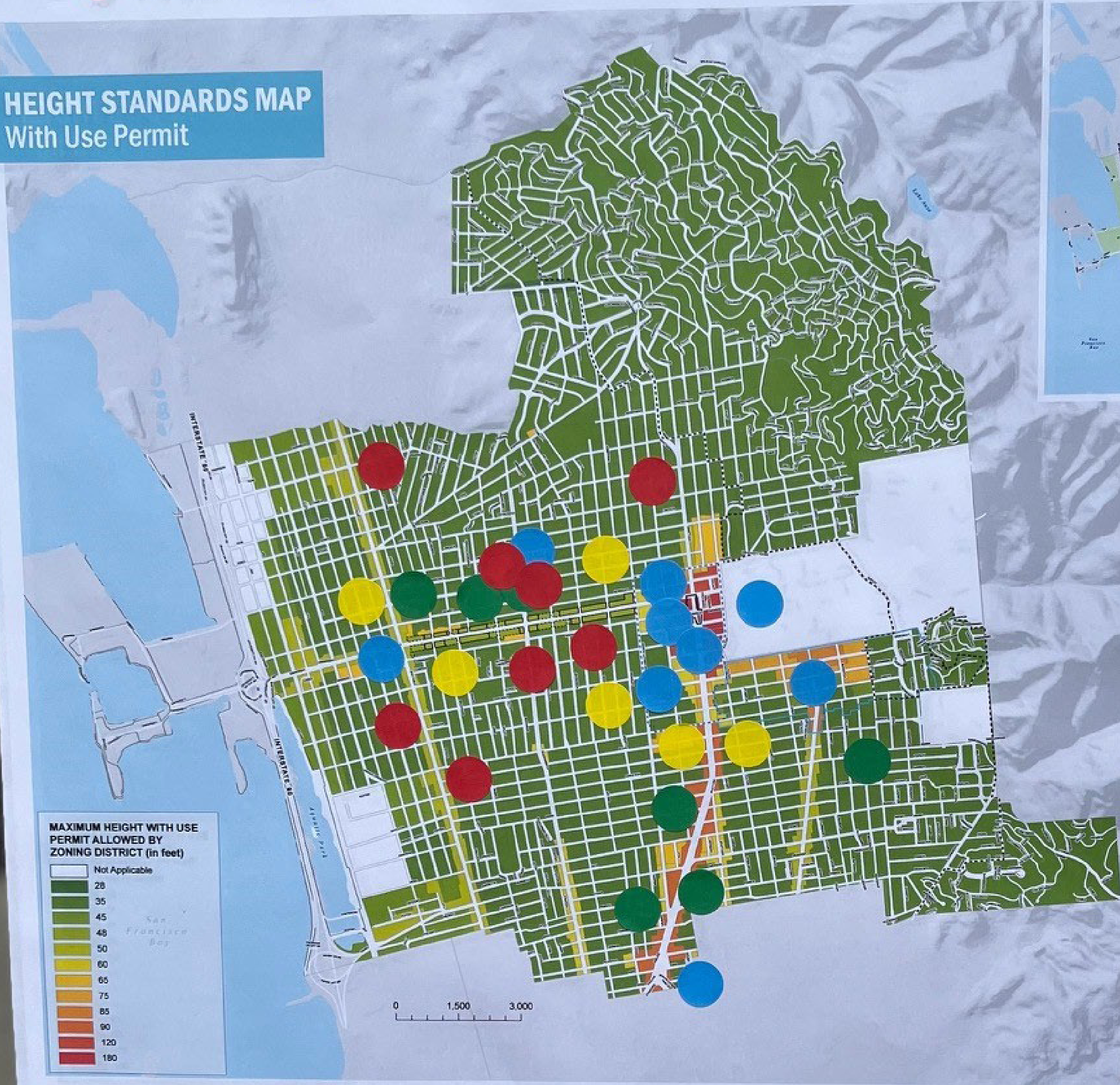
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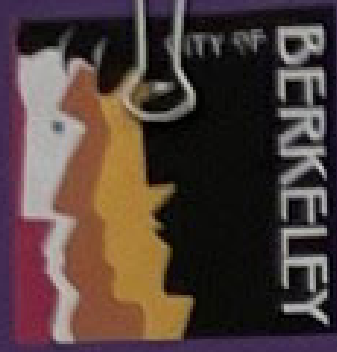
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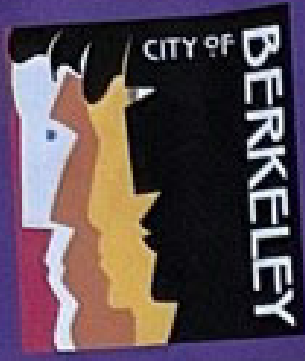
Housing Goals and Objectives

What are your top 3 housing goals for the City of Berkeley?

GOALS	OBJECTIVES	TOP 3	COMMENTS
Housing Production	New, equitably-distributed, sustainable, affordable, safe housing should be developed to expand housing opportunities in Berkeley. This housing should meet the needs of all income groups, ensure public safety, and provide community benefits.		
Housing Preservation	Existing housing should be maintained and improved. Improvements should upgrade existing housing stock to withstand major seismic events and to increase energy efficiency. Renovations should bring existing housing stock into compliance with California Building Code.		
Housing Affordability	Berkeley residents should have access to quality housing at a range of prices and rents. Housing is least affordable for people at the lowest income levels, and City resources should focus on this area of need.		<p>Need public housing transaction tax, tax speculation</p> <p>Missing middle should require 1 affordable unit</p> <p>Vacancy tax, tax it by own more than 5 units</p>
Special Needs & Extremely Low Income Housing	Berkeley should expand the supply of housing for special needs groups and households and individuals with extremely low incomes.		<p>Homeless → pay, resources on-site</p>
Removal of Government Constraints	Berkeley should identify and mitigate barriers to the production (from permitting to construction) of new housing of all types.		
Affirmatively Furthering Fair Housing	The City should take meaningful actions to overcome patterns of segregation and foster inclusive communities. Programs should address disparities in housing needs and transform racially and ethnically concentrated areas of poverty into areas of opportunity.		<p>More low-income in hills</p>

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GOALS	OBJECTIVES	TOP 3	COMMENTS
Housing Production	New, equitably-distributed, sustainable, affordable, safe housing should be developed to expand housing opportunities in Berkeley. This housing should meet the needs of all income groups, ensure public safety, and provide community benefits.		<p>I would not like to see Berkeley build more tall buildings. The University can limit the number of new students and not continue to expand.</p> <p>@ N Berkeley BART project design structure in a way that stair steps or hard levels so that the height is less dramatic and still keep less than 5 stories high.</p>
Housing Preservation	Existing housing should be maintained and improved. Improvements should upgrade existing housing stock to withstand major seismic events and to increase energy efficiency. Renovations should bring existing housing stock into compliance with California Building Code.		<p>I've noticed a lot of people that have very nice houses here do not maintain them very well, which people who would use life on the street or in a shelter, a drug, trauma, or a library and a responsibility.</p> <p>Preservation is important but 2nd floor (approx) is an issue with the room.</p>
Housing Affordability	Berkeley residents should have access to quality housing at a range of prices and rents. Housing is least affordable for people at the lowest income levels, and City resources should focus on this area of need.		<p>Solve Problem of people on streets in tents tents are not housing</p> <p>More senior housing that is around care services (w/ in house common services) → affordable</p> <p>-100% affordable on BART (gov't land)</p> <p>The amount of housing on the market is not enough. It's what type of housing that's getting affordable.</p> <p>Many people need assistance housing within Berkeley, more than a shared shelter, whether it be a hotel room, apartment or a house. There are various people & resources that need this kind of assistance, especially out of the city to happen from them in the short.</p>
Special Needs & Extremely Low Income Housing	Berkeley should expand the supply of housing for special needs groups and households and individuals with extremely low incomes.		<p>The North Berkeley BART station should not have high rises. It doesn't make sense. There needs to be parking. Especially for disabled.</p> <p>Public transportation and infrastructure and density (more parking) as an issue.</p> <p>Programs for tiny houses</p>
Removal of Government Constraints	Berkeley should identify and mitigate barriers to the production (from permitting to construction) of new housing of all types.		<p>It is good to have someone who has sense to help with decisions on new construction otherwise some things may be made that negatively affect the area.</p>
Affirmatively Furthering Fair Housing	The City should take meaningful actions to overcome patterns of segregation and foster inclusive communities. Programs should address disparities in housing needs and transform racially and ethnically concentrated areas of poverty into areas of opportunity.		<p>Obviously the homeless situation needs to be addressed first and taken care of in the best manner possible, regardless of "race".</p>

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