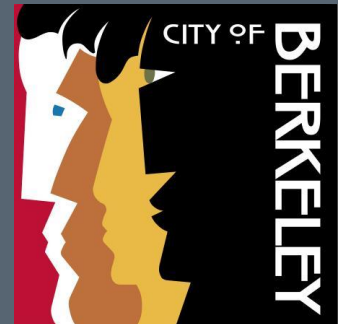


HOUSING ELEMENT UPDATE OVERVIEW

6th Cycle 2023-2031

City Council Work session #2

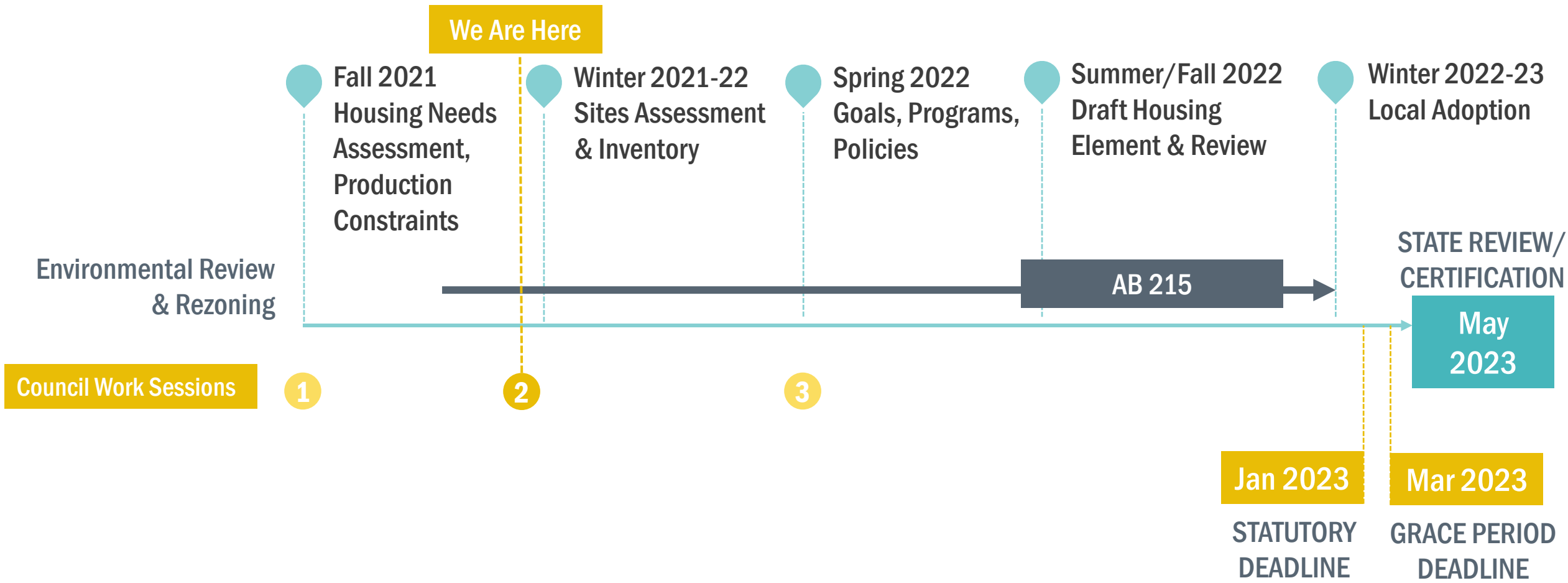
December 9, 2021



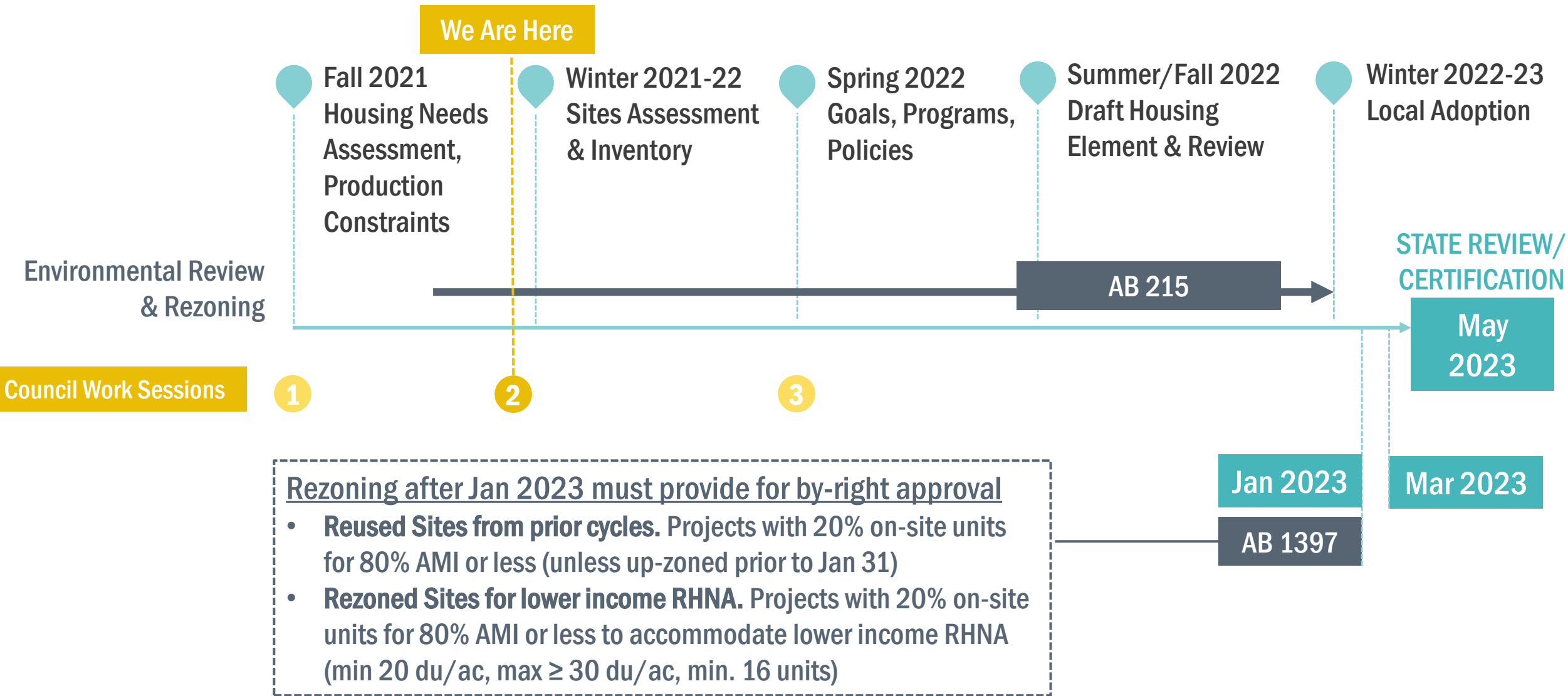
Agenda

1. Timeline Update
2. Preliminary Housing Needs Assessment & Program Evaluation
3. Sites Inventory Methodology
4. Residential Objective Standards
5. Public Outreach Feedback
6. Discussion & Direction

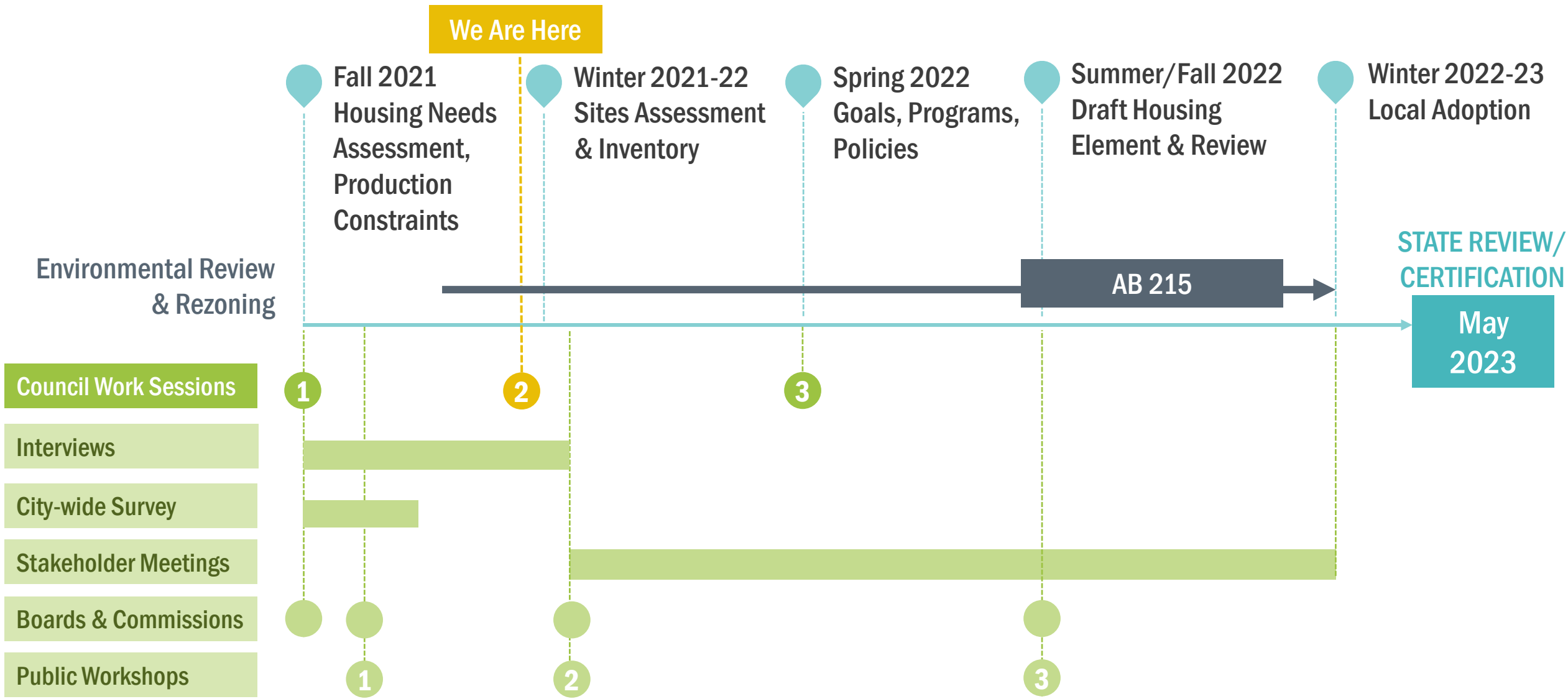
The 6th Housing Element Update Process – AB 215



The 6th Housing Element Update Process – AB 1397



The 6th Housing Element Update – Public Input



HOUSING NEEDS & PROGRAMS

1. Population & Households
2. Housing Stock & Tenure
3. Housing Program Evaluation

A NOTE ABOUT DATA SOURCES...

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

→ **Indication of possible trends in Berkeley**

Population & Households



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



2.4 per Household

34% Single Person
35% Married Couples

Source ACS 2015-2019



\$125,600

Area Median Income for 4-
person household

Source ACS 2015-2019



Net Jobs Importer

61,290 employed residents
83,199 jobs in Berkeley

Source ACS 2015-2019



~25% Students

~71% of Cal students
live in Berkeley

Source UC Berkeley LRDP EIR 2020

Housing Stock & Tenure



~52,000 units

Existing # of
housing units

Source Census 2020 and Dept. of Finance



2,943 permitted

Building Permits Issued
b/t 2015 and 2020

Source City of Berkeley 2020 revised APR



83% Multi-Family 5+

13% ADU's

1.6% 2-4 unit development

Source City of Berkeley 2020 revised APR



Majority Renters

57.1% of housing
is renter-occupied

Source ACS 2015-2019



Low Vacancy

~3.5% of rental housing
was vacant

Source ACS 2015-2019



Rent Burdened

53.5% spend more than 30%
of income on housing

Source ACS 2015-2019

Program Evaluation

Progress

29 out of 33 programs recommended to be continued/expanded.

On-Site BMR

530 permanently affordable units
78% below 80% AMI

Rehabilitation

640 of 663 units
589 Low Income (of 408)
Need more VLI (0 of 184)

Housing Trust Fund

\$12.6M+ AHMF since 2015
1,530+ 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

Special Needs

Homeless

2018: \$4.2M in services

2020: \$15.9M in services

2021: Harrison House

Centralized reservation system

506 permanent supportive units

250 shelter beds

5 family transitional beds

15 individual transitional beds

Senior/Disabled

2015-2020: 22 units received home repair loans.

2020: \$1.56 million for programs serving people with disabilities. Remodeled 249 units for accessibility.

Berkeley Rides – Approx. 1,270 participants, \$606k in funding for FY 22

Meals on Wheels – Approx. 220 clients, \$57k for FY22

Female-Headed HH

7% of population, 14% w/ children below poverty line.

Berkeley Black Infant Health, Approx. \$250k funding/year

WIC Nutrition Program, Approx. \$530k funding/year

Family Support Services Program, Approx. \$420k funding/year

SITE INVENTORY METHODOLOGY

Site Identification Steps

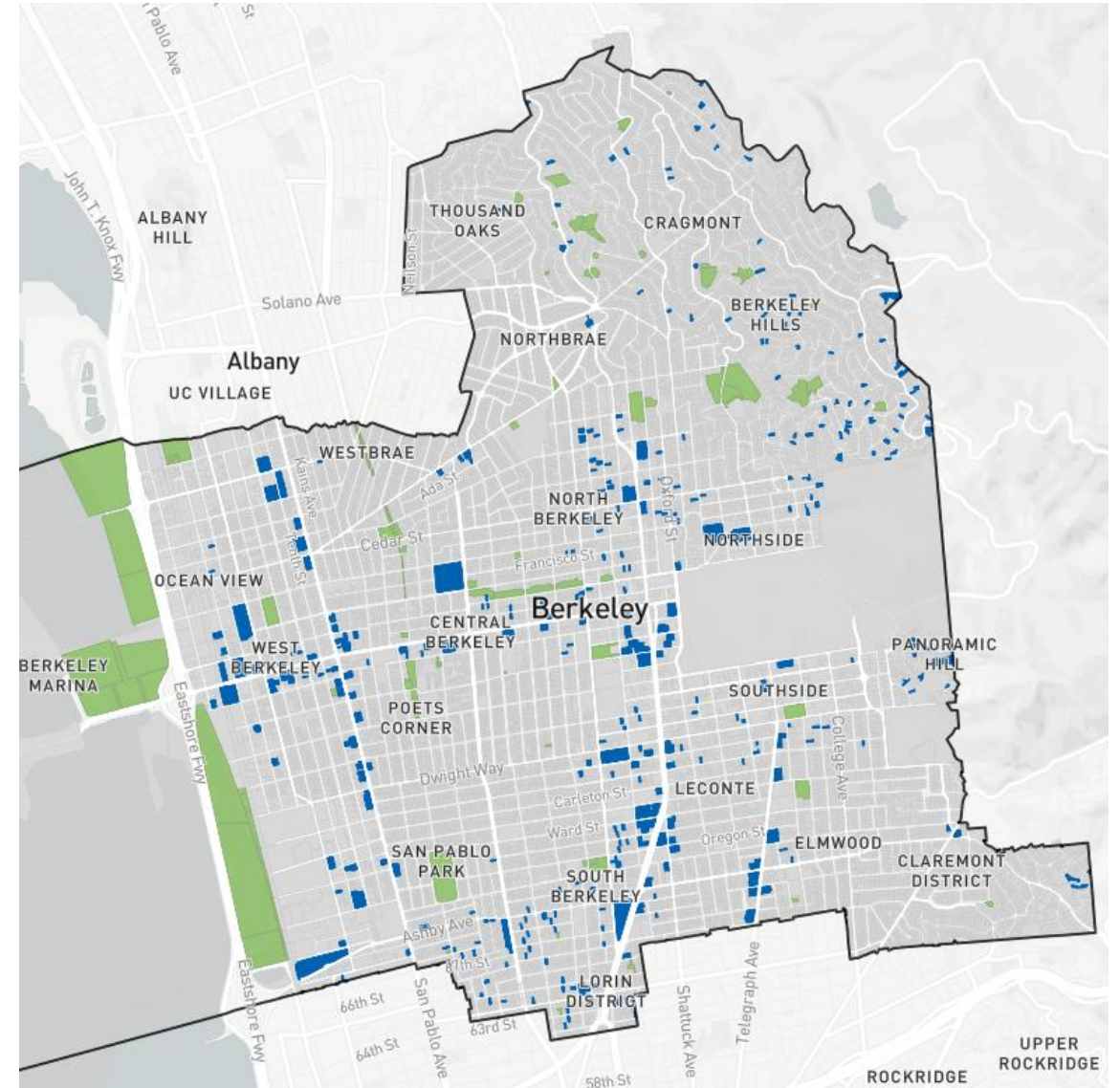


1 - Identify Likely Housing Sites and Production

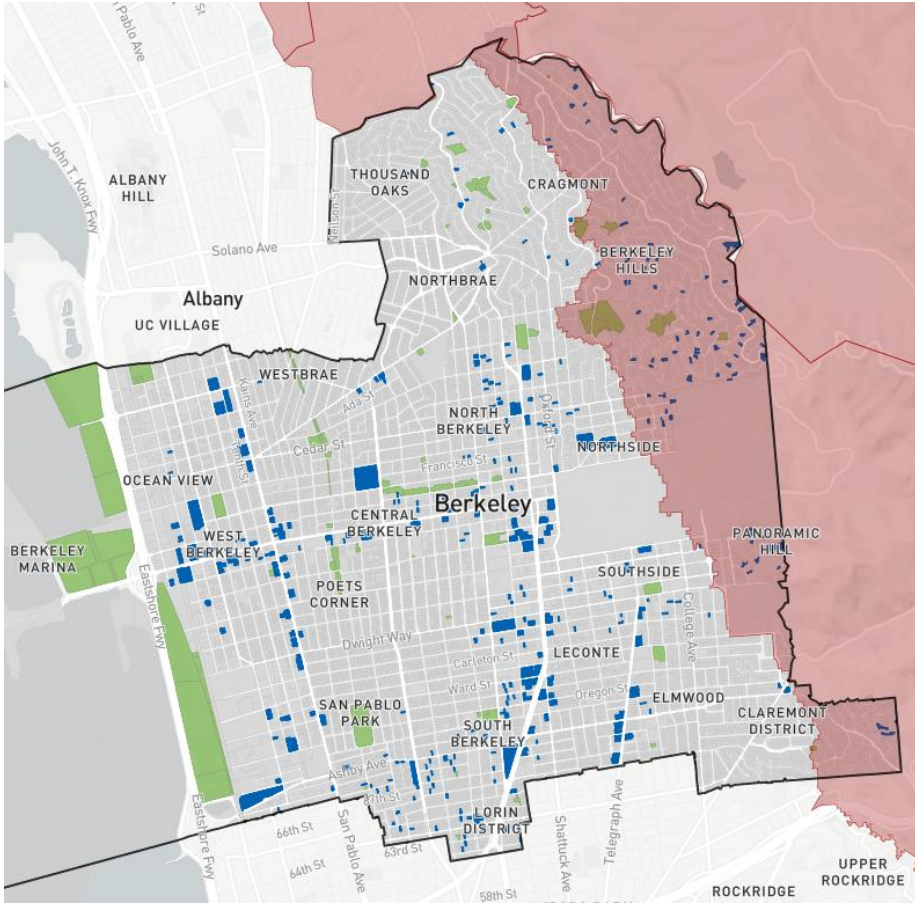
	Very Low >50% AMI	Low 50-80% AMI	Moderate 80-120% AMI	Above Mod > 120% AMI
RHNA	2,446 (27.4%)	1,408 (15.8%)	1,416 (15.8%)	3,664 (41%)
Subtract: ADU Trend	~240	~240	~240	~80
Subtract: Pipeline Projects (COO after 6/30/2022)	TBD	TBD	TBD	TBD
Subtract: Sites of Interest	TBD	TBD	TBD	TBD
Subtract: Reused 5 th Cycle Housing Element Sites	~300	~401	~493	0
SUBTOTAL				
Add: 15-30% buffer = Additional Sites Needed				

2 - Screen for Vacant and Underutilized Parcels

- Vacant
- Underutilized
 - No condos or apartments
 - Low improvement ratio
 - Older
 - Low density or intensity
- Right-sized



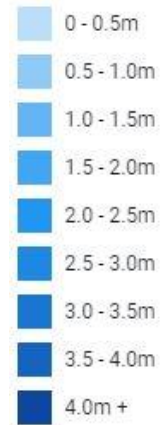
3 - Screen for Suitability



Very High
Fire Hazard

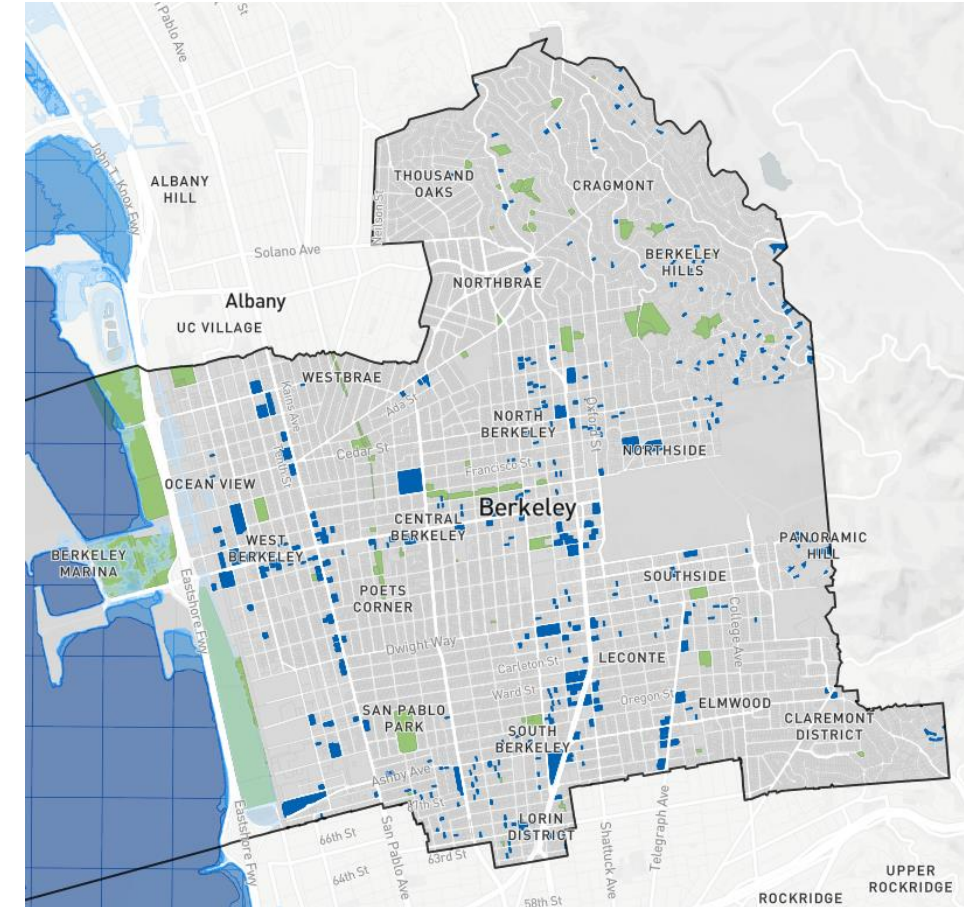


Source: CalFire



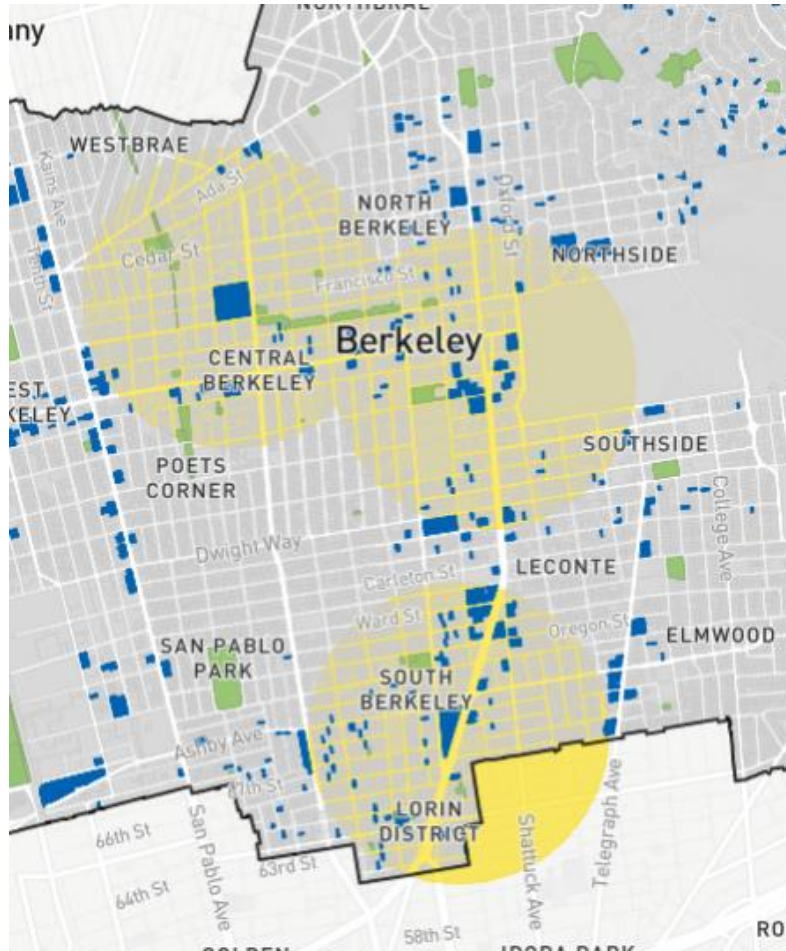
Projected
Inundation
from 5' Sea
Level Rise

Source: NOAA



- Environmental conditions: e.g., proximity to freeways, flood-prone areas, wildfire risk areas, and other potential hazards

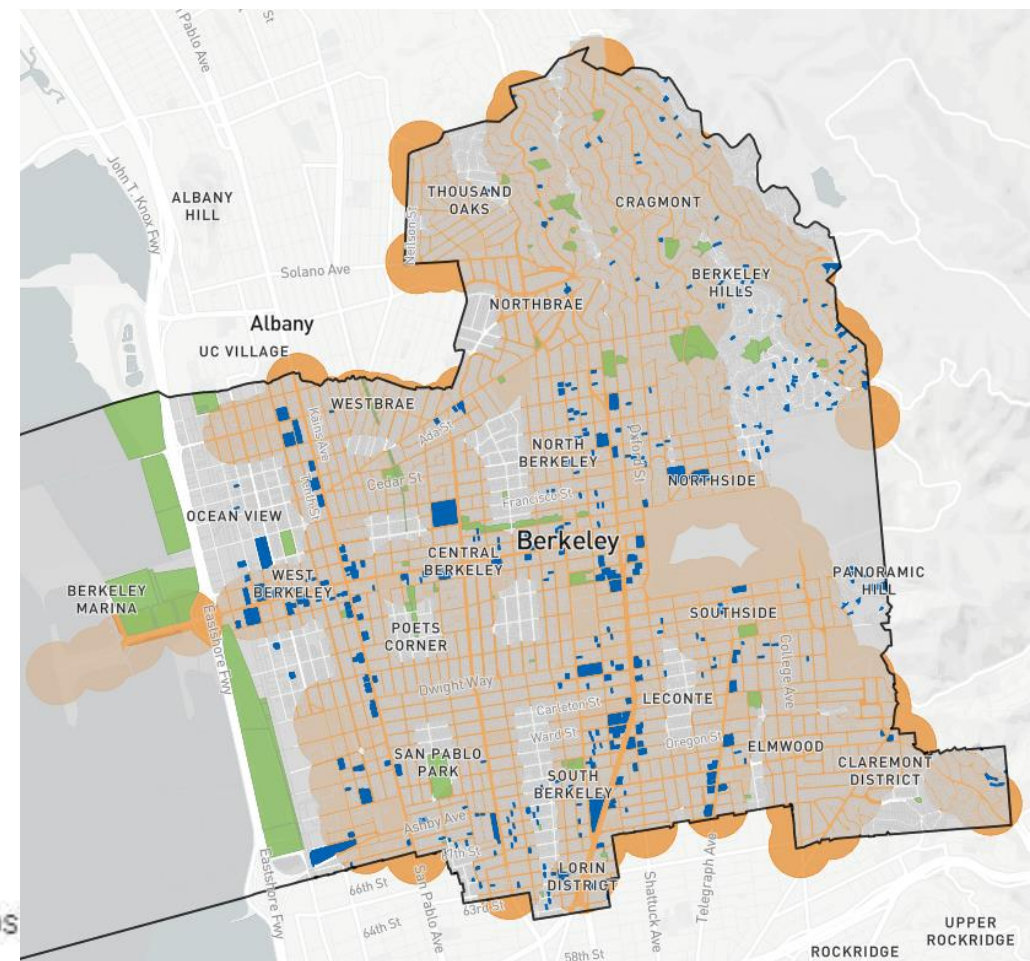
3 - Screen for Suitability



Access to Transit

■ BART - Half-Mile Buffer around Stops

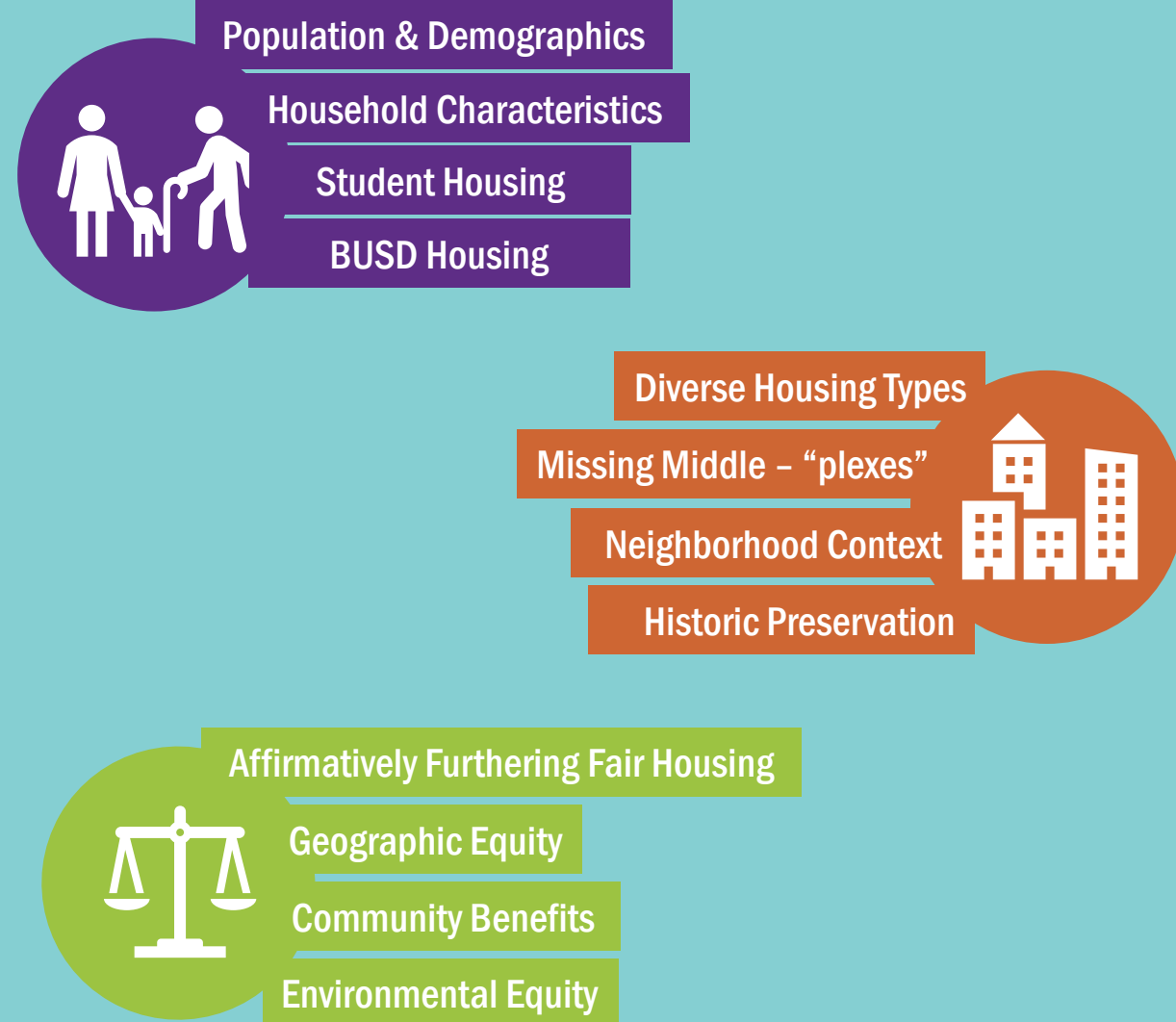
■ BUS STOPS - 0.15mi Buffer around Stops



- Access to transit, parks, retail, food and other amenities

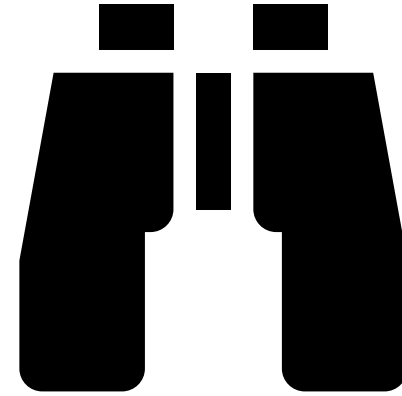
3 - Screen for Suitability

- Socioeconomic
- Housing characteristics of the area
- Affirmatively Furthering Fair Housing (AFFH) requirements



4 - Evaluate and Analyze

- Aerial photos and field visits
- Remove inappropriate sites



5 - Calculate Buildout

	Very Low >50% AMI	Low 50-80% AMI	Moderate 80-120% AMI	Above Mod > 120% AMI
RHNA	2,446 (27.4%)	1,408 (15.8%)	1,416 (15.8%)	3,664 (41%)
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Subtract: Reused 5 th Cycle Housing Element Sites	~300	~401	~493	0
SUBTOTAL				
Add: 15-30% buffer = Additional Sites Needed				
Subtract: Vacant and Underutilized Sites				
Screen for Suitability				
Evaluate and Analyze				
TOTAL				
Potential Buildout (70%)				
Shortfall → Rezone				

Housing Element Sites Inventory

General Plan Designation (Current) ▼	Zoning Designation (Current) ▼	Minimum Density Allowed (units/acre) ▼	Max Density Allowed (units/acre) ▼	Parcel Size (Acres) ▼

MULTI-UNIT RESIDENTIAL OBJECTIVE STANDARDS

1. Why objective standards?
2. Project Goal
3. Part 1 & Part 2 Overview
4. Part 1 Framework

MORE INFORMATION AT

www.cityofberkeley.info/objectivestandards



Through January 2nd!

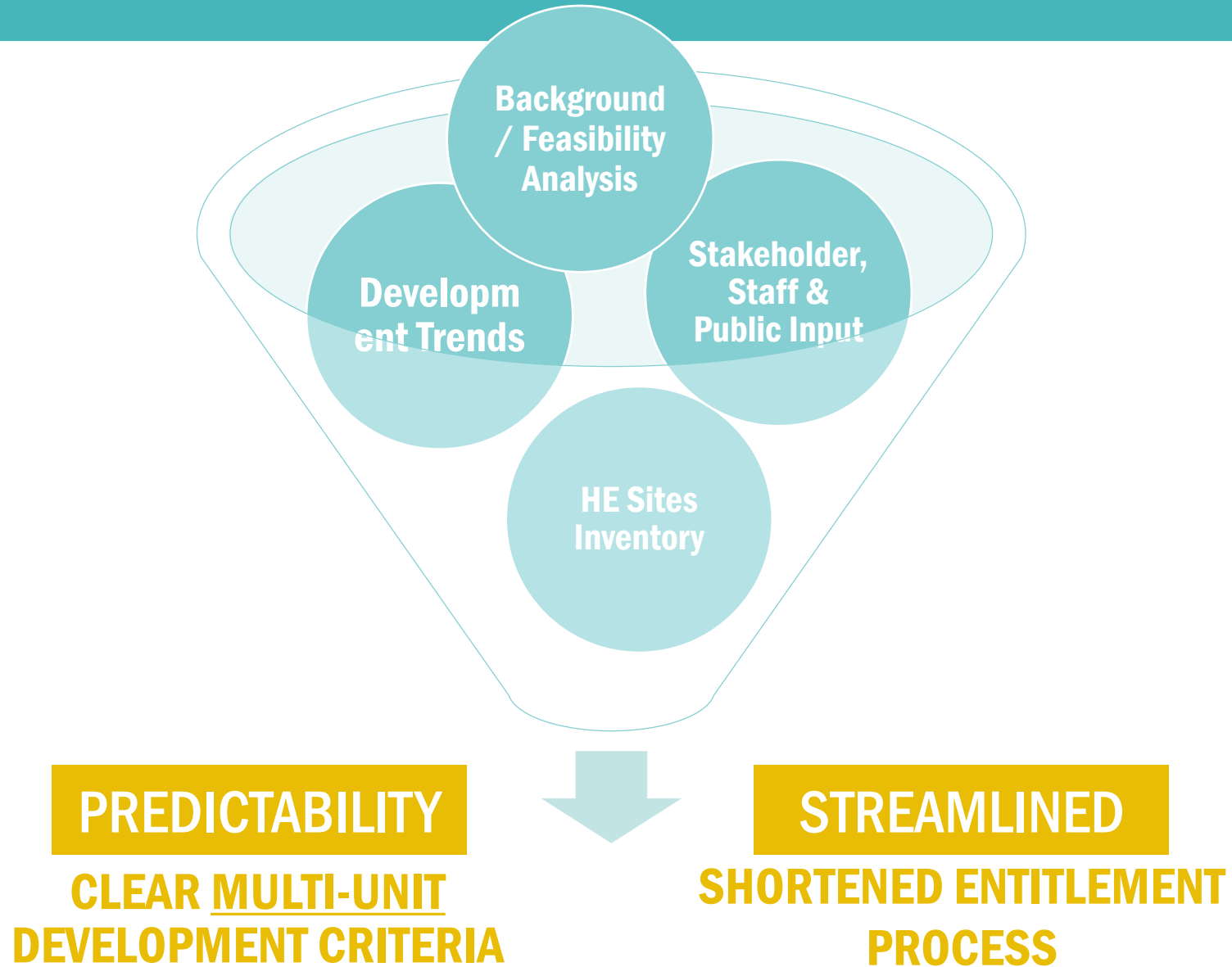
Why are we creating Residential Objective Standards?

CALIFORNIA & BERKELEY HAVE A SHORTAGE OF AFFORDABLE HOUSING.

ALSO

RECENT STATE LAW	CITY COUNCIL REFERRALS	HOUSING ELEMENT
<ul style="list-style-type: none">• SB 35 Streamlining for Affordable Development• Housing Accountability Act• SB 330 Housing Crisis Act• 2021 Housing Bills, including SB 9, SB 478	<ul style="list-style-type: none">• Housing Accountability Act• Missing Middle Housing• Eliminate Exclusionary Zoning• Affordable Housing Overlay	<ul style="list-style-type: none">• Plan for 8,934 new units + Buffer• AB 1397 By-Right Affordable Development at default density for re-used Housing Element sites• Spring 2023 deadline

Project Goal



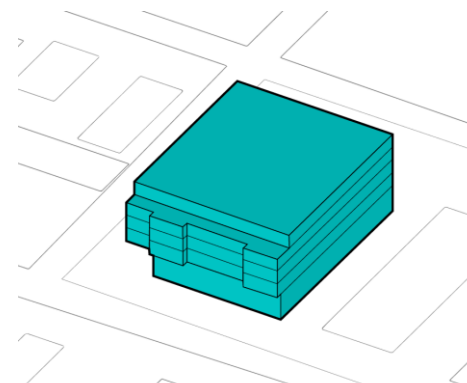
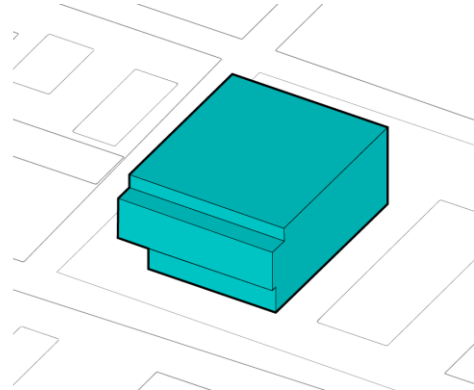
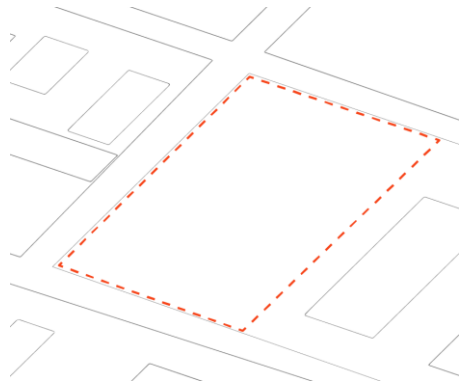
A Two-Part Process

PART 1 – OBJECTIVE DEVELOPMENT STANDARDS

PART 2 – OBJECTIVE DESIGN STANDARDS

WE ARE HERE (2021 to 2023)

2023 and later



SITE

Zoning

Land Use

Building Placement

FORM/MASSING

Density (units/acre)

Open Space

ARTICULATION

FACADE

Part 1 Framework – Three Buckets

CONCURRENT WITH HOUSING ELEMENT



Min & Max Density

Re-zonings (if needed)



Multi-Unit 2-4

Confirm / Modify / Add
New Standards



Multi-Unit 5+ / Mixed-Use

Confirm / Modify / Add
New Standards

PUBLIC OUTREACH

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

Presented to 10 Berkeley Boards & Commissions¹

Interviewed Stakeholder Interest Groups²

Received 745 responses from the citywide online survey

Held an online public workshop with approx. 70 participants

¹ 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), and Rent Stabilization Board (11/18/2021)

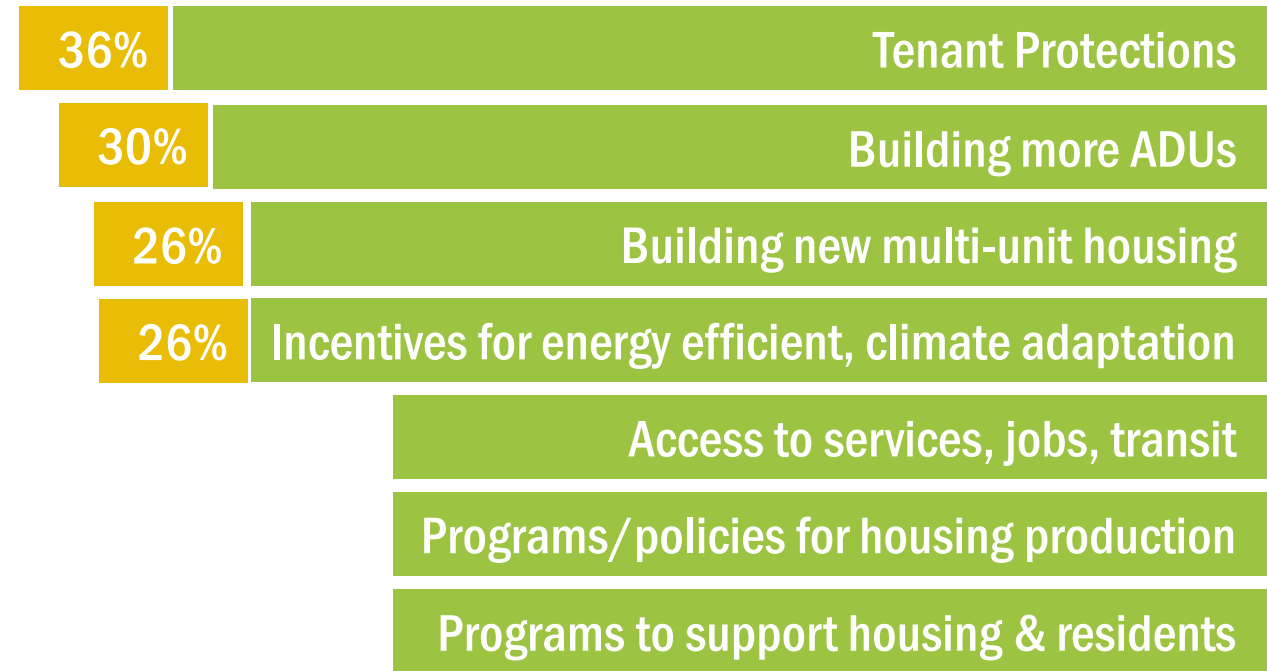
² Black/African American Faith Institution, Market Rate Developers, Affordable Developers, Senior Center, Real Estate Professional, Property Managers, Homeless Services, Housing Advocacy, Disabilities Services

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

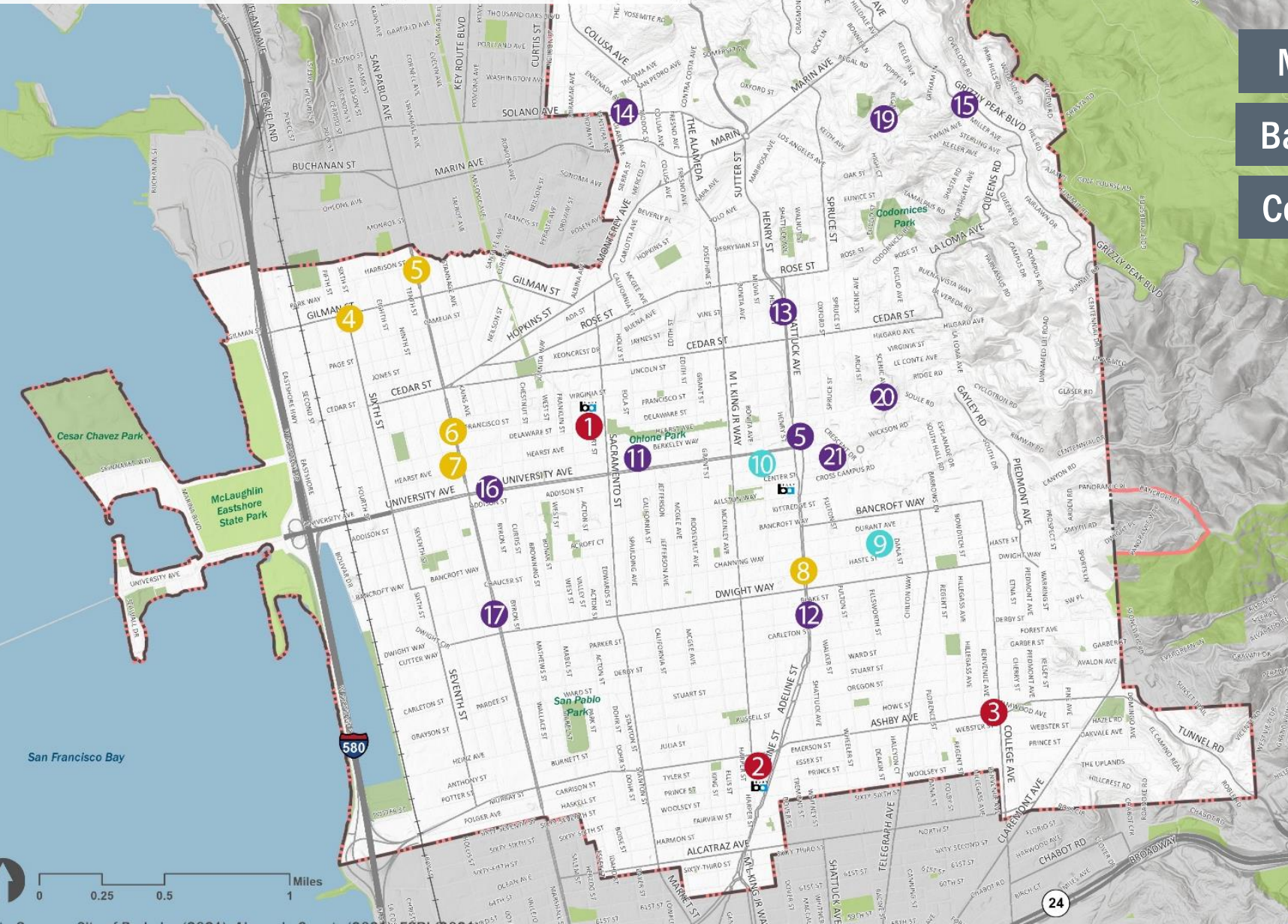
Commercial Corridors

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

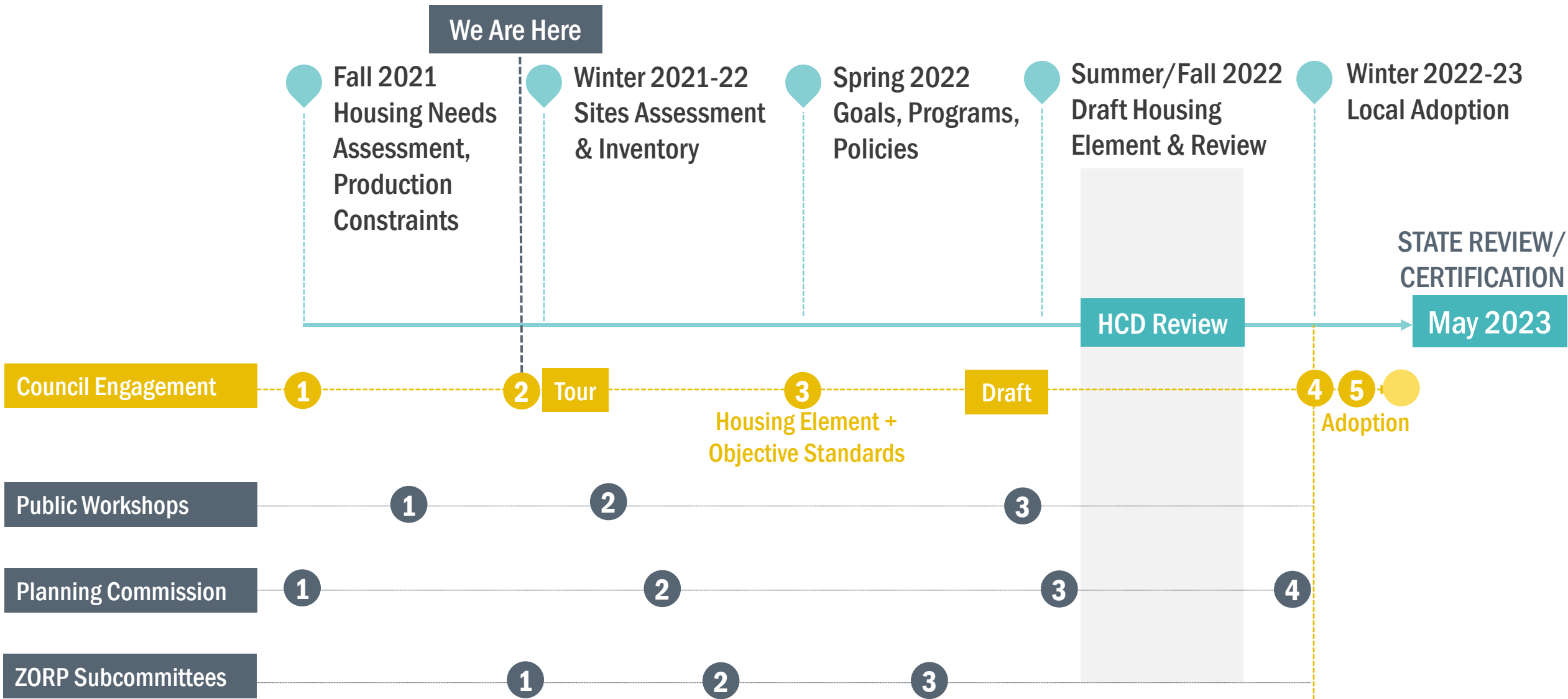
Avoid replacing existing residential & displacement

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

The 6th Housing Element Update Process – Council



Discussion & Direction

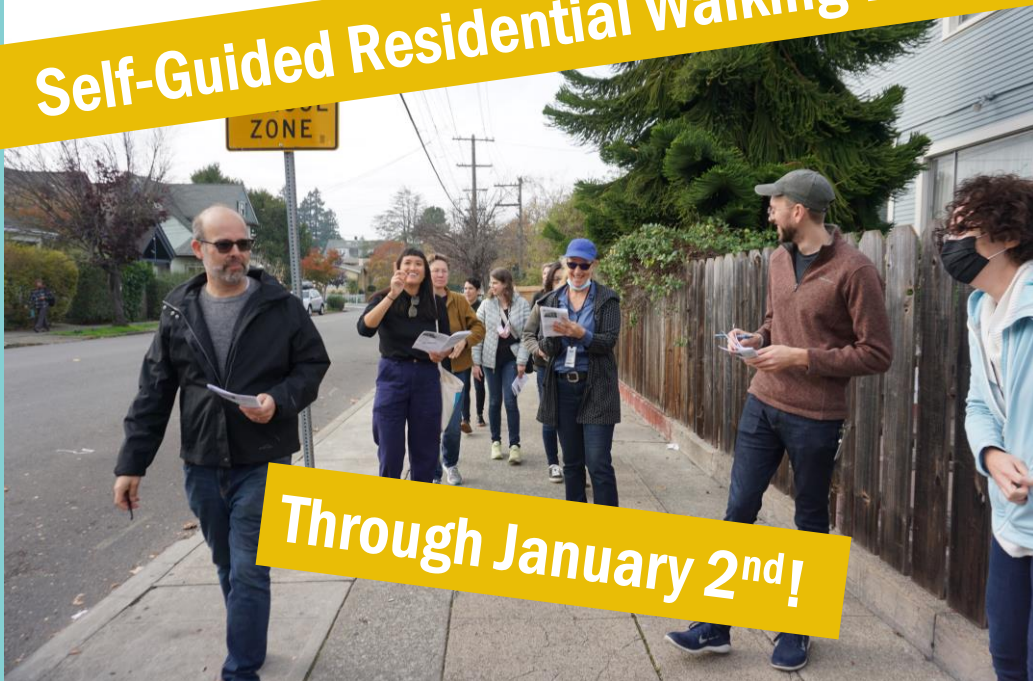
GENERAL FEEDBACK

ALSO

1. Are there **additional site selection criteria** that should be considered?
2. **If rezoning is needed** to accommodate the RHNA, what areas of the city should be considered for allowing housing or increasing density? What areas should not be considered?
3. Is “**Missing Middle**” with **2-4 units** appropriate in certain Commercial districts and in the MU-R?
 - Commercial districts: Currently, two-family and multi-family 3+ uses require a use permit.
 - MU-R: Currently, two-family requires an AUP and multi-family 3+ requires a use permit
4. What City **housing programs** do you consider most successful? What are policies or programs that should be **prioritized or created** for the 6th cycle?

THANK YOU

Self-Guided Residential Walking Tours



Through January 2nd!

**FOR MORE INFORMATION /
SUBSCRIBE TO THE EMAIL LIST**

www.cityofberkeley.info/HousingElement

CONTACT US

HousingElement@cityofberkeley.info