

# APPENDIX F

## Outreach and Engagement



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# F1 COMMUNITY WORKSHOPS

In the Fall of 2021, the City of Berkeley hosted the first of three public workshops to provide an update on the planning process and gather input at key stages of the 2023-2031 Housing Element Update. Staff shared information including but not limited to an overview of the project, a sites inventory, and the Public Draft Document. This section will include a summary of each workshop, the slides from the presentations given at each workshop, and a summary of the input that was received.

## F1.1 COMMUNITY WORKSHOP #1 - OCTOBER 27, 2021

### OVERVIEW

On Wednesday, October 27, 2021 from 6:00-8:00 pm, the City of Berkeley hosted a community workshop for the 2023-2031 Housing Element Update. The primary objectives of the meeting were to:

Provide an overview of the Housing Element Update and its planning process;

Share information about recent developments that will help inform the housing plan;

Get initial community input on housing assets, issues, and opportunities.

The workshop was held virtually on Zoom, and approximately 70 people participated. Mayor Jesse Arreguín opened the meeting, followed by a 20-minute presentation from the project team. The presentation provided an overview of the purpose of the housing element and described the overall process. The slides and video recordings were made available on the project website.

A brief question and answer period followed the project team's presentation; participants also used this time to complete a demographic poll to provide detail on the profile of workshop participants.

In the second part of the workshop, participants were randomly placed into one of five Zoom breakout groups to discuss three questions. Each group had a facilitator and a note-taker. The discussion questions were:

What is working well with housing in Berkeley? What are Berkeley's housing strengths (e.g., programs, types of housing, location of housing, etc.)?

What are the issues or challenges with housing in Berkeley?

What types of new housing should there be in Berkeley, and where should different types be located?

An invitation and log-in information for the public workshop were sent to more than 200 subscribers of the Housing Element email list and flyers for the event were posted at 15 sites throughout Berkeley during the month of October, including public libraries, senior and community centers, grocery stores, local retailers, and on utility poles near public parks.

Figure F-1 Community Workshop #1 Presentation

### HOUSING ELEMENT UPDATE

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

Community Workshop #1:  
Assets, Issues, & Opportunities

October 27, 2021

# Welcome!

# Logistics

### ZOOM INSTRUCTIONS



**Join Audio**

- Two options:
  - Use your device's audio
  - Call in using a cell phone

**Closed Caption is available**

### ZOOM INSTRUCTIONS



**Raise your "Hand" to Speak**

- Please use the "Raise Hand" feature if you want to speak. On a phone, press \*9.
- Please remain muted until called on.
- You can also use the CHAT function to ask questions and share input during the meeting and small group exercise.

### Help with Technical Issues

Zoom Host

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

# Overview

### Housing Element Team



### Meeting Objectives

- Provide an overview of the Housing Element Update process
- Share information about Berkeley that informs the housing plan
- Get initial community input on housing assets, issues, and opportunities



### Agenda

- Overview of the Housing Element
- Demographic Poll and Short Q&A
- Small Group Discussion
- Next Steps



# Housing Element

The Berkeley General Plan is a comprehensive and long-range statement of priorities and values developed to guide public decision-making in future years.

All land use approvals and decisions must be consistent with the goals, objectives, and policies of the General Plan.

The Berkeley General Plan contains the following "Elements":

- Land Use
- Transportation
- Housing** ← We are here
- Disaster Preparedness and Safety
- Open Space and Recreation
- Environmental Management
- Economic Development and Employment
- Urban Design and Preservation
- Citizen Participation

### Required Element of the General Plan for Regional Housing Needs Allocation (RHNA)

Must be updated every 8 years and certified by HCD

Currently planning for the 6<sup>th</sup> cycle (2023-2031)

Statutory deadline is January 31, 2023

The City's 8-year plan for meeting the housing needs of everyone in the community.

**A Strategic Plan Priority Project**  
Create affordable housing and housing support services for its most vulnerable community members.

### Regional Housing Needs Allocation (RHNA)

For each region, the State analyzes:

- + Jobs to homes ratio
- + Proximity to jobs and education centers
- + Expected job and population growth
- + Demographic trends that affect housing demand

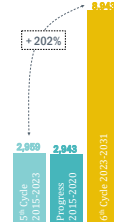
= # of units to plan for in each region, by income level  
= **Regional Housing Needs Allocation, or RHNA**



- The methodology for distributing the RHNA was approved in January 2021
- The Bay Area must plan for 441,176 new housing units during the 6<sup>th</sup> cycle (vs. 187,990 in 5<sup>th</sup> cycle)
- Berkeley's draft 6<sup>th</sup> cycle RHNA is 8,934 units
- The final RHNA will be issued by ABAG in December 2021

### Regional Housing Needs Allocation (RHNA)

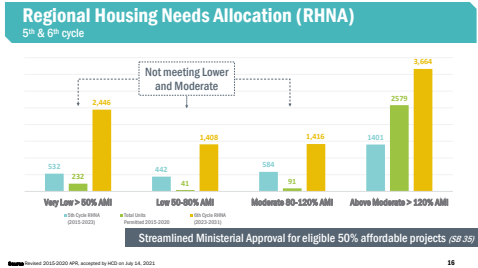
5<sup>th</sup> & 6<sup>th</sup> cycle



Projected Future Housing Needs

- + Unmet Existing Needs (Overcrowding, Cost Burden)
- + Higher Allocations (AB 1086 & SB 828)

**Berkeley currently has ~62,000 housing units**



### ADEQUATE SITES TO ACCOMMODATE RHNA

such as:

- Pipeline Projects
- Accessory Dwelling Units
- Available vacant and underutilized sites
- Rezoning

### STRATEGIES FOR HOUSING PRODUCTION & EQUITY

such as:

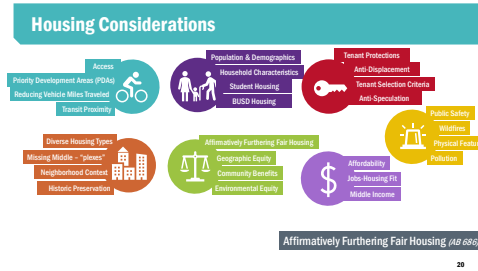
- Incentives & Subsidies
- Homebuyer & Housing Rehabilitation Assistance
- Inclusionary Housing & Housing Trust Funds
- Rent Stabilization & Tenant Protections

### 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

### Berkeley's Housing Types and Locations



### Why is the Housing Element important?

- Cities that miss the Housing Element deadline:
  - Pay fines
  - Risk litigation
- Lose eligibility for (or priority for) State grants, like
  - Local Planning and Permanent Local Housing Allocation (SB 2) grants
  - HCD-administered Housing Trust Funds
  - Sustainable Communities and Affordable Housing (AHSC) grants
- Cities that don't meet RHNA lose local control for certain types of affordable housing projects

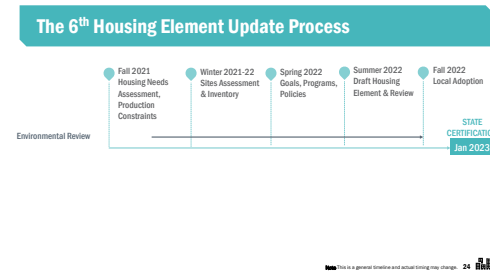
### COMMUNITY OUTREACH AND ENGAGEMENT STRATEGIES

- Web site
- Email list
- Stakeholder Interviews
- Small Group Meetings and Focus Groups
- Survey
- Public Workshops
- City Board and Commission Meetings
- City Council Work Sessions

### OUTREACH & ENGAGEMENT STRATEGIES

### Priorities and Ideas Already Shared by the Community

- Preserve existing affordable housing
- Add new affordable housing, including permanently affordable, deed-restricted housing
- Add new market-rate housing
- Prevent displacement of current residents
- Provide long-term housing for the homeless



### Learn More and Stay Involved!

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

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

# Demographic Poll

### POLL INSTRUCTIONS

Open a web browser (on second device or in another window)

Go to: <https://www.menti.com/12n7ksa1mq> (link is in the Zoom chat)

or

enter code 6152 9554 at [menti.com](https://www.menti.com)

# Questions?

# 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
- Recorded** for backup
- 70 minutes

### Breakout Questions

- What is **working well** with housing in Berkeley? What are Berkeley's housing **strengths** (eg, programs, types of housing, location of housing, etc.)?
- What are the **issues or challenges** with housing in Berkeley?
- What **types** of new housing should there be in Berkeley, and **where** should different types be located?

### Ground Rules

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

### ZOOM INSTRUCTIONS

**Once Audio is Connected - Please Mute**  
Please remain muted until it is your turn to speak. To un-mute, press the same button. On a phone, press \*6.



ZOOM INSTRUCTIONS



Raise your "Hand" to Speak

- Please use the "Raise Hand" feature if you want to speak. On a phone, press \*9.
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Help with Technical Issues

Zoom Host

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

Next Steps

Coming up...



Thursday, October 28 through Sunday, November 14  
[www.surveymonkey.com/r/berkeleyhousing](http://www.surveymonkey.com/r/berkeleyhousing)

- Council Working Session #2: December 9, 6 PM
- Workshop #2: Early Winter 2022

Stay Involved!



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



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

SUMMARY OF INPUT

Housing Strengths

Participants were asked to identify Berkeley's housing strengths. The responses are summarized below:

- **High quality of life:** As a city, Berkeley has many assets that make it an attractive place to live, including unique neighborhoods, easy access to Downtown, good walkability, availability of high frequency public transportation, and access to nature and parks.
- **Access to BART and high-quality transit:** The three Berkeley BART stations provide public transportation options for residents; the station area zoning standards are a strength for future housing opportunities. Other transit options, such as bus, bike share, and car share, were noted as strengths when used as a last-mile solution with BART and independently.
- **Diverse of housing stock:** The City has a diverse housing stock in various neighborhoods with different architectural styles and unit sizes (i.e., single-family, duplex, triplex, mixed-use, apartments, etc.).
- **Large and increasing number of ADUs:** The prevalence of ADUs (Accessory Dwelling Units) offers more housing options for residents; ADUs have become easier to build in recent years which is increasing the housing stock.

- **New affordable housing units:** The recently built affordable housing such as the Berkeley Way Apartments (on Berkeley Way between Shattuck Avenue and Milvia Street) and the Jordan Court project (on the corner of Oxford and Cedar Streets) provide housing for low-income families and seniors.
- **New market-rate housing:** Newly constructed market-rate housing offers additional housing options and contributes to overall supply; market-rate housing Downtown near transit presents an opportunity for longtime residents to stay in Berkeley as their housing needs change.
- **Improved permitting process:** The reduction of regulatory barriers contributes to a more efficient and less expensive process of building new housing; Berkeley's process has become more efficient and is comparable to what is found in other municipalities in the region.
- **Elimination of parking requirements:** No minimum parking requirement in new residential
  - construction allows for the construction of more housing units due to lower costs.
- **Diversity of policies and programs that support housing production:** Many existing policies and programs are assets to the Berkeley community, including inclusionary housing, rent stabilization measures, participatory planning processes, housing trust fund, tenant protections, and housing maintenance programs.

## Housing Weaknesses

Participants were asked to identify Berkeley’s housing weaknesses. The responses are summarized below:

- **High cost of housing:** Housing in Berkeley is expensive for both renters and owners. Rents are high compared to the region and housing prices make homeownership out of reach for many people.
- **Gentrification:** Gentrification has occurred throughout Berkeley over the years and continues to occur due to high housing costs and demand and increasing student population. This leads to displaced residents, increased lack of economic diversity, and negative impacts on the fabric of the community.
- **Lack of affordable housing:** There is currently not enough low- and moderate-income housing in the City to serve the range of income levels represented in Berkeley.
- **Lack of infrastructure to support densification in the Hills:** There is a lack of infrastructure to support the densification of underutilized parcels in the Hills. This leads to an unequal distribution of new housing in other parts of the City.
- **Organized opposition to housing:** Individuals and groups protest housing projects, thereby slowing down and hindering the process. “NIMBYSM” has impacted the number of new housing units that are built.
- **Lack of transit-oriented housing:** There is not enough housing near existing BART stations or along high-quality bus transit corridors. These areas are opportunities for increased densities.
- **Environmental barriers to new housing:** There are concerns that new housing will impact the natural environment including the heat island effect, stormwater runoff, increased greenhouses gas emissions, and lack of biodiversity. Environmental concerns should be considered with the location and design of new housing.
- **Slow permitting process:** Long and inefficient permitting processes due in part to organized opposition, are a significant barrier to new development. This reduces the potential for new housing and increases housing costs.
- **Policy concerns:** Concerns related to housing policies, including Tenants Opportunity to Purchase Act (TOPA) not being adopted; a concern that the inclusionary housing requirement will increase the cost of housing; and a concern that the impact fees for affordable housing are too low.
- **Lack of support for homebuyers:** Individual homebuyers lack support and face a difficult process.
- **Lack of support for small property owners.** Small landlords who own few properties do not receive support from the City. There are multiple barriers and regulations that increase the burden on property owners with only a few units.
- **Student housing not counted towards RHNA:** A large student population exists; however, the State HCD does not count student housing towards meeting RHNA.
- **Unattractive design of new housing:** Multi-family and higher density structures lack aesthetically pleasing design; there is a need for objective design standards.
- **Negative perception of density:** There is a perception that density comes in limited forms (i.e., towers) and cannot be consistent with the character of lower density neighborhoods.
- **Need to increase housing stock:** Overall housing supply needs to grow without sacrificing quality.
- **Current and past inequalities:** The community is still addressing the legacy of segregation and other issues that stem from historical injustices such as redlining.
- **Homelessness:** There are insufficient solutions for the homelessness crisis.

## New Housing Types and Locations

Participants were asked to identify the types of new housing that should be created in Berkeley and where it should be located. The following is a summary of general comments and location-specific comments. The map summarizes locations grouped by site type.

General Comments

- New housing developments should be made available for those at all income levels.
- There is an opportunity to build workforce housing for educators and City staff.
- Build mixed-use housing above existing uses along corridors, including College Ave., Shattuck Ave., University Ave., Telegraph Ave., MLK Way, Ashby Ave, and San Pablo Ave.
- Add more density along bike corridors, such as California St. and Virginia St.
- All residential areas have some potential to accept more housing.
- Allow more sites for small houses and RV sites throughout the City.
- Create new housing in appropriate locations based on the current neighborhood context.
- There is limited public transportation in the Hills.
- Build innovative pedestrian, bicycle, and public transportation options.
- Reinvest in ferry/ rail/ light rail/ bus, etc.
- Based on current density, need to question assumptions in RHNA allocation and address impacts to traffic and pedestrian safety.
- Implement tenant protection policies; pass TOPA.
- Allow “cottage cluster” housing type.
- Build more housing in historically green-lined areas, areas with restrictive covenants.
- Preserve community in connection with the expansion of housing (i.e., black community).
- Think about the impact of development on traditionally marginalized communities/ neighborhoods which experienced disinvestment.

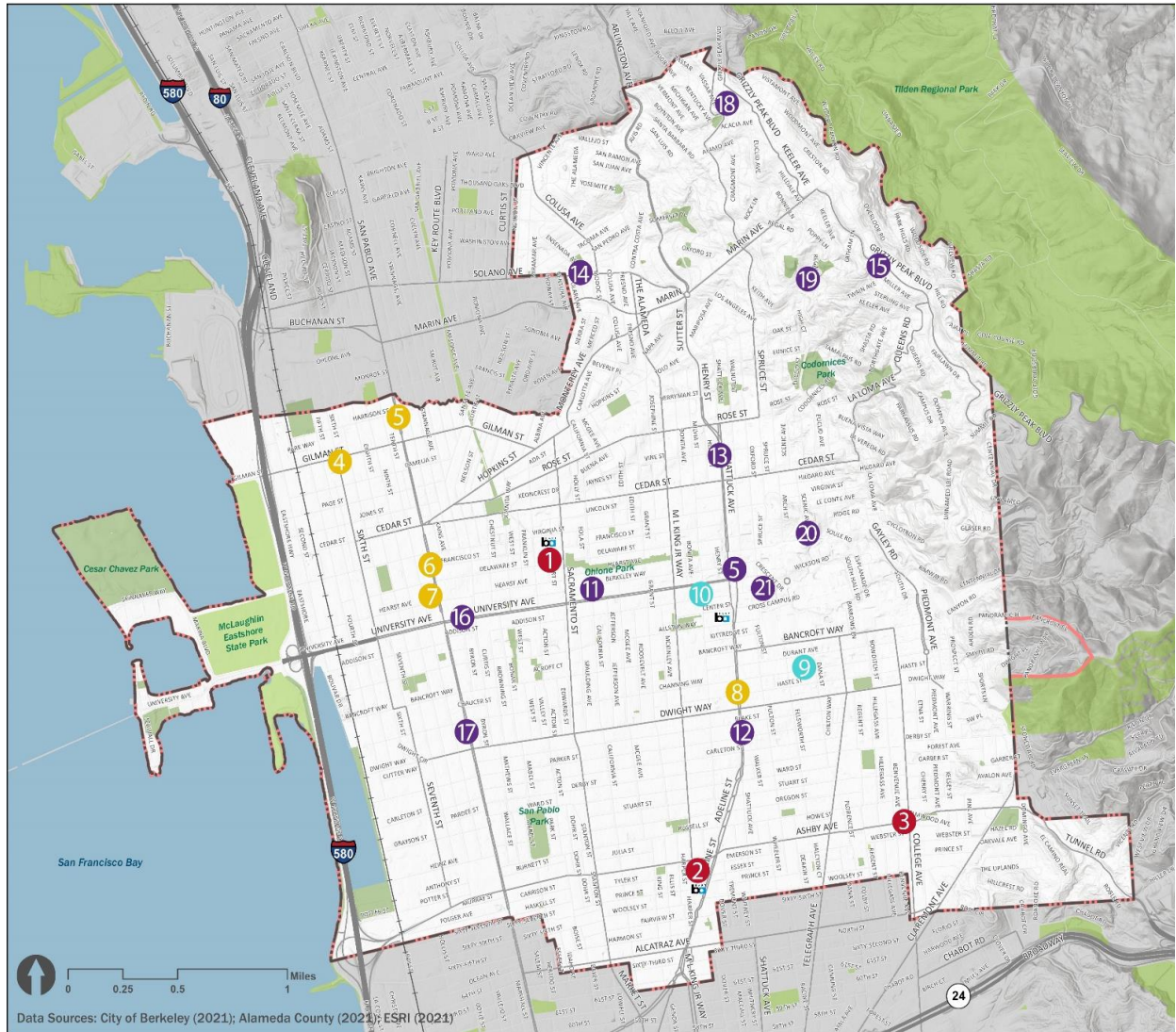
Location-Specific Comments

- North Berkeley BART – Add greater density; add more multi-family housing.
- Ashby BART
- Ashby Ave. and College Ave. – Develop the City-owned parking lot
- Sixth St. and Gilman St. – Convert the two vacant cottages near Berkeley Unified School

District (BUSD) parking lot to a tent camp for the homeless using the existing bathrooms; The bus parking lot should be moved to an alternate location.

- Harrison St. and San Pablo Ave. – Convert to parking for RVs owned by low-income households. Has been vacant for about four years;
- San Pablo Ave. and Francisco St. - Create low-income and homeless housing on abandoned car repair/service station, which is underutilized.
- 1822 San Pablo Ave. (Albatross Pub) – Build housing at this location, which closed during the pandemic.
- Shattuck Ave. and Haste St.
- Southside – Build more housing for students.
- Downtown – Create higher density housing especially for students; build on the lot at 2226 Fulton St.
- Area around Ohlone Park – Build more multi-family housing; 5-7 stories with accessibility from Ohlone.
- S. Shattuck Ave. – Build multi-family housing; 5-7 stories with accessibility to Ashby BART.
- N. Shattuck Ave. – Create new multi-family housing; 5-7 stories.
- Solano Ave. – Develop new housing.
- Grizzly Peak Blvd. – Build multi-family and mixed-income housing.
- University Ave. - Convert one-story commercial uses to mixed-use; develop/redevelop for affordable housing with added density.
- San Pablo Ave. – Add more development.
- Grizzly Peak Blvd. - Repurpose existing structures in this area of the City.
- Euclid Ave. between Regal Rd. and Hearst Ave. – Add new multi-family.
- 1798 Scenic Ave (Pacific School of Religion) - Build senior housing.
- UC Berkeley campus - Build more housing on campus park.

Figure F-2 Map showing summary of input on housing types and locations





## BREAKOUT ROOM COMMENTS

Below are the unedited comments as recorded during the small group discussions. They have not been modified or reformatted.

*Question 1: What is working well with housing in Berkeley? What are Berkeley's housing strengths (e.g., programs, types of housing, location of housing, etc.)?*

Group 1:

- City has a great housing stock from small square footage to rather large square footage homes
- City has done well creating new housing - market rate in particular
- Some low-income affordable housing has been built in last few years, more needs to be built
- New market rate housing in downtown near transit is providing opportunities for people who have lived here for generations to stay as housing needs change
- City Council is considering TOPA, if passed will be good for housing in Berkeley
- Permitting process is pretty good comparatively in region
- Could be useful to think of housing in terms of bedrooms rather than units (larger homes with multiple bedrooms)

Group 2:

- Berkeley's bones are diff from suburban communities, former streetcar suburb, ecologically friendly and walkable places.
- Participatory planning as a tool
- Public transportation, easy to get around different parts of Berkeley, allows for not owning a car
- Commercial and residential areas not as far apart
- High density housing
- Variety of housing, (single family residential, ADU's, apartment bldgs, high/low rise
- Access to outdoors
- 3 Bart stations and others that are close/walkable
- Rent board (RSB) resource for tenants and

landlords, still rents are high

- Inclusionary housing
- Staff and leadership, want more housing built, more balanced housing, and concerned with justice
  - Alene, housing programs to facilitate, housing trust fund, inclusionary housing ordinance, programs that help w/ maintenance, (such as senior weatherize, preservation, special needs, homeless prevention
  - UC, ABAG, MTC
  - Funding, programs: Adeline corridor, San Pablo Ave, electrification
  - Reduction of barriers, edu re permitting process
  - Streamlining, efficiency & costs
- New construction not req'd to have parking, instead to provide bike/transit passes
  - Alene -> parking reform program, since parking increases cost of housing, TDM Transportation Demand Mgmt, bike parking
- Berkeley's side, a way to know what's going on
- Q: pandemic shifts

Group 3:

- Additional densification
- Different housing types are great w/ different levels of density
- Diversity of aesthetics, historical architecture
  - Low cost aesthetics
- Parks
- Walkable
- Great transportation (AC transit!)
  - Overhead times/ intervals could be improved
  - Expanded routes to various areas



Group 4:

- Inclusionary
- Housing trust fund
- Berkeley Way
- Mixed use projects in downtown and southside
- SB35
- Voters support funding affordable housing
- Renter protections
- BART and housing
- ADUs- lots, all over
- Getting rid of parking minimums, reduces costs of development and thus rents
- Central Berkeley- duplex, triplex, small apartments work well in existing residential districts
- Housing of various kinds (duplex, Single-Family, gardens, triplex)
- Can bike to downtown

Group 5:

- Recent SB 35 implementation.
- Oxford Street affordable housing
- BART station zoning standards
- Tenant protections
- Emphasis on dense, infill housing
- Existing housing stock is dynamic. Different sizes and densities
- Berkeley is in a context of larger Bay Area housing economy; Berkeley does not control all aspects of the housing situation
- [Can Berkeley support additional inhabitants?]
- Market rate housing was produced; low and moderate income range
- ADUs have become easier to produce. Can we do even more? JADUs could also help.
- Diverse neighborhoods that are appealing. Older neighborhoods; college/student areas; commerce
- I'm a big fan of housing on transit corridors and how it's feasible to live without a car in Berkeley

*Question 2 - What are the issues or challenges with housing in Berkeley?*

Group 1:

- More housing within easy walking distance of BART stations, less than a mile or half mile. A little over a mile is just far enough that I'm more likely to take my car.
- Better utilize underutilized grand square footage in the hills
- Distribute housing more equitably in the city
- New housing creates environmental issues - traffic, water, etc.
- Permit departments are impossible - too long to get through permit process
- Not enough low-income housing
- Gentrification
- No infrastructure to support densification in the hills - water, earthquakes, fire
- Restoration of key system would help - funiculars, etc densify hills
- Only rich people live here because of market rate development being built, lose economic diversity
- TOPA - not passed/implemented
- Housing near transit is too expensive -signal that demand > supply for that type of housing
- Existing housing will be renovated and price will increase if more market rate housing is not built, part of affordability issue
- Lacking low/moderate housing stock
- Large single-family residences in the hills could be split into duplexes (reasons why: smaller families today than previously, more older people who are staying in homes/empty nesters)
- In the hills, narrow streets without sidewalks, poor road maintenance would be constraints to densifying
- Objections by neighbors of projects that comply with guidelines slow projects down

Group 2:

- Home buying process (article berkeley is most difficult in US to buy)
- Cost, required help from family

- Cost of housing
- Berkeley doesn't support buyers, support for sellers and existing owners/resident
- Taxes (Prop 13) structure is unfair, disincentives ppl from moving in or older folks from moving.
- Education needed of programs to allow people to downsize and take (at least a portion ) of their tax benefit w/ them
- Within defined areas or throughout state?
- Housing affordable to working families / individuals
- Theme of homeownership, affordable housing discussion tends to focus on rental
- Wealth gap, and able to pass down that wealth (help w/ downpayment)
- Decreasing diversity, people getting priced out, will they be ever be able to come back
- Recommended book: Whiteness of wealth, By Dorthy A. Brown, (passing down wealth and housing)
- Climate goals, greenhouses gases from transportation, importance of urban areas in supporting bio diversity has not been considered. Need to live with nature
- Hardscape and lack of permeable surfaces, run off
- Less nature, heat island effect
- Time it takes to development to be approved, process (shadow considerations,
- People that affordable housing is for don't get to be part of the process/vote
- People are not able to participate in our process
- Pace needs to increase rapidly, projects take too long to be approved, and then cost increases
- North Berkeley BART, currently has single family housing surrounding it. We haven't taken full advantage of infrastructure
- Should be permitted to be build housing near
- Segregation, history redlining, zoning has been used as tool of segregation historically
- Pace of project review, (may not be biggest hurdle), barrier to affordable housing in berkeley is due to lack of financing
- Concern that inclusionary req will increase cost of housing
- Transportation: congestion, safety for cyclists, additional housing req's city to be more bike/walk/transit friendly including protected bike lanes. Need to provide open space for residents of add'l units.
- Difficult for those not originally in area to find housing, more resources needed to help folks find housing and link people to housing.
- Re: Biodiversity, regenerative cities,
- People are living in their cars
- Difficulties of purchasing a home, cost of renting, for 2 bedroom, value
- Ministerial approval, concern about process that doesn't allow input
- Long term homeowners concern about shadows, something being taken away
- Sale of homes, concern about larger developments
- Cost of rental housing
- Lots of vacancies, why not a vacancy tax, housing is available but not affordable
- Who will own Berkeley, what will homeownership vs corporate ownership look like
- Fractional ownership, condo conversion law, to convert TIC/duplex to condo was difficult, how to streamline that process/fees
  - Alene -> condo conversion ordinance, community land trusts, purchasing of ADU's
- Community land trusts, what would make it more possible to support non-profit development, to make lower income housing sustainable for homeowners. Has been successful in other parts of the country. Is it a financial issue? To allow ppl to benefit from equity they have/get in housing and use it
- Bldg regulations, connection between those and Zoning. " Zoning can't rent old home that doesn't meet code" but bldg will say we don't have leeway, to look at property and criteria (if not letter of the law) and should be rentable (amnesty programs for non-compliant Zoning if CBC )

- Re: redlining. Economic diversity, programs to support ppl to rent
- Renting

Group 3:

- Parking (downtown)- nowhere to park for those who work in the City
- Affordability issues for renters and owners x2
  - Need to increase housing production
  - Inclusionary zoning
  - Housing bond
  - Down for all the strategies!
- NIMBYISM → folks against density; sometimes property owners
- Change the perception of what density looks like
- More attractive/aesthetically pleasing multifamily structures/buildings
- What do we want to preserve/ continue?
  - Eclectic styles
  - Characteristics of different neighborhoods → maintain while growing
  - Intentional investment in the built environment → enhance quality of the public experience
  - There's not a tradeoff between quality of built environment and denser environments x 3
  - Aim for high quality and quantity!
  - We need to consider the life cycle of development (city/ society/ infrastructure) → the context

Group 4:

- Lots of new apartments on San Pablo, other places, are market rate (will be counted in RHNA numbers? Not counted if student housing-developed and owned by UC)
- segregation (income, race)
- City doesn't have enough low-income and moderate-income units (developers are developing higher priced units, not subject to rent control). Developers can offer free rent for a few months (they need 80% occupancy to secure their loans). [The City doesn't build the required units]

- Not enough support for small property owners (people who own a few units)
- Mitigation fee is too low, so City can't build/fund the needed units. Market rate units develop a need for affordable units. Fee should be closer to \$84,000, not \$37,000. Consultant report in April- Streetlevel Advisors
- Hard to meet BMR goals. Plan for more BMR housing, maybe it will be more likely to be built?
- Equity- don't put too much in one category in one area. Don't just put new housing in "the flats." Urban Footprint
- Lots of seniors -- if you remove students from the data. Seniors want parking, the ability to have pets, affordable units.
- Parking is an issue. Downtown in particular (more so for seniors)
- Seniors as landlords. (fixed income, hard to buy out tenant)
- Don't discriminate against people of different ages eg, 80 yos vs 60 yos
- Make sure same rules apply to homeowners as to landlords.
- Didn't meet previous goals for low and moderate income goals. Not enough places for people to live. Unhoused people.
- Restrictions can drive up costs (shadows, parking)
- Ideas- shared living model. Poets Corner. Like a GLA. Co-op. Affordability requirements don't apply
- Idea- Oakland, foster children, shared bathroom and kitchen (Youth Spirit Artworks)
  - Youth Spirit Artworks is the org that did that Oakland example of housing for young adults leaving the foster system

Group 5:

- Homelessness
- UC-constructed student housing that the City is not getting credit for; City needs to get credit for it, especially if we lose local control based on our not meeting our RHNA target
- Tenant protections weakened by state law (Costa Hawkins); voters have not supported efforts to reverse

- More affordable housing should be welcome; RHNA numbers are not a ceiling.
- Very expensive to build, generally; not just in Berkeley.
- Organized opposition to housing development
- Entitlement process in Berkeley is long, cumbersome, expensive and easy to obstruct
- People being priced-out/displacement; negative impact on community fabric
- Parking requirements can reduce the number of units built
- People living in vehicles
- Mismatch between housing that is constructed and the ability of students and other Berkeley residents to afford them
- A popular perception that density is bad
- Perception that density comes in only one, or a few, forms (towers, for example). Density can be added consistent with predominant physical neighborhood context.
- A growing population; rules needs to change to address that
- How to make these changes without seeming heavy handed and negatively affecting the character of the city
- Large student population but no method to get credit for housing provided for them.
- Parking and traffic; where are vehicles going to park at North Berkeley BART station?
- Lack of objective design and zoning standards (setbacks, solar access)
- Many recent projects have been poorly designed; making it hard for people to feel good about density
- Berkeley doesn't control transit service. Except for BART, anything else can be changed since routes aren't fixed. Makes TOD difficult.

*Question 3 – What types of new housing should there be in Berkeley, and where should different types be located?*

Group 1:

General Notes

- Multi-fam and mixed-income housing in hills on Grizzly Peak along route 65
- Use to have streetcars - Grizzly Peak and The Alameda - and walk down the stairs to the flats and ferry to SF
- Current density: 11K+ ppl per sq.mi. second to SF. Most dense city in east bay - need to question assumptions in RHNA allocation and address impacts to traffic, pedestrian safety
- More sites for small houses and RV sites carefully and thoughtfully designed throughout the city

Comments

- Repurpose existing structures in this area of the city
- Add a tram on Marin Ave for access to housing
- Corner of Sixth and Gilman and above them - 2 cottages vacant near BUSD lot - could be homeless tent encampment (existing bathrooms)
- Abandoned car repair/service stations underutilized - these places have infrastructure for low-income and homeless housing
- Harrison and San Pablo - vacant for maybe 4 yrs (parking for about 10 recreational vehicles for low-income)
- S. Shattuck with accessibility to Ashby BART multi-fam 5-7 stories
- Sacramento from Hopkins to University
- More multi-fam 5-7 stories housing with accessibility from Ohlone
- New housing here
- N. Shattuck - new housing multi-fam 5-7 stories
- Euclid between Regal and Hearst wide enough - new multi-fam could go here
- Multi-fam on bus route on Grizzly Peak, road wide enough in emergency, bus route downtown

Group 2:

Stickies

- more affordable senior housing: service-rich.
- University- convert 1 story commercial to mixed-use
- Unhoused: tiny homes- add to ADU ord. (under

200 sq. ft.)

- Main streets- stores with apartments above (College, Shattuck, University, Telegraph, MLK, Ashby, SPA), (x3)
- Hills- limited public transportation
- Both BART stations (x4)

Comments

- Shattuck and Haste (vacant lot?)
- 1822 San Pablo- Albatross Pub
- Pacific School of Religion- senior housing
- More housing around southside
- City-owned lot, might be Ashby and College
- More housing in historically green-lined areas, areas with restrictive covenants. Redevelop a gas station, add Missing Middle. Density that makes sense in the area.
- North Berkeley BART

Group 3:

General Notes

- near the bart stations
- close to campus
- north side

Group 4:

General Notes

- More housing around major transit corridors
- Real opportunity to make parallel corridors like 6th street more bike friendly
- Let's think of pedestrian/ transit friendly examples locally and abroad
- Reinvest in ferry/ rail/ light rail/ bus, etc.
- New housing development should be made at different levels of affordability
- More density around Ohlone Greenway
- Difficult to meet moderate income housing or "middle housing"
- Build housing for all income level housing even those at 120 AMI
- Opportunity: Funding for housing for educators and qualified staff at the Berkeley adult school. Workforce housing!

- Challenge: built out nature of the City limits the ability to place additional affordable housing
- Descriptions of different neighborhoods and their characteristics --> should we preserve? how doe we feel about this in the context of new dev
- Preserve community in connection with expansion of housing (i.e. black community)
- Think about the impact of development on traditionally marginalized communities/ neighborhoods which experienced disinvestment
- Need more funding -- Fed gov can help with constructing for affordable housing
- Protection of tenants/ low income homeowners; production of housing --> we need to be creative / pass TOPA
- Invest in community land trust to protect tenants/ as a protection against gentrification
- Land value recapture --- for historically marginalized communities HOW are they doing public housing right in berkeley ?
- Having more density along not just the Ohlone greenway, but also other bike corridors like California and Virginia. And of course much greater density around the North Berkeley Bart station. More multifamily housing

Comments

- Greater density at the North Berkeley BART - more multifam housing
- More development along SP corridor x 3
- Lots of new apartments along San Pablo, but not sure if they are being filled -- are they affordable?
- Areas around university can be developed/ redeveloped for affordable housing/ added density

Group 5:

General Notes

- UC should permit housing in the Campus Park
- Dense housing should be concentrated on major arteries (Sac, Univ, Shattuck, ie).
- Density should step down from corridors to more closely match existing neighborhood pattern Inventory all city land; what can the City



do?

- Mix of uses -- not just 100% residential--commerce, recreation included
- All residential areas have some potential to accept more housing
- Single family homes are not affordable for all Berkeley residents
- “Cottage cluster” as a housing type (see Sonoma County ord). 2700 sf total to build--how that’s built (1-2-3 homes) is up to the owner
- increasing density in southside
- We should upzone Durant, college, and telegraph ave
- Opportunity sites for new housing: 1. 2226 Fulton Street, west of UC Berkeley campus, cleared by demolition. 2. Site cleared by the demolition of Tolman Hall, north edge of UC Berkeley campus. 3. Site occupied by temporary 1-story buildings, south of Barrows Hall, south edge of UC Berkeley campus. On-campus housing!

Comments

- UC should permit housing in the Campus Park
- Bus parking lot on 6th and Gilman. Move buses to a more appropriate spot
- Housing here. Housing should be on the campus park
- Higher density in downtown for students
- Higher density for students in Southside

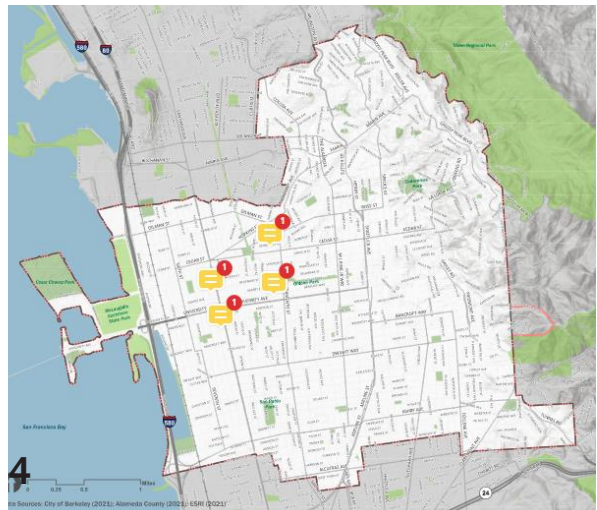
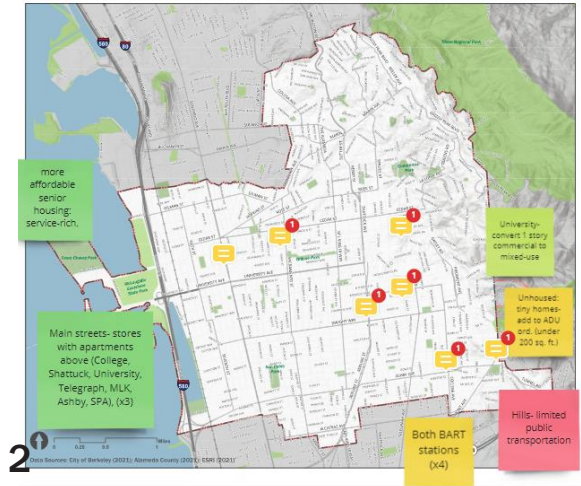


Figure F-3 Groups 1, 2, 4, and 5 Housing Location & Types Map

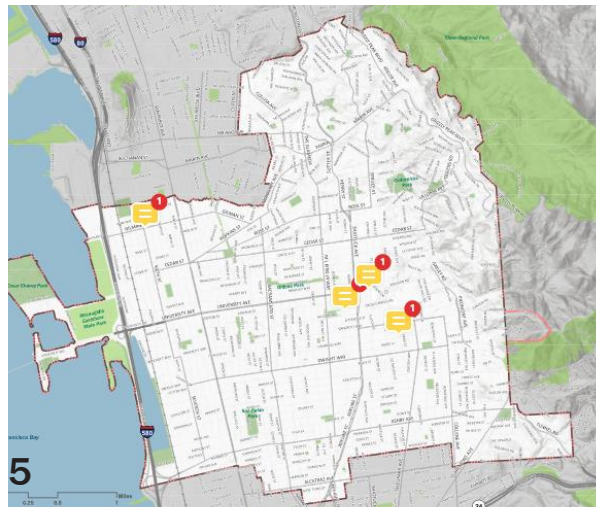
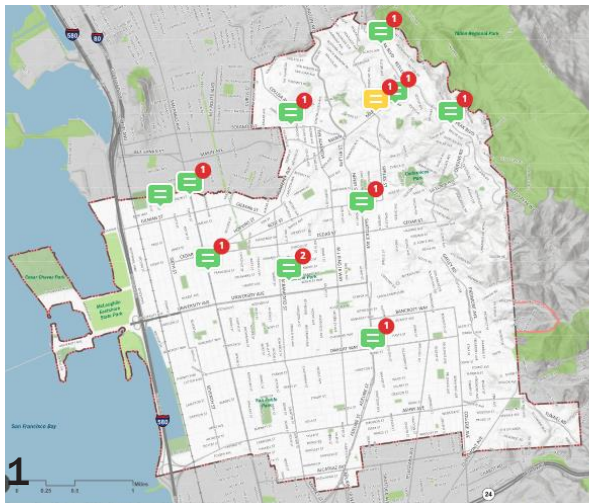
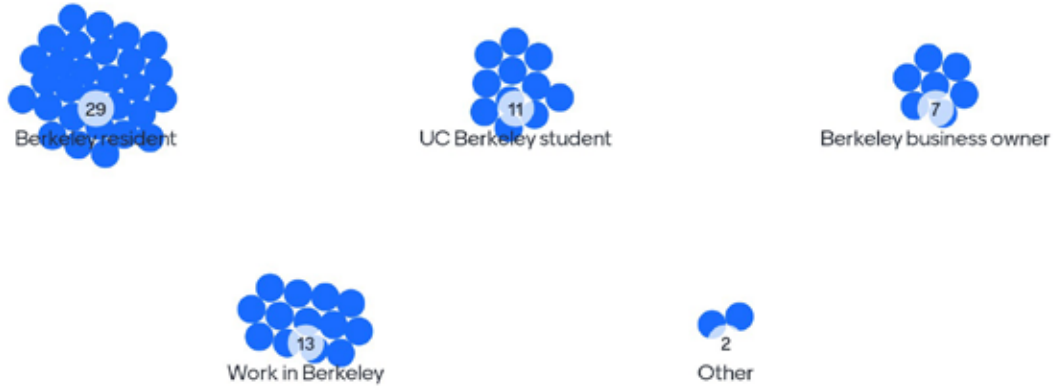


Figure F-4 Community Workshop #1 Participation Polling Results

What is your affiliation to Berkeley (select as many as apply)?

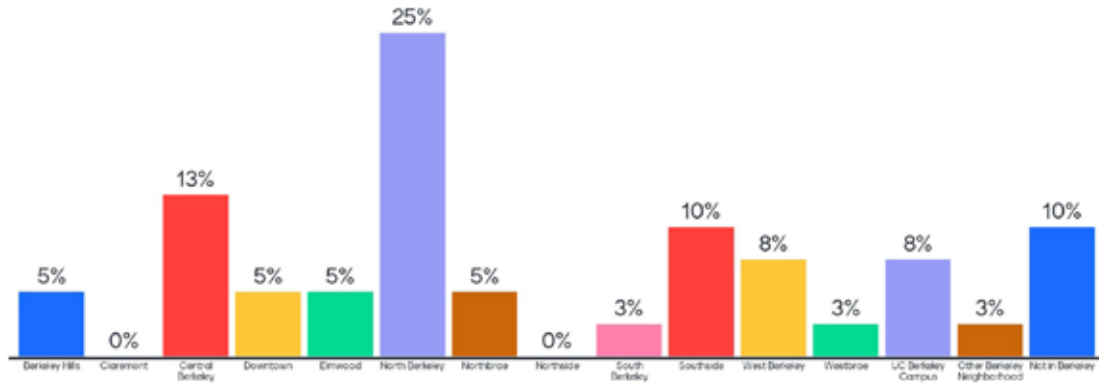
Mentimeter



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What neighborhood of Berkeley do you live in?

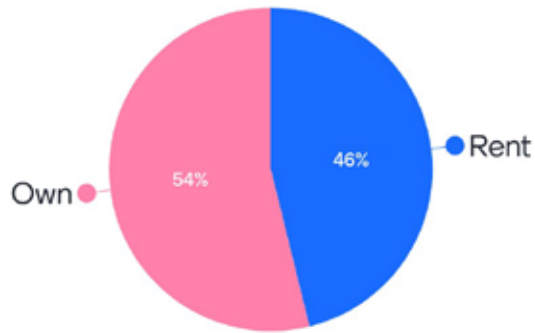
Mentimeter



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## Do you rent or own your home?

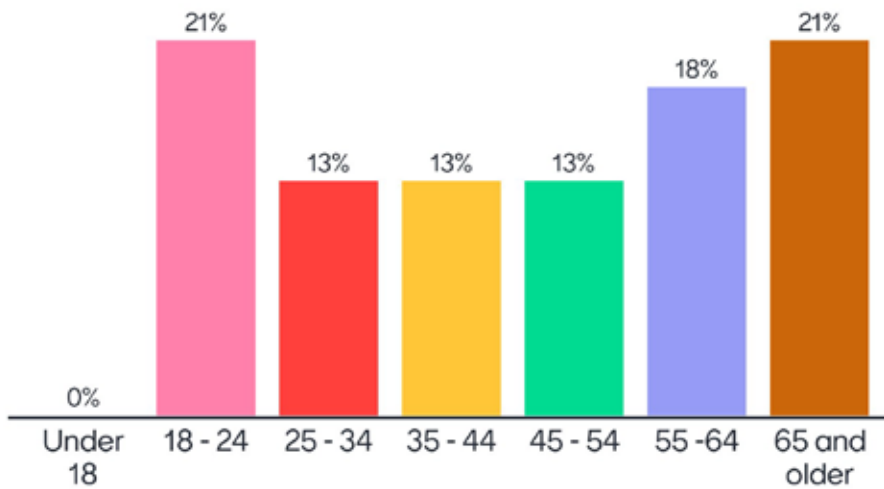
Mentimeter



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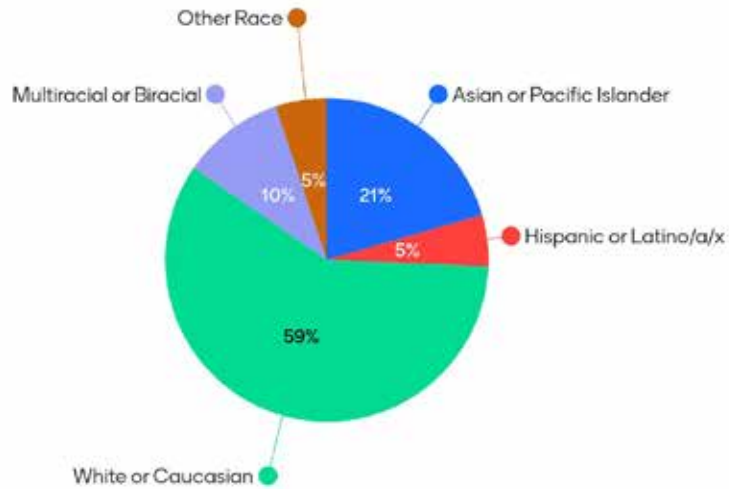
## What is your age?

Mentimeter



## How do you identify?

Mentimeter



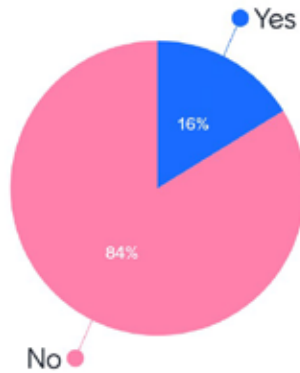
## What was your total income during the past 12 months?

Mentimeter



Do you have a disability (e.g., hearing, sight, physical, mental)?

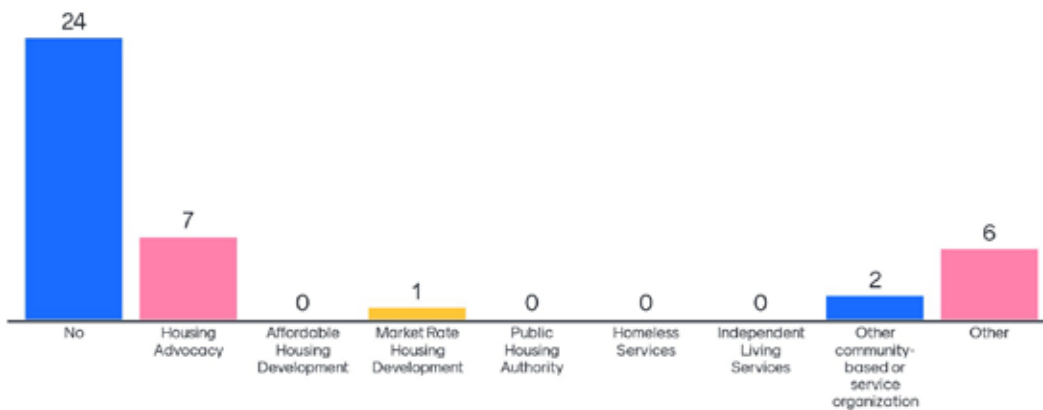
Mentimeter



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Do you work in a housing related field? If so, in which area?

Mentimeter



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## F1.2 COMMUNITY WORKSHOP #2 - JANUARY 27, 2022

### OVERVIEW

On Thursday, January 27, 2022 from 6:00-8:00 pm, the City of Berkeley hosted its second community workshop for the 2023-2031 Housing Element Update. The primary objectives of the meeting were to:

- Update participants on:
  - Insights from Housing Element community engagement
  - City of Berkeley housing programs
  - Sites inventory methodology and status
  - Residential objective standards project
- Get input from participants to inform:
  - Where the City should change zoning or zoning standards to facilitate housing production
  - How the City refines residential development standards.

The workshop was held virtually on Zoom. An invitation and registration link for the public workshop was sent to over 340 subscribers of the Housing Element email list and attended by approximately 60 participants, comparable to the first public workshop in September 2021.

Staff presented an overview of the housing element process and described Berkeley housing programs, the housing site inventory approach, the residential objective standards project, and previous community input. Spanish interpretation was provided. The slides and video recordings were made available on the project website.

Following the presentation, participants completed an optional demographic poll to develop a profile of workshop attendees and to inform engagement efforts.

In the second part of the workshop, participants were randomly placed into one of five Zoom breakout groups. Each group had a facilitator and a note-taker tasked with leading and recording a two-part discussion.

The discussion questions were:

#### Part A: 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?

#### Part B: 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?

Figure F-5 Community Workshop #2 Presentation

### 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  
or enter code 6553 2209 at menti.com


# Welcome!

## LOGISTICS


### 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

### Housing Element Team




### 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




### Agenda

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



### LIVE POLL!


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



<https://www.menti.com/xvirv2s17a>  
enter code 6553 2209 at menti.com


## Housing Element

### Residential Objective Standards Website



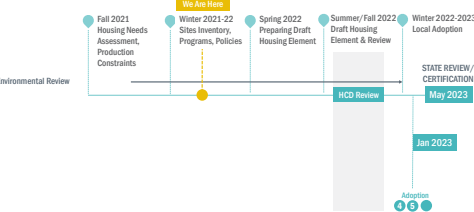
[www.cityofberkeley.info/housingelement](http://www.cityofberkeley.info/housingelement)  
[HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info)

### 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



### Population & Housing Trends

|  |  |  |
|--|--|--|
| <b>Steady Growth</b><br>Forecast for 2020-2030<br>122,580 to 136,000 (11%)<br><small>Source: ACS 2010-2019 and Census 2020</small> | <b>Older &amp; Younger</b><br>55+ : 1.19% to 2.2%<br>18-24 : 2.22% to 2.7%<br><small>Source: ACS 2010-2019 and Census 2020</small> | <b>Net Jobs Importer</b><br>61,290 employed residents<br>83,199 jobs in Berkeley<br><small>Source: ACS 2010-2019</small>           |
| <b>Majority Renters</b><br>57.1% of housing is renter-occupied<br><small>Source: ACS 2010-2019</small>                             | <b>Rent Burdened</b><br>53.5% spend more than 30% of income on housing<br><small>Source: ACS 2010-2019</small>                     | <b>83% Multi-Family 5+</b><br>1.3% ADU's<br>1.6% 2-4 unit development<br><small>Source: City of Berkeley, 2020 Housing Use</small> |

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

|   |  |  |
|---|--|--|
| <b>On-Site BMR</b><br>530 permanently affordable units<br>78% below 80% AMI | <b>Housing Trust Fund</b><br>\$26M-AHMF since 2017<br>1,376+ units<br>64% below 50% AMI                  | <b>Rent Stabilization</b><br>~19,500 of 26,000 (75%) rental units have protections                   |
| <b>Rental Assistance</b><br>BHA programs served 1,674 units in 2021         | <b>Homeless</b><br>\$16.99M in services in FY22, 506 supportive units, 264 shelter +11 transitional beds | <b>Senior/Disabled</b><br>\$1,56M to 249 units for accessibility + 22 senior units home repair loans |

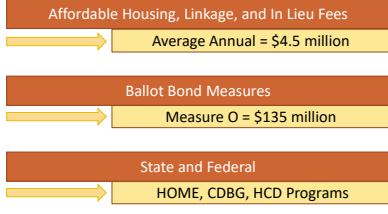
## HOUSING PROGRAMS

- Housing & Community Services
- Resources for New Construction
- HCS Programs
- Berkeley Policies

Housing and Community Services (HCS)



HCS – Resources for New Construction



HCS Programs

| Foreclosure, Mortgage, and Rental Assistance   | Rehabilitation Programs  | Homeless Programs  |
|--|--|--|
| <ul style="list-style-type: none"> <li>Mortgage Credit Certificate Program</li> <li>Emergency Rental Assistance</li> </ul> | <ul style="list-style-type: none"> <li>Senior and Disabled Loan Program</li> <li>Public Facility Rehab Program</li> <li>Residential Rehab Program</li> </ul> | <ul style="list-style-type: none"> <li>Emergency Shelter (264 Units)</li> <li>Transitional Housing (11 units)</li> <li>Shelter Plus Care (300+)</li> </ul> |

City of Berkeley Policies

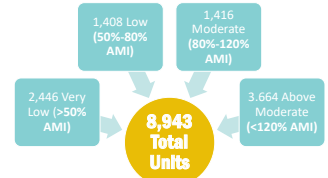


HOUSING SITE INVENTORY

SITE INVENTORY METHODOLOGY

- 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

6th 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



1 – Identify Likely Sites

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



2 – Calculate Remaining RHNA and Buffer

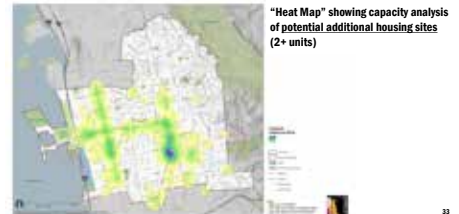
| RHNA   | 8,934        |
|--|--------------|
| <b>Likely Sites</b>                            |              |
| ADU Trend                                      | 796          |
| BART Properties                                | 1,200        |
| Entitled projects (after 2018)                 | 2,941        |
| <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.

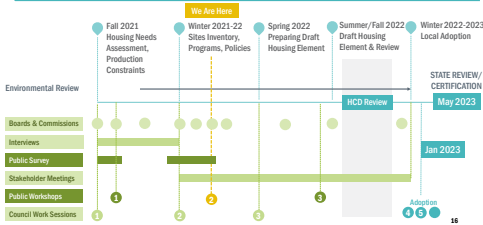
3- Identify Potential New Sites

- 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

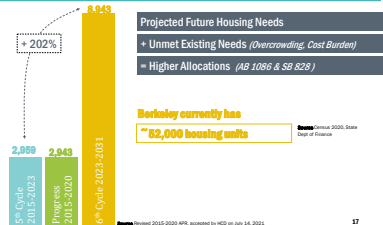
3 – Identify Potential New Sites – Capacity Analysis



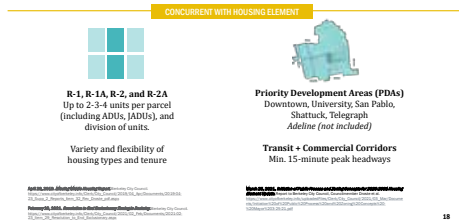
The 6th Housing Element Update Process



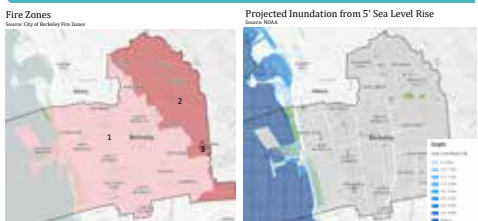
Regional Housing Needs Allocation (RHNA) 5th & 6th cycle



Housing Element x Residential Objective Standards



4 – Evaluate and Analyze - Environment



4 – Evaluate and Analyze – Transit Access





4 – Evaluate and Analyze – Resource-Rich Areas



### 4 - Evaluate and Analyze

- Aerial photos and field visits
- Remove inappropriate sites

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### Next Step – Complete Site Inventory

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

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### MULTI-UNIT RESIDENTIAL OBJECTIVE STANDARDS

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

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**MORE INFORMATION AT**  
[www.cityofberkeley.info/objectivestandards](http://www.cityofberkeley.info/objectivestandards)



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### Residential Objective Standards – Project Purpose

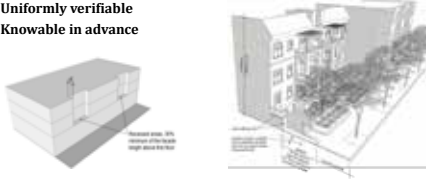
Prepare objective standards for multi-unit residential development.



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### What is an Objective Standard?

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



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### 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> |

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### 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



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### Standards for 2-4 Units

**Impetus:**

- City Council referrals
- SB 9


**Expected Standards:**

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



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### Example 2-4 Unit Projects



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### Standards for 5+

**Impetus:**

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


**Expected Standards:**

- Site Layout
- Building Massing



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### Example 5+ Projects



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### 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?



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### WHAT WE'VE HEARD

- Public Workshop #1
- Stakeholder Interviews
- 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 Web Sessions  
 Web site  
 Email list

1 - Planning Commission (6/14/2022), Housing Services Review of Capacity (6/14/2022), Commission on Planning (6/15/2022), Landmarks Preservation Commission (6/15/2022), Public Works and Safety (6/15/2022), Commission on Aging (6/15/2022), Energy Commission (6/21/2022), Children, Youth, and Recreation Commission (6/21/2022), Housing Element Commission (6/21/2022), Non-Departmental Board (11/18/2022), Civic Area Commission (12/16/22)

2 - Black/African American Faith Institution, Market Rate Developers, Affordable Development, Senior Center, Real Estate Professionals, Property Managers, Homeless Services, Housing Advocates, Disability Services

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### Public Workshop & Online Survey

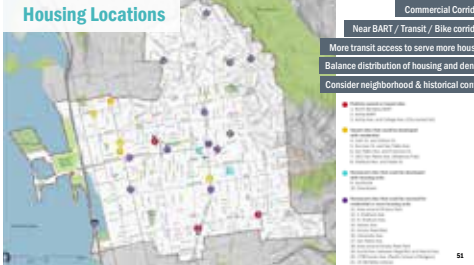
| Challenges                             | Percentage | Successes   | Percentage |
|--|------------|---|------------|
| Homelessness                           | 60%        | Tenant Protections                                  | 36%        |
| High cost of homeownership             | 55%        | Building more ADUs                                  | 30%        |
| High rental costs                      | 48%        | Building new multi-unit housing                     | 28%        |
| Lack of Housing Options                |            | Incentives for energy efficient, climate adaptation | 26%        |
| Unequal distribution of new housing    |            | Access to services, jobs, transit                   |            |
| Gentrification & displacement          |            | Programs/policies for housing production            |            |
| Opposition to new development          |            | Programs to support housing & residents             |            |
| Public safety & environmental concerns |            |   |            |

Challenges: Approx. 70 participants  
 Homelessness: 745 participants  
 High cost of homeownership: 415  
 High rental costs: 365  
 Lack of Housing Options: 215  
 Unequal distribution of new housing: 165  
 Gentrification & displacement: 115  
 Opposition to new development: 65  
 Public safety & environmental concerns: 15

Successes: Approx. 70 participants  
 Tenant Protections: 255  
 Building more ADUs: 210  
 Building new multi-unit housing: 165  
 Incentives for energy efficient, climate adaptation: 120  
 Access to services, jobs, transit: 75  
 Programs/policies for housing production: 30  
 Programs to support housing & residents: 15

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### 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

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### Preliminary Stakeholder Interviews

- Need more funding for affordable housing, disabled, and homeless
- Gentrification from high housing costs and student population
- Racial inequality 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  
 Disability Services

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### Demographic Poll Results

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### Breakout Room Discussion

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### 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



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### 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?

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### 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

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### 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.

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### Help with Technical Issues

Zoom Host

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

## Breakout Room Reports

### THANK YOU



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)

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## SUMMARY OF INPUT

### Location

Participants were asked to identify where the City should facilitate housing production with changes in zoning, particularly height and density. The following areas were identified as appropriate:

#### Neighborhoods:

- Southside
- Downtown
- West Berkeley
- North Berkeley
- South Berkeley
- Thousand Oaks

#### Specific Streets:

- Solano Ave.
- Telegraph Ave.
- 6th Street
- Martin Luther King Jr. Ave.
- Addison St.

#### Zoning Districts:

- R-1
- R-2
- R-3
- C-T (specifically to the north and south of Dwight Way)

#### Other comments related to where housing production should be facilitated included:

- Build housing in areas that have been historically exclusive, such as Claremont or Elmwood.
- Increase density throughout all of Berkeley.
- Allow for diverse housing types, including student housing, throughout the city.
- Build more student housing on campus.
- Restrict new student housing to campus.
- Avoid clustering high density and low-income residents on high traffic corridors.
- Corridors may merit more stringent building requirements, but the requirements could be more flexible further from busy streets.

- Add more residential density in industrial areas.
- Incentivize development on lots with abandoned homes.

#### The following general comments were also shared:

- In addition to location, consider policies to keep homes healthy.
- Protect rent-controlled units.
- Consider re-housing rent-controlled residents while existing rent-controlled properties are being redeveloped.
- Any area zoned for medium or higher density should allow for commercial uses, specifically on the ground floor.
- Increase flexibility in development standards to allow for commercial uses in residential zones.
- There should be some caution while deciding what businesses are added adjacent to residential uses. Business should complement residential uses and should be reviewed with some discretion

### Criteria

Participants were asked to identify the most important criteria for selecting areas to rezone. A list of potential criteria to rezone was provided, and many participants expressed support for the following:

- Corridors and Priority Development Areas
- Proximity to BART and public transit
- Proximity to schools
- Proximity to parks and open spaces, and other recreation facilities
- Proximity to grocery stores
- Proximity to other retail
- Limiting proximity to hazards
- Reducing displacement
- Reducing poverty concentration
- Increasing racial and ethnic diversity

### Residential Types and Features

Participants were asked what features of various sample building types are appropriate (or not) with

the surrounding neighborhood. The responses are summarized below:

### Multi-unit 2-4 units per lot

#### Design

- A variety in housing design should continue to be preserved and developed in Berkeley.
- Multi-family housing should be built with design features that aid in creating a community.
- It is important to consider not being too subjective in developing objective design standards.
- Thoughtful objective standards are needed to ensure that buildings don't intrude in the surrounding area.
- "Detriment" needs to be defined clearly in the zoning code, especially if buildings shown in examples will be placed in R-1 or hillside districts.
- The City should be prepared for pushback that the development examples shown will affect privacy/views.

#### Height & Density

- Height limitations greater than two stories is positive.
- Buildings should maintain a reasonable height.
- Missing middle housing sizes are ideal for families.

#### Public Space / Green Space

- Small setbacks allow for the potential of better-managed landscaping.
- When high-density housing results in reduced yard space, more intention needs to be paid to creating public spaces outdoors.
- Neighborhoods need to have green spaces, which can be achieved with reduced lot coverage.
- The pandemic has made people more appreciative of air and open space.
- Ensure that there are trees with new development and that existing trees are protected

#### Neighborhood Character and Context

- Zoning should aid in developing and maintaining a sense of place.

- Context is critical, but it is challenging to codify subjective qualities and ambiance.
- Compatibility (height and building scale) is not as important for preserving neighborhood character.
- New housing should respect existing neighborhoods and the impacts on the existing community need to be considered.
- What's currently there is not necessarily the best model.

#### Solar

- Sunlight impacts must be considered when building new units not to preclude solar potential.
- When developing standards and review processes the City should consider how to protect solar panels that might be affected by neighboring taller developments.
  - If the effectiveness of solar panels is reduced, there should be monetary compensation.

Additionally, participants were asked to identify places in Berkeley where they would like to see more of this type of development. Participants identified R-1 zoning areas and 5,000 square foot lots in R-1 areas.

*908 Cedar St. (Two detached single-family homes on a lot)*

- Different rooflines on the four buildings provide visual variety.
- Houses show attractive design and effective use of space.
- The limited two-story height does not tower over neighbors.
- Additional setback on the second floor would minimize the wall massing.
- Houses have nice use of setbacks and gardens.

*1911 Ninth St. (Three detached single-family homes on a lot)*

- Building size feels disproportionate, bulky, and massive compared to lot size.
- Having three units on one lot is a good use of land.

- Additional landscaping is needed and could soften the industrial feel.
- The variety of styles and sizes present provide the possibility for different size units.

*2411 Fifth St. (Duplex behind existing duplex, four units on a lot)*

- Back duplexes look light and airy.
- The clean design stands out.
- The existing Victorian-style building is more attractive than the new.
- Different types of housing and unit sizes can provide for people in various stages of life.
- The development is a good example of a style that can meet family needs.
- The project needs to include more shared spaces, landscaping, and open space.
- There is good foliage and landscaping between two units.
- Buildings are spaced out enough for different styles to work, and diversity is appealing.
- The entrances should not take up as much space.

*2817 Eighth St. (Four attached units on one lot)*

- The three-story height of the development is positive; City should consider allowing extra height if the building has angled roofs.
- The density of the building makes good use of the entire lot.
- Limited driveway space and off-street parking provides space for more housing.
- Housing looks seamlessly built-in and matches the surrounding industrial neighborhood.
- Building looks unfriendly but might be appropriate with the surrounding manufacturing neighborhood.

**Multi-unit 5+ & mixed use**

*1080 Jones St.*

- Second- and third-floor setbacks would allow more light in; possibility for balconies and tenants wouldn't get immediate sound impacts with setbacks.
- The building feels very dark.
- Parking on the first floor is negative.

- There is an opportunity to put solar panels on the roof.
- Larger setbacks and more landscaping are needed.
- Deep shadows on San Pablo Ave. create a problem for some pedestrians; for others, shade provides benefits on hot days.
- Setbacks and design of townhomes on 10th St. side is creative and appealing and fits in well with the community, while massing on San Pablo Ave. is jarring and does not fit.
- Green space provided is positive.

*1885 University Ave.*

- The building offers a beautiful design that fits in the neighborhood.
- Development could be more creative in design.
- The color and overall aesthetic feel lighter and more attractive than 1080 Jones St.
- The retail provided is an asset for residents; great example of residential above retail.
- The building needs more consistent design elements between new and existing units to appear less stark and jarring.
- One can walk easily as a pedestrian; there is good lighting provided in the neighborhood.
- The building is livable, works for people.

*2119 University Ave.*

- Building is a good example of a mixed-use project.

*2711 Shattuck Ave.*

- Vacant ground floor should be repurposed for housing.
- Developments don't always need ground floor commercial; can be residential..
- Project should work with existing tenants to keep ground-level commercial functional.

**Overall comments on multi-unit 5+ & mixed use**

Design

- Developers and architects need to find ways to create a community in multi-family housing through design.

- What is an appropriate vs. less appropriate style is subjective, not objective.
- Many of the buildings currently and recently built look the same. There should be some latitude in design.

Green Space

- There should be the opportunity for a density bonus for offering green space.
- High-density residential should provide more shared green space.
- Attached housing is more efficient but detached provides desirable green space.

Height and Density

- Put higher heights in areas where it is less noticeable and utilize setbacks.
- The student areas in town can be denser as the housing units are smaller.
- Many of the examples shown still seem low-density.
- Appropriate heights should blend in with the neighborhood.
- Be careful when designing buildings to replicate existing structures that may unintentionally perpetuate inappropriate heights; new developments should not always replicate what's already there.

Parking

- Don't waste space on parking.
- Long driveways are a waste of space and better suited for green space.

Solar

- Be cognizant to make sure commercial abutting residential does not block solar on residential units.

Additionally, participants were asked to identify places in Berkeley they would like to see more of this type of development. The responses included:

- Residential (R1) zoning areas
- South Berkeley
- West Berkeley

- Abandoned homes on Cedar St.
- 1425 Oregon St.

**BREAKOUT ROOM COMMENTS**

Below are the unedited comments as recorded during the small group discussions. They have not been modified or reformatted.

*Part A: 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?*

Group 1:

*Where should the City facilitate housing production through changes in zoning, particularly height and density?*

- Higher density desired everywhere.
- Expand housing in the R-2.
- Keep new student housing on campus.

*What are the most important criteria for selecting areas to rezone?*

- Prioritize housing in locations close to public transit and vital services - grocery stores, places of employment, etc.
- Areas with greenspace and parks facilities.
- Don't necessarily put highest density on highest traffic corridors. (x2)
- Berkeley is a unique city – geologic/seismic, fire hazards, sea level rise -- those areas should not be considered for more housing
- Cost is high everywhere, so need housing lots of places (including student housing).
- In addition to "where" consider what can be done in housing design to keep homes healthy -- sometimes site specific.
- Near BART, other resources.
- Spread density.
- Consider economic limits to building different building types and densities.
- Make sure areas outside hazard areas can

accommodate housing units needed.

Additional Notes:

- Let's develop/upzone everywhere, Berkeley can be more dense in general.
- Prioritize areas near transit or services.
- The low-density area on Sacramento, where it's low.
- Maybe re-house rent-controlled residents while existing rent-controlled properties are being re-developed -- so, don't ignore completely.
- Look at places where price per square foot is highest.
- Develop near green spaces/parks/recreation facilities -- not sure if the high/low resource index captures green spaces.
- We develop right on busy traffic corridors today, where there's also most noise and air pollution, but then it drops off dramatically a block or so away -- should limit to just on busy corridors.
- We should count student housing as units in Berkeley, only build more student housing on the campus, and prohibit additional enrollment at Berkeley unless the university provides adequate housing.
- Most areas in the Bay Area share Berkeley's "unique" traits as per previous comment, we should build more housing regardless of student housing.
- Maybe being on traffic corridors means more stringent requirements on how the building is built, but the requirements could be more relaxed further from busy streets.
- Add more volume on development near BART, and also on spreading density throughout Berkeley.
- More density in the flats helps to build our way away from fire corridors.

Group 2

- More student housing to support increase in student population.
- Rethink where we place higher density, lower-income residences -- don't always concentrate along the main, highly traveled arterial roads.

- Support for more student housing, particularly on the Southside, particularly affordable housing. Permit 12 story buildings.
- Continue to upzone Southside; would like to see 2000 new units.
- Larger units along University Ave. Need for mixed use, as well as housing. Incentives for ground floor retail.
- Very low income and low-income housing: Sites evaluated based on competitiveness with regard to ability to obtain funding. Would like more formal reports regarding affordable housing made available to residents. Would like a scoring of site inventory.

Group 3:

- How is the City calculating the feasibility of developments being built?
- Alene - Requirement of the housing Element for City to assess. Permit review is used as part of process to assess.
- Would like to see that districts that have been historically exclusive (ex: Claremont Elm) contribute to provide low-income housing
- Shocking to look at R-1, R-2 maps (given exclusivity). Would like to see higher density in these districts in a way that is considerate to existing residents and keeping the neighborhood character in mind.
- Should consider/focus large-scale developments in single family zoning districts.
- Reducing poverty concentration is important. MLK (North of university) feels like should be zoned higher. It is currently zoned R-2A.
- Addison and MLK area should be zoned higher. C-T area north and south of Dwight should be zoned with greater density. No noticeable difference between north and south areas and doesn't feel like there should be different types of zoning between areas.
- Any area zoned for medium or higher density should allow for commercial uses (specifically on the ground floor). This kind of allowance is seen in other cities.
- Would like to see additional flexibility in development standards to allow for commercial uses.

- Other cities are developing with lots of retail uses within residential buildings. This reduces the necessity for cars.
- There should be some caution while deciding what businesses are added next to (incidental/ within) residential uses. Business should be in support of the community and should be reviewed with some discretion.
- If necessity for cars is reduced (through easy access to places we all need/want to go), BART should be part of the solution to facilitate the community's use of transportation and proximity to uses people often frequent).

Group 4:

- R1-R1A (upzone); north berkeley
- allow for more housing in west berkeley/ near industrial area
- R1-R1A (upzone); north berkeley - lots of room for more density and more dwelling units
- Concerned for the displacement/ demolition of existing rent controlled units; protect rent controlled units
- R2-R3H, along telegraph upzone for student/ dense/ mixed use housing
- Southside/ downtown (upzone);
- interested in local shuttle system

Additional Notes from Surlene

Locations

- The Industrial Are and Downtown can be denser.
- Would like to see more mixed use, like on Telegraph, in the taller building where it is not parking but a place to walk in and shop.
- Cedar and 4th Street has some abandoned homes. Would like to see similar in other locations.
- 6th Street has room for more homes that wouldn't offend the surrounding home owners.
- North Berkeley -- R1 determination ... has a single family feel but could accommodate more housing. More density like the photos on the left side (the multi-story units) (from a N.B resident)
- North Berkeley - Lots of room for more people and more density.
- South Berkeley - increase the density of R2

zoning off of Telegraph -- offered in context of student housing. (from a student)

Concerns

- Lots of comments about housing and displacement and how will we preserve it. Concerned about it.
- Likewise, the express need for a shuttle and transportation services, and need for toxic remediation.

Question - that may need to be defined in future

- When we say "surrounding neighborhoods" how far way is that? For some of the locations on the boards if you go a couple of blocks in a certain direction you are in a different kind of neighborhood or on a transit corridor etc.

Pulled from the chat

- I had said Virginia at Fourth Street but, the abandoned homes I was thinking about are actually on Cedar Street at Fourth Street.

Group 5:

- more development around campus
- rezoning in southside, affordable and easy walk to campus
- great place for housing that supports anti gentrification without going into neighborhoods historically used by others
- +1 better utilize space there
- access to transit important
- lack of grocery stores and other amenities (lots of barbershops) Southside. housing on MLK style is appreciated and could be seen here
- more in hills near campus
- develop around solano ave and thousand oaks. have all types of income here including low income and very low income
- access to bikeways in west berkeley and upzoning here (Sacramento and West)

Part B: What are the features of each building that make in appropriate (or not) with the surrounding

neighborhood?

Are there places in Berkeley where you would like to see more of this type of development?

Group 1:

2 -4 Units Per Lot

- Shared driveways between lots Fifth St.: Usable green space vs. concrete Lots and multi-units for intergenerational family dwellings
- Don't foreclose solar development on residential
- 5th street good example of style that met family needs
- Build community into MF housing design (x3)
- Like integration of architectural features of hood
- Transition from backside of corridors to R
- Be careful of being too subjective
- What's currently there is not necessarily the best model
- eight st. example is most dense and looks very seamlessly built-in
- Are there places in Berkeley you would like to see more of this type of development?
- 5000 sf R-1 are great candidates
- Look hard at R-1 zone -- don't see any examples

5+ and Mixed Use

- Like Jones because of green space
- Ground floor retail often vacant -- what would be better use?
- Density bonus for green space
- Love the windows -- can that be part of standards?
- Repurpose vacant ground floor for housing
- Provide allowance for aesthetic -- function of resources available
- Don't always need ground floor commercial -- can be R in some contexts
- All elegant -- like articulation on the facade
- Jones a bit jarring but ok
- Happy with all -- build more MF in general; favorite are U and Shattuck
- Keep ground level commercial functional -- work

with existing tenants (x2)

- Additional Notes:
- likes all types of these examples, still seem pretty low-density, want more shared driveway space
- want more shared green space with more high-density residential
- typical for residential to abut commercial -- commercial should not block solar on residential
- building community in multi-family housing
- architectural styles that use height, but the height is set back so it's not imposing on the street
- attached is more efficient, but detached provides desirable green space
- appropriate vs. less appropriate styles -- subjective, not very objective
- perpetuates existing structure even in situations where it's not working. someone might be the first on their block to be higher-density, don't always replicate what's already there
- r1 neighborhoods have the biggest lots/lowest density, those are possibly the best places to develop for multi-generational households
- some r1 houses have the most overconsumption

Group 2:

2 -4 Units Per Lot

- Small setbacks (potential for better managed landscaping). Suggestion to allow four story buildings in the rear. Height limitations being greater than 2 stories is good. Missing middle housing sizes are ideal for families.
- Pandemic brought us to the point where we're appreciating air, green space, open space, etc. Context of where to put units is critical. Thinking about sunlight impacts. Jones on Cedar -- good job of tall in the back to protect sunlight of neighbors. Consider: what are we impacting in the community?
- There does not appear to be any zoning continuity that provides a sense of place. Main corridors are very underutilized. Consideration of where students should be, families should be, etc. Would like to see single-family housing remain that way. Missing quality (amenities - such as sunlight); not a density issue. Maintain a reasonable height. Context is key, but it is

challenging to codify context.

- Echoing prevalence of underutilized lots, support for new housing respecting existing neighborhoods. Concern with upzoning is that it increases the cost of land, limiting affordability of future development.
- Would like to see something built at 2119 University. In general, would like to see faster construction.
- Context varies. Dependent on how well the development is done. Challenging to determine. Sunlight is key. Character is subjective.

Group 3:

2 -4 Units Per Lot

- Compatibility (height/building character-wise) is not as important for preserving neighborhood character. It is more important for neighborhood to green spaces. Willing to see less lot coverage to allow for these kinds of spaces.
- Likely there will be pushback that the development shown examples will affect privacy/views. City should be prepared for this pushback.
- Examples seem to work within their districts. Important to take the context of the surrounding area. If projects were administered ministerially, there should be care in developing objective standards so that buildings don't intrude in surrounding area. Detriment is not clearly defined in BMC. Definition should be clarified, especially if buildings shown in examples are going to be placed in R-1/hillside like districts.
- Not much concern about preserving lot coverage to help combat housing crisis.
- Southern part of City feels lacking of parks. City needs more even distribution of park/ community use resources/spaces.
- From brief glance looks unfriendly, but might be in character with surrounding manufacturing neighborhood.
- For building height, consider allowing extra height if building has pointed roofs.
- Would like to see focus on ensuring that there are trees with development and protection of trees with development. Important to preserve setbacks to keep trees (MLK).

- Does City have any efforts/information on how City will develop standards/review that will protect solar panels that might be affected by neighboring higher (height) development? -City acknowledges this may be an issue/ resident concern and will be considering while developing standards.
- Additional concern for City: if solar panel effectivity reduced, if there will be some kind of monetary compensation/shared costs.

5+ and Mixed Use

- High density in Berkeley. Currently we tend to like lower height buildings (to protect existing views), but would be nice to see higher buildings to allow residents to have views as well.
- Important to consider transition for larger developments. There are always residential areas adjacent to commercial corridors. Important to not block solar panels (on residential development). Important to have objective standard to protect (lower density) residential uses. Finds protecting detriment important, but not necessarily with neighborhood preservation (form).

Group 4:

2 -4 Units Per Lot

- General comment: all projects blend in well with the surrounding area --> projects could potentially be even greater in height/ additional floor
- consider that not all residents have cars - consider parking permits/ RPP - consider first/ last mile issues

2817 Eighth St

- height of development positive: high density - makes use of entire lot
- no driveway space/ off-street parking = more housing
- reduce off street parking as part of project

5+ and Mixed Use

- flexibility in design; don't impose prescriptive design standards - allow for greater height
- existing buildings fit in well with the existing geo context (southside/downtown)



2119 University Ave

- good example of a mixed use project
- Are there places in Berkeley where you would like to see more of this type of development?
- Cedar: demo/ redevelopment of abandoned homes could allow for more density
- South Berkeley - build up/ increase density
- 1425 Oregon
- West Berkeley
- vacancy tax

Additional Notes

Design Consideration

- Many of the buildings currently / recently being built look the same. There should be some latitude in design. There should be an “appreciation” for height, blend in with the neighborhood.
- Don’t waste space on parking.
- The long driveways are a waste of space. Could be used for green space.
- Need to have some green space.

Density

- The student areas in town can be dense. Student areas the housing units are smaller thus they can be more dense.
- Keep with character of the neighborhood but there are places that can go higher and not be so noticeable with one more story.
- More buildings like 1885 University and 1080 Jones
- There is an upside to up zoning

Group 5:

2 -4 Units Per Lot

908 Cedar St

- different rooflines provide visual variety
- like limited height- how does it impact neighbors shade and light?
- thumbs up - attractive
- doesn't tower over
- would like more setback on 2nd floor to not feel like wall on setback

- nice setbacks and garden
- effective use of space
- how fireproof is exterior ?
- should continue to preserve variety in design in Berkeley

1911 Nineth St

- disproportionate: feels bulky and massive compared to lot
- not as attractive as 908 Cedar
- loosening yards with high density housing like this - more intention to public spaces outdoors
- great 3 units on one lot: maximizing land
- limited garden space looks, industrial - could be softened with landscaping
- appreciate variety of styles. could have possibility for different size units

2411 Fifth St

- back duplexes look light and airy
- appreciate mixed use for walkability and efficiency
- clean design stands out
- different types of housing allow for different types of people in various stages of life
- need to do better job at common spaces and landscaping
- good foliage and landscaping between 2 units
- historic building more attractive than new
- aesthetic diversity: buildings spaced out enough and diversity is appealing
- entrances should not take up as much space

5+ and Mixed Use

1080 Jones St

- no solar panels on roof
- 2nd and 3rd floor setbacks would allow more light in, possibility for balconies and tenants wouldnt get immediate sound impacts with setbacks
- very dark

- dislike parking on first floor
  - larger setbacks and more landscaping needed!
  - big shade creator and large wall
  - deep shadows on SP, problem for pedestrians
  - shade has benefits like hot days, reasonable for busier street to have height
  - building levels: townhomes fit in nicely with community on 10thstreet- concern with massing on SP
  - set back and designs on 10th is creative and appealing - whole building should be more like that
- new and existing units to appear less stark and jarring
  - more integrated design would be more appealing
  - great example of residential above retail
  - beautiful design - fits in neighborhood
  - can walk around easily - good lighting in neighborhood
  - could be more creative in design
  - building is livable, works for people

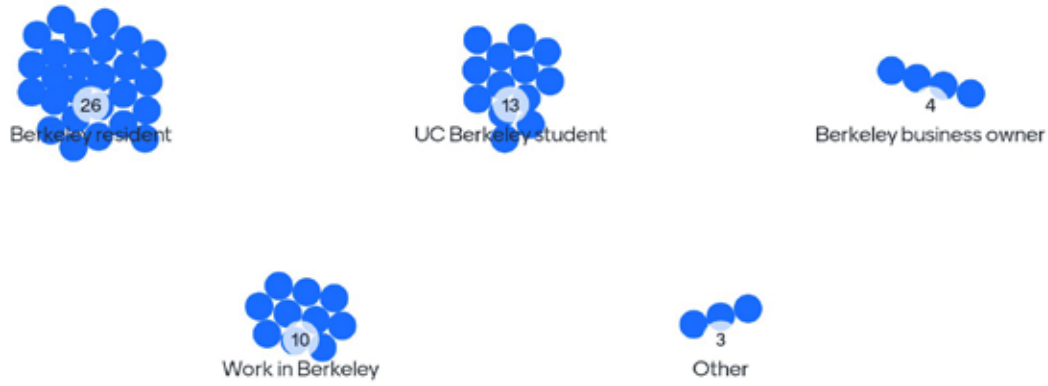
#### 1185 University Ave

- appreciate consistency of design aesthetic
- color and overall aesthetic feels lighter than jones
- like the retail (TJs)
- shopping is asset for residents
- appearance and detailing around roof more appealing than jones
- needs more consistent design elements between

Figure F-6 Community Workshop #2 Participation Polling Results

What is your affiliation to Berkeley (select as many as apply)?

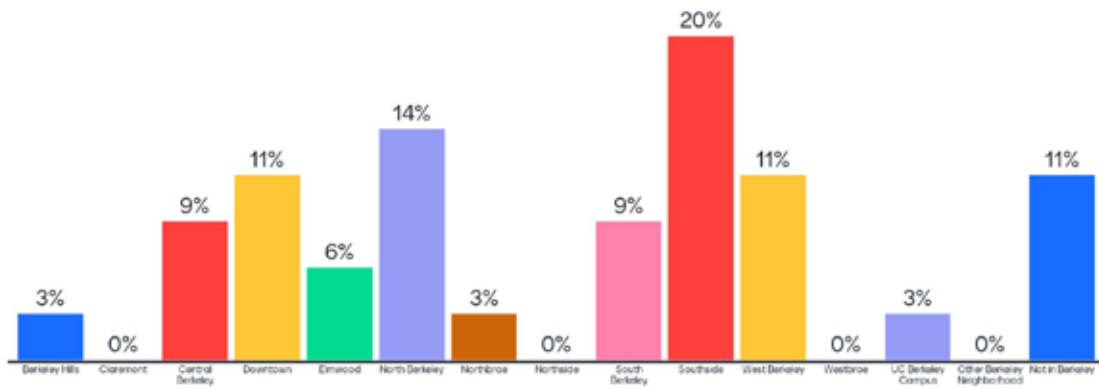
Mentimeter



36

What neighborhood of Berkeley do you live in?

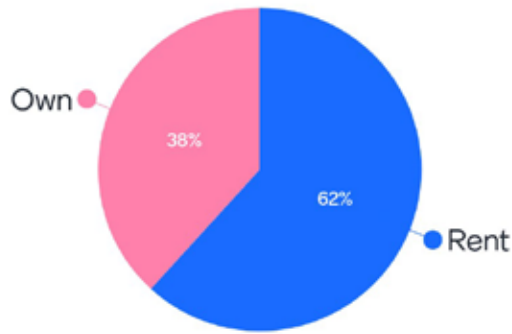
Mentimeter



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## Do you rent or own your home?

Mentimeter

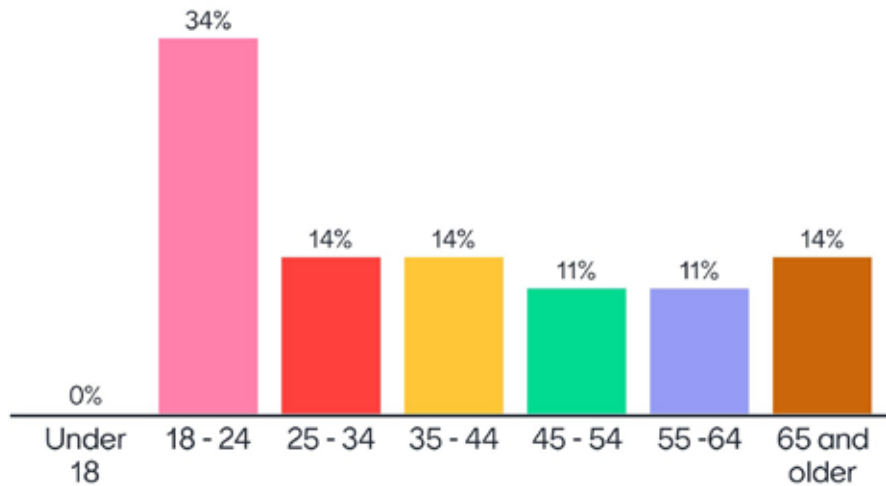


34

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## What is your age?

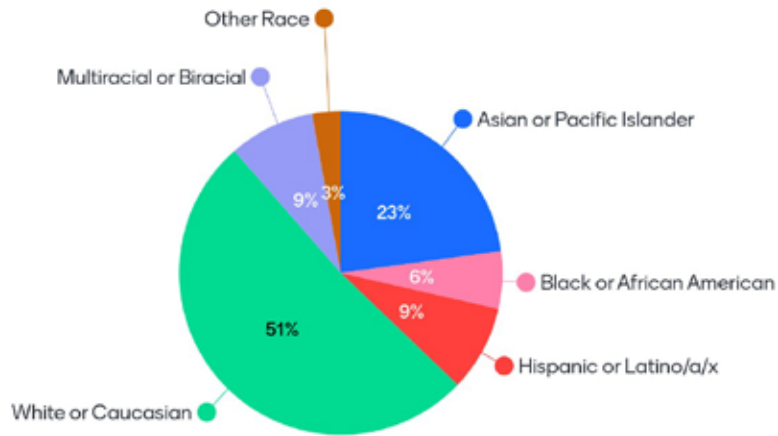
Mentimeter



35

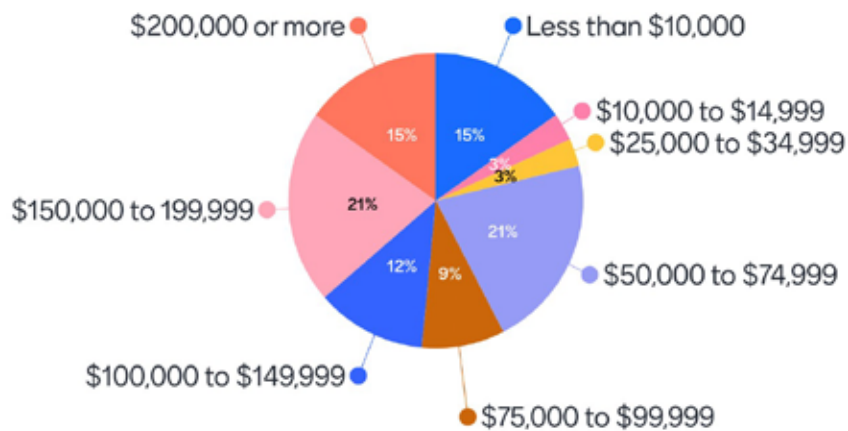
# How do you identify?

Mentimeter



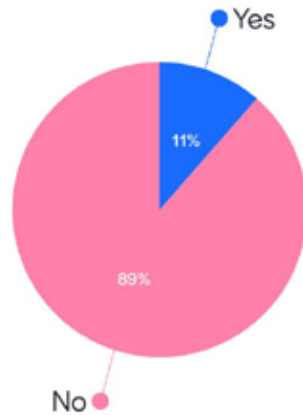
# What was your total household income during the past 12 months?

Mentimeter



Do you have a disability (e.g., hearing, sight, physical, mental)?

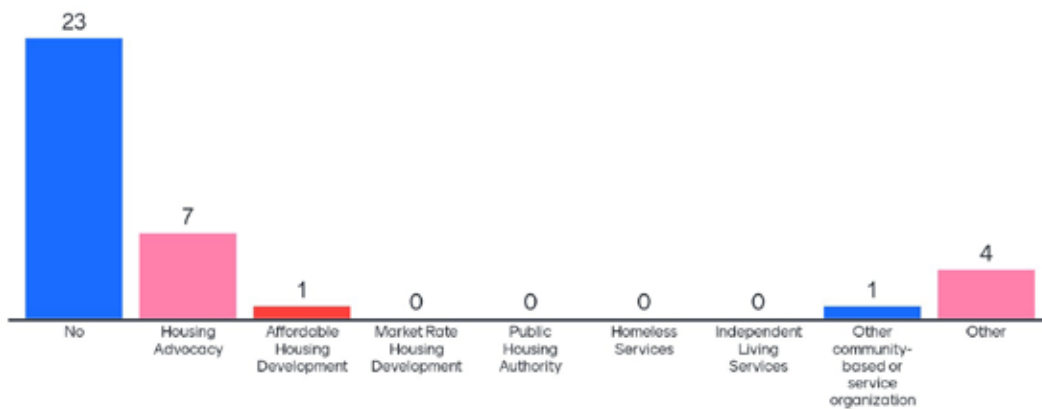
Mentimeter



36

Do you work in a housing related field? If so, in which area?

Mentimeter



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## **F2 CITY COUNCIL WORK SESSIONS**

Between September 2021 and March 2022, the City of Berkeley hosted three City Council Work Session, during which updates on the project were presented, public comment was taken, and decision-maker feedback was obtained, providing policy direction for identifying suitable sites, housing programs, and zoning efforts. Each subsection will include the staff memo and work session presentation.



Office of the City Manager

WORKSESSION  
September 21, 2021

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Jordan Klein, Director, Planning and Development Department  
Subject: Housing Element Update Work Session

SUMMARY

Berkeley is engaged in an 18-month process to update the Housing Element of the General Plan. This update occurs every eight years and is mandated by State law. The 6<sup>th</sup> Cycle Housing Element Update must be adopted by the City Council, and the statutory deadline for submitting to California's Department of Housing and Community Development (HCD) is January 31, 2023. Berkeley hired a consultant team led by Raimi & Associates to provide the necessary technical expertise and wide-reaching public outreach efforts to ensure that the City delivers a State-compliant Housing Element that reflects Berkeley's diverse character and needs. This report follows the April 28, 2021 memo on the Housing Element (see Link 1), providing more detailed information on the State's Housing Element requirements as well as specifics on the City's approach.

CURRENT SITUATION AND ITS EFFECTS

The Housing Element Update is a Strategic Plan Priority Project, advancing the City's goal to create affordable housing and housing support services for its most vulnerable community members. The Housing Element Update will serve as the City of Berkeley's housing framework for the eight-year period between 2023-2031 (herein referred to as the "6<sup>th</sup> cycle"). Each jurisdiction in California receives a target number of homes across income levels to plan for called the Regional Housing Needs Allocation (RHNA). State law does not require that jurisdictions *build or finance* new housing required by the State's RHNA, but the Housing Element must *plan* to accommodate the allocated units with appropriate land use policies and development regulations.

The Housing Element Update addresses a range of housing issues such as affordability, diversity of housing types, allowable density and project locations, housing for those with special needs, and fair housing for disadvantaged communities of concern. In addition, it establishes goals, policies, and programs that will guide the City's decision-making around the development of housing to address existing and projected needs with a mix of housing opportunities that will serve a range of income levels.

Recent legislation resulted in changes and new requirements for Housing Element Updates that occur in the 6<sup>th</sup> cycle:

1. Higher Allocations. State law requires that HCD update its regional housing methodology to account for unmet existing and future housing needs. This includes an analysis of overcrowding and cost burden, in addition to projected housing needs, which raised the total regional allocation for new units. Overall, the Bay Area must plan for 441,176 new housing units during the 6<sup>th</sup> cycle, compared with 187,990 for the 5<sup>th</sup> cycle (2015-2023). Berkeley's draft 6<sup>th</sup> cycle allocation is 8,934 units, a 202% increase over its 5<sup>th</sup> cycle allocation.
2. Affirmatively Furthering Fair Housing (AFFH). Using HCD's guidance and approach, Housing Elements must now affirmatively further fair housing by examining the identified policies, programs, rules, and practices to ensure that they will promote inclusive communities and prevent poverty concentration and segregation. Berkeley will access technical assistance provided by the Association of Bay Area Governments (ABAG) to ensure its Housing Element Update complies with this new requirement.
3. Site Limitations for Lower Income RHNA. New legislation (AB 1397) sets forth additional criteria for selecting sites that can accommodate the lower income RHNA category, defined as less than 80% Area Median Income (AMI)<sup>1</sup>. Identification of opportunity sites, which is a component of the Housing Element Update, will require consideration of:
  - a. *Reusing sites from prior Housing Element cycles*. Projects with 20 percent of on-site units set aside for lower income households are subject to by-right approval without discretionary review unless rezoned for a higher density prior to the January 31, 2023 statutory deadline.
  - b. *Rezoning*. Sites to be rezoned or upzoned after January 31, 2023 to accommodate the lower income RHNA are subject to by-right approval without discretionary review if projects include 20 percent lower income units. The rezone must also include a minimum density of 20 dwelling units per acre (du/ac) and a maximum density of at least 30 du/ac and be large enough to accommodate at least 16 units on site.
  - c. *Mixed Use*. If more than 50% of the lower income RHNA is to be satisfied on mixed use or nonresidential zoning, then the sites must permit standalone residential and do not require more than 50% of the floor area ratio (FAR) for nonresidential uses.
  - d. *Small or Large Sites*. Additional analysis is required for sites smaller than 0.5 acre and larger than 10 acres for the lower income RHNA category. In

<sup>1</sup> 2021 income levels by family size are available at <https://www.acgov.org/cda/hcd/documents/2021IncomeandRentLimits.pdf>

the 5<sup>th</sup> cycle RHNA, over 55% of the opportunity sites identified were less than 0.5 acres. To utilize small sites for lower income RHNA, the City must be able to demonstrate past trends, potential for lot consolidation, and programmatic response to facilitate lot consolidation.

- e. *More than 50 Percent Nonvacant Sites.* If more than 50% of the lower income RHNA is being accommodated on nonvacant sites, the sites are subject to a higher standard of feasibility analysis. In the 5<sup>th</sup> cycle RHNA, nearly 40% of the lower income RHNA was projected to be accommodated on nonvacant sites.

4. Site Limitation for Moderate and Above Moderate Income RHNA Categories. New legislation (AB 725, effective January 1, 2022) requires that 25% of the moderate income RHNA (80-120% AMI) and 25% of the above moderate income RHNA (>120% AMI) be provided on sites that can accommodate at least four units, including accessory dwelling units (ADUs). In Berkeley, this would be applicable on conforming lots in every district except R-1 and ES-R. The State is working on bills to clarify AB 725.
5. No Net Loss. (AB 166) As development occurs, the City must continually monitor its residential sites capacity in accommodating its remaining RHNA throughout the entire eight-year planning period. If development on a specific site results in fewer units (total number and by income category) than assumed in the Housing Element, the City must demonstrate remaining capacity is available for the remaining RHNA. For this reason, HCD recommends utilizing a buffer for the lower and moderate sites inventory that exceeds the RHNA. The project team will analyze past trends of opportunity sites to determine an appropriate buffer.

### **Housing Element Update Scope of Work**

The City Council directed staff to take into consideration seven key principles for the Housing Element Update:

- Robust Community Engagement
- Equity – geographic equity, equity in housing types and access
- Affordability and Community Benefits
- Public Safety
- Transit Proximity and Reducing Vehicle Miles Traveled
- Design, Neighborhood Context, and Historic Preservation
- Tenant Protections, Anti-Displacement, and Anti-Speculation Provisions

City staff and the consultant team will be incorporating these principles, amongst others which may be proposed during the public engagement process, in the analysis and development of the Housing Element. Raimi and Associates' project scope comprises four major tasks and the key principles will be integrated into Tasks 2 through 4.

- Task 1: Project Management
- Task 2: Community Outreach and Engagement
- Task 3: Update the Housing Element of the General Plan
  - Housing Needs Assessment
  - Housing Production Constraints
  - Sites Assessment and Inventory
  - Goals, Policies, and Programs
- Task 4: Environmental Review

Council also directed staff to consider specific rezoning strategies, which will be integrated with the Housing Element's site assessments strategy. Rezoning considerations include:

- Location. Focus on Priority Development Areas (PDAs) and locations near transit and commercial corridors.
- Zoning District. Focus in R-1, R-1A, R-2, and R-2A districts to allow for greater flexibility and variety of housing types beyond single-family residential.
- Residential Use Type. Focus on incentivizing the development of accessory dwelling units (ADUs) and junior ADUs on lots containing single-family residential.

This scope of work will integrate with concurrent land use planning efforts, such as planning at the Ashby and North Berkeley BART stations, Southside Zoning Ordinance amendments, Phase 2 of Zoning Ordinance Revision Project (ZORP) and development of objective development standards.

### **Housing Element Update Schedule**

Due to strict deadlines imposed by the State and severe penalties for missed deadlines, it is extremely important that this project stay on schedule. The Housing Element Update timeline is well-defined and finite: the City must adopt the 6<sup>th</sup> cycle Housing Element and the statutory deadline is January 31, 2023. The majority of the housing needs analysis and assessment and sites inventory must be completed by early 2022 in order to allow for sufficient time to conduct a thorough and legally defensible environmental review (see Figure 1: Housing Element Update Project Timeline).

In addition, Zoning Ordinance and General Plan amendments will be identified in early 2022 and reviewed by Planning Commission in Summer 2022 in order to be adopted by City Council in Fall 2022 prior to the adoption of the Housing Element Update in January 2023. Missing the adoption deadline for the Housing Element would require the City to conduct four-year updates to the Housing Element. Rezoning of sites after the January 31, 2023 deadline would subject the sites that are identified for rezoning to by-right approval. However, reused sites from previous cycles are subject to by-right approval regardless of the adoption date of the Housing Element.

**Figure 1: Housing Element Update Project Timeline**



**Housing Element Update**

The key deliverables for the Housing Element Update project include administrative, public, and final HCD-certified drafts of the Housing Element Update, associated environmental review as required by the California Environmental Quality Act (CEQA) and a summary of the outreach and engagement.

The content of the Housing Element and the methodologies used for analyzing constraints and sites inventory are dictated by State law. The Housing Element of the General Plan must include the following:

1. Housing Needs Assessment. Examine demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., workforce housing, persons with disabilities). The data package provided by ABAG will form the basis of this section, supplemented by other available data on market conditions, etc.
2. Evaluation of Past Performance. Review the prior Housing Element to measure progress in implementing policies and programs. The City’s Housing Element Annual Progress Reports (APRs) to HCD will form the basis of this evaluation.
3. Housing Sites Inventory. Identify available sites for housing development to ensure there is enough land zoned to meet the future need at all income levels, with consideration of affirmatively furthering fair housing.



4. Community Engagement. Conduct and summarize a robust community engagement program, reaching out to all economic segments of the community, and especially underrepresented groups.
5. Constraints Analysis. Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
6. Policies and Programs. Establish policies and programs to be carried out during the 2023-2031 planning period to fulfill the identified housing needs.

### **Environmental Review**

A thorough and legally defensible CEQA environmental review is critical for adopting and certifying the Housing Element Update and will serve to avoid or minimize future environmental review of specific housing developments. The environmental review process requires an analysis of the Housing Element Update's potential effects on the environment to ensure that required rezones and associated General Plan updates to accommodate the increased housing allocation will generate the lowest possible environmental impacts. The environmental review includes identifying significant impacts associated with the Housing Element Update, identifying and considering alternatives to the proposed Zoning Ordinance or General Plan amendments, and identifying mitigation measures to avoid or reduce potential environmental impacts. The CEQA process also provides the general public and any interested parties with an opportunity to review and comment on the draft Environmental Impact Report (EIR).

### **Outreach and Engagement**

Outreach and engagement are an integral part of this project from initiation to adoption. As prioritized by City Council's March 25, 2021 recommendations, the project will be informed through a robust public participatory process. The consultant team (Raimi and Associates in conjunction with Surlene Grant of Envirocom Communications) will work with staff to provide expansive and inclusive methods of outreach that are tailored to both inform Berkeley's community members and stakeholders on the Housing Element Update as well as encourage productive feedback that will guide the development of the City's housing framework.

Based on the Council's recommendations, the plan for outreach and engagement is framed by 10 community engagement goals listed in Table 2 below.

**Table 1: Community Engagement Goals and associated Participation Strategies**

| <b>Community Engagement Goals</b>  | <b>Interviews</b> | <b>Survey</b> | <b>Stakeholder Meetings</b> | <b>Public Workshops</b> | <b>City Council Work Sessions</b> |
|--|-------------------|---------------|-----------------------------|-------------------------|-----------------------------------|
| Tailor engagement strategies and approaches to the local context (equity, needs, history)        | X                 | X             | X                           | X                       |                                   |
| Open and transparent process   | X                 | X             | X                           | X                       | X                                 |
| Promote and advertise public participation opportunities   |                   | X             |                             | X                       | X                                 |
| Leverage input at various points in the process  | X                 | X             | X                           | X                       | X                                 |
| Provide a variety of opportunities for convenience (low tech/high touch and high tech/low touch) | X                 | X             | X                           | X                       |                                   |
| Flexibility, in-person and remote engagement   | X                 | X             | X                           | X                       |                                   |
| Communicate clearly and visually, simplify complex concepts                                      | X                 | X             | X                           | X                       |                                   |
| Space for participants to be their authentic selves, speak native language                       | X                 | X             | X                           | X                       |                                   |
| Specific attention to equity and typically underrepresented                                      | X                 | X             | X                           |                         |                                   |
| Maintain positive discourse and dialogue   | X                 | X             | X                           | X                       | X                                 |

The consultant team is conducting a thorough stakeholder analysis. For each vulnerable population and key stakeholder group, the team is identifying interests, contributions, and best practices for outreach and engagement. That analysis is used to confirm how specific engagement strategies are applied to inform each phase of the Housing Element planning process. The strategies include 20 interviews, a communitywide survey, 20 small format meetings, three work sessions with the City Council, and three public workshops.

The workflow of the engagement strategy is as follows:

- Interviews. The Consultant team will begin by conducting 20 interviews with housing stakeholders in the Berkeley community. The information will be used to inform engagement strategies, identify housing needs and production constraints, identify opportunity sites, and solicit ideas for housing strategies to include in the Housing Element.
- Survey. A survey will also be distributed at the start of the outreach process to solicit general community input housing needs, constraints, and opportunities.
- Boards & Commissions. In September 2021, City staff will meet with 10 boards and commissions to provide an overview of the Housing Element, identify stakeholders, and invite members to participate in the planning process.
- Small Format Meetings. Throughout the planning process, the Housing Element team will conduct focus groups, meetings, “pop-ups”, and listening sessions with disadvantaged communities, neighborhood groups, advocacy organizations, industry organizations, and others to ensure inclusive and representative participation.
- Public Workshops. Three public workshops will be conducted at key points during the project: The first workshop will inform the housing needs assessment and production constraints. The second workshop is to inform the site assessment and inventory. The third and final workshop is to invite public review and feedback on the draft Housing Element.

The interviews, meetings, and workshops will adhere to State and local public health guidance in effect at the time of the event. The team anticipates that for Fall 2021 and Winter 2022, the activities will include a mix of online synchronous and asynchronous opportunities (using zoom and other technology platforms for interactive participation) and in-person outdoor events.

The team will rely on use of the city’s website, email lists (City’s GovDelivery account), and flyers and mailings for communication. Other distribution channels include: Community Based Organizations (CBOs), Homeowner Associations (HOAs), schools, community/senior centers, and community hubs such as grocery stores and farmers markets.

#### BACKGROUND

Berkeley’s draft 6<sup>th</sup> cycle RHNA is 8,934 residential units<sup>2</sup>. The final target RHNA will be issued by ABAG in December 2021. The City is not required to build housing, but it is required to identify and zone sufficient sites to accommodate the anticipated growth

<sup>2</sup> May 20, 2021. Final Regional Housing Needs Allocation (RHNA) Methodology and Draft Allocations. ABAG. [https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG\\_2023-2031\\_Draft\\_RHNA\\_Plan.pdf](https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG_2023-2031_Draft_RHNA_Plan.pdf)

over the next eight-year period. If actual housing production is less than the RHNA, certain affordable housing projects are subject to a streamlined approvals process (SB 35).

**Table 2: Berkeley RHNA Allocation, 5<sup>th</sup> & 6<sup>th</sup> Cycles**

| Income Level                | 5 <sup>th</sup> Cycle<br>RHNA Units | Units<br>Permitted<br>2015-2020 <sup>3</sup> | 6 <sup>th</sup> Cycle<br>DRAFT RHNA<br>Units |
|-----------------------------|-------------------------------------|--|--|
| Very Low (< 50% AMI)        | 532                                 | 232  | 2,446  |
| Low (50 – 80% AMI)          | 442                                 | 41   | 1,408  |
| Moderate (80 – 120% AMI)    | 584                                 | 91   | 1,416  |
| Above Moderate (> 120% AMI) | 1,401                               | 2,579  | 3,664  |
| <b>Total</b>                | <b>2,959</b>                        | <b>2,943</b>                                 | <b>8,934</b>                                 |

Housing Elements are subject to regulatory oversight by HCD. If the City does not adopt its 6<sup>th</sup> Cycle Housing Element prior to January 31, 2023, it faces a number of penalties and consequences. In addition to facing significant fines of up to \$100,000 per month, the City can be sued by individuals, developers, third parties, or the State. The City would lose the right to deny certain affordable projects and a court may limit local land use decision-making authority until the City brings its Housing Element into compliance.

Failure to comply would also impact Berkeley's eligibility and competitiveness for federal, state, and regional affordable housing and infrastructure funding sources. Many state and regional grant and loan programs require a compliant Housing Element, including the Affordable Housing and Sustainable Communities Program (AHSC), the Local Housing Trust Fund Program (LHTF), and Metropolitan Transportation Commission's (MTC) One Bay Area Grant (OBAG) transportation funding.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The Housing Element Update is expected to result in greater infill housing development potential near transit and in employment-rich areas. Prioritizing density and affordable housing in these areas will incentivize community members to use alternative modes of transportation and reduce vehicle miles traveled (VMT), which are critical for reducing greenhouse gas emissions, and will bring the City closer to meeting its Climate Action Plan and Climate Emergency goals.

#### POSSIBLE FUTURE ACTION

In addition to this first work session, the team will make presentations to City Council at two additional work sessions in 2022. The purpose of the work sessions is to inform the Council of the Housing Element Update's progress, share findings from community and stakeholder input, and receive project direction and recommendations from the Council on the immediate tasks ahead.

<sup>3</sup> Based on revised 2015-2020 APR unit counts, accepted by HCD on July 14, 2021

Housing Element Update

WORKSESSION  
September 21, 2021

**FISCAL IMPACTS OF POSSIBLE FUTURE ACTION**

The total budget allocated for the Housing Element Update is \$540,000. Berkeley has secured \$325,000 in Local Early Action Planning (LEAP) grant funds, \$83,506 in non-competitive Regional Early Action Planning (REAP) grant funds, \$75,000 in competitive REAP grant funds, and \$56,494 in Community Planning Fees.

**CONTACT PERSON**

Grace Wu, Senior Planner, Land Use Planning Division, (510) 981-7484  
Alene Pearson, Principal Planner, Land Use Planning Division, (510) 981-7489

**LINKS:**

1. April 28, 2021. *Housing Element Update and Annual Progress Report*, Off-Agenda Memo from City Manager to Berkeley City Council.  
[https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Housing%20Element%20Update%20042821.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Housing%20Element%20Update%20042821.pdf)
2. 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)
3. March 25, 2021, *Initiation of Participatory Planning for Berkeley's Regional Housing Needs Allocation (RHNA)*. Supplemental report to Berkeley City Council, Councilmember Hahn et al.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/03\\_Mar/Documents/2021-03-25\\_\(Special\)\\_Supp\\_2\\_Reports\\_Item\\_2\\_Supp\\_Hahn\\_pdf.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/03_Mar/Documents/2021-03-25_(Special)_Supp_2_Reports_Item_2_Supp_Hahn_pdf.aspx)

Figure F-7 Work Session #1 Presentation



### Regional Housing Needs Allocation (RHNA)

- The methodology for distributing the RHNA was approved in January 2021
- The Bay Area must plan for 441,176 new housing units during the 6<sup>th</sup> cycle (vs. 187,990 in 5<sup>th</sup> cycle)
- Berkeley's draft 6<sup>th</sup> cycle RHNA is 8,934 units
- The final RHNA will be issued by ABAG in December 2021

### Regional Housing Needs Allocation (RHNA)

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

Projected Future Housing Needs (Job & Population Growth, Demographic Trends, Proximity to Education Centers) + Unmet Existing Needs (Overcrowding, Cost Burden) = Higher Allocations (AB 1086 & SB 828)

**Berkeley currently has**

- ~82,000 housing units
- ~19,500 rent-controlled units
- ~1,900 affordable units

### Regional Housing Needs Allocation (RHNA)

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

Streamlined Ministerial Approval for eligible 50% affordable projects (SB 35)

### Permitted Units by Category 2015-2020

| Year | Single Family | Accessory Dwelling Unit | 2-, 3-, 4-Flex Units | 5+ Units per Structure |
|------|---------------|-------------------------|----------------------|------------------------|
| 2015 | 470           | 271                     | 14                   | 80                     |
| 2016 | 488           | 294                     | 14                   | 93                     |
| 2017 | 490           | 343                     | 14                   | 80                     |
| 2018 | 470           | 271                     | 14                   | 80                     |
| 2019 | 470           | 271                     | 14                   | 80                     |
| 2020 | 470           | 271                     | 14                   | 80                     |

### Housing Element Team

### CITY COUNCIL KEY PRINCIPLES

**HOUSING ELEMENT UPDATE SCOPE**

- Task 1 - Project Management
- Task 2 - Community Outreach and Engagement
- Task 3 - Updating the Housing Element
  - Housing Needs Assessment
  - Constraints Analysis
  - Sites Assessment & Inventory
  - Goals, Policies & Programs
- Task 4 - Environmental Review

### City Council Rezoning Strategies

- Prioritize in PDAs:** Adeline, Downtown, San Pablo, Shattuck, Telegraph, University
- Transit + Commercial Corridors:** Min. 15-minute peak headways
- R-1, R-1A, R-2, and R-2A:** Up to 2-3+ units per parcel (including ADUs, JADUs), and division of units.
- Equitable Neighborhood Scale Housing:**
  - Encourage similar scale and form as existing residential.
  - Maintain historic fabric and character.

New Rules for Moderate & Above Moderate Income Sites (AB 1229)  
By-Right for Duplexes, Lot Split in Single-Family Zones (SB 9)

### Integrate with Concurrent Planning Efforts

| HOUSING ELEMENT                  | Jul - Sep 2021 | Oct - Dec 2021 | Jan - Mar 2022 | Apr - Jun 2022 | Jul - Sep 2022 | Oct - Dec 2022 | Jan 2023 |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------|
| ZORP 1 - Base Zoning Ordinance   |                |                |                |                |                |                |          |
| ZORP 2 - Objective Standards     |                |                |                |                |                |                |          |
| Southside Zoning Update          |                |                |                |                |                |                |          |
| Ashby / N Berkeley BART          |                |                |                |                |                |                |          |
| Citywide Affordable Housing Plan |                |                |                |                |                |                |          |
| San Pablo Av PDA Specific Plan   |                |                |                |                |                |                |          |

### Rezoning Timing for Lower Income RHNA

Rezoning Needed for Lower-Income RHNA

Reused sites → new site 20% lower-income

Additional sites to accommodate for lower-income RHNA

Reused Sites: By-right approval for projects with 20%+ affordable to lower income households

REZONED / UPZONED SITES: By-right approval for 20%+ affordable, with a density of 30 du/acre and minimum 16 units on site.

New Rules for Lower Income Sites (AB 1397)

### RHNA & Sites Inventory

Demonstrate that enough land is zoned to meet our RHNA...with a buffer

EXAMPLE: Low Income Sites Inventory Assumption - Not Residential. No Net Loss, by income level (AB 169)

### Sites Inventory

Additional HCD scrutiny on...

- Small Sites < 0.5 acres
- Non-Vacant Sites

- City is not required to build or finance the housing, but must plan and zone 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 (nonprofit & for profit) to construct housing units

### Housing Considerations

Affirmatively Furthering Fair Housing (AF 849)

### COMMUNITY ENGAGEMENT GOALS

- Tailor engagement strategies and approaches to the local context
- Open and transparent process
- Promote and advertise public participation and opportunities
- Leverage input at various points in the process
- Provide a variety of opportunities for convenience
- Flexibility, in-person and remote engagement
- Communicate clearly and visually, simplify complex concepts
- Space for participants to be their authentic selves, speak native language
- Specific attention to equity and typically underrepresented
- Maintain positive discourse and dialogue

### OUTREACH & ENGAGEMENT STRATEGIES

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

Environmental Review & Rezoning

STATE CERTIFICATION Jan 2023

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

STATE CERTIFICATION Jan 2023

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

STATE CERTIFICATION Jan 2023

### Thank You

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

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





Office of the City Manager

WORKSESSION  
December 9, 2021

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Steven Buckley, Land Use Planning Manager, on behalf of Jordan Klein,  
Director, Planning and Development Department  
Subject: Housing Element Update Work Session

SUMMARY

The City of Berkeley's Housing Element Update for the Statewide "6<sup>th</sup> Cycle" is underway. This report follows up on the September 21, 2021 Council worksession on the Housing Element and provides an update on progress to date. The purpose of this report and worksession is to:

1. Provide updates to the project timeline based on State law.
2. Present the preliminary findings of the housing needs assessment.
3. Describe the sites inventory methodology.
4. Introduce the multi-unit residential objective standards scope of work.
5. Share the results of the initial public outreach and engagement efforts.
6. Receive direction from the City Council on priority housing programs, site selection criteria, and suitable locations for increased residential density.

CURRENT SITATUTION AND ITS EFFECTS

**Project Timeline**

Assembly Bill 215, signed by Governor Newsom on September 28, 2021, effectively shortens the Housing Element Update timeline by 74 days. The new law requires that cities make the draft Housing Element publicly available for a minimum of 30 days, and take a minimum of 10 business days to consider and incorporate public comments, prior to sending a revised draft to the California Housing and Community Development Department (HCD) for review. Previously, the public review period could run currently with Planning Commission, City Council, and CEQA meetings on the Housing Element, but AB 215 requires a separate public comment period prior to HCD's first review of the draft. The law also increased HCD's review period for the draft Housing Element from 60 to 90 days. However, the statutory deadline of January 31, 2023 remains unchanged.

This results in significant impacts to the proposed draft Housing Element timeline and likely necessitates that the City of Berkeley utilize the allotted grace period in order to be able to thoroughly complete the housing plan and provide adequate review and responses. Table 1 details the proposed project timeline in light of AB 215.

**Table 1: Housing Element Update Project Timeline**

|   |                               |
|---|-------------------------------|
| Analysis & Assessment                   | June 2021 – December 2021     |
| Sites & Opportunities                   | August 2021 – February 2022   |
| Goals & Policies                        | November 2021 – May 2022      |
| Draft Housing Element & Review          | June 2021 – November 2022     |
| Environmental Review                    | December 2021 – December 2022 |
| Minimum 30-day review & 14-day response | May 2022 – July 2022          |
| 90-day review by HCD                    | July 2022 – October 2022      |
| Response to HCD and Finalize Draft      | October 2022 – December 2022  |
| Local Adoption of Final Draft           | January 2023 – March 2023     |
| Final Review and Certification by HCD   | March 2023 – May 31, 2023     |

All cities have the option of a 120-day grace period, which includes a 60-day final review and certification by HCD. Therefore, the City effectively has a 60-day grace period and must adopt a Housing Element no later than March 31, 2023.

**Preliminary Housing Needs Assessment**

The Housing Element illustrates the trends and characteristics of Berkeley’s population, housing stock, and demographics to provide context for the City’s housing needs. The housing needs assessment includes the unmet needs of existing residents and the future housing demand resulting from anticipated changes in population and demographics. Key preliminary findings provided by the Association of Bay Area Governments (ABAG)<sup>1</sup> are:

1. Steady Population Growth. The California Department of Finance estimates that the City’s population in 2020 was 122,580. According to Association of Bay Area Governments (ABAG) Plan Bay Area 2040 projections, Berkeley’s population is anticipated to reach approximately 136,000 by 2030 (11%) and approximately 141,000 by 2040. Since 2000, the City’s population has increased approximately 9% each decade, comparable to the State overall (average 8.4%) and slightly less than neighboring jurisdictions such as Oakland (11%) and San Francisco (11.5%).
2. Younger and Older Population. According to the Census American Community Survey (ACS) (2015-2019), residents ages 15 to 24 comprise the largest age

<sup>1</sup> ABAG Housing Needs Packet, April 2021

group in Berkeley (27%), followed by people ages 25 to 34 (18%). The median age in Berkeley is 31 years old and the high proportion of younger residents is due to the presence of UC Berkeley within the City. Between 2010 and 2019, the proportion of population aged 25 to 34 increased by 25%, suggesting that students may be choosing to stay in Berkeley after their degree is complete. Berkeley also experienced a significant 40% increase in population aged 65 to 84 between 2010 and 2019, which suggests an increasing need for housing appropriate for seniors in the community. The largest decrease was in the 45 to 54 age group (-9%).

3. Changing Racial and Ethnic Composition. The City is slightly less diverse when compared to Alameda County as a whole, which has greater proportions of Black or African-American, Asian and Pacific Islander, and Latinx populations. Conversely, the proportion of White residents is greater in Berkeley (53%) compared to the County (31%). According to the ACS, the most significant change to Berkeley's ethnic diversity is a 2% decrease in the overall proportion of the Black/African-American population, which is a continuation of a trend in the City and in the region as a whole since 2000. Over this time period, the proportion of Asian and Pacific Islander residents has increased steadily from 19% to approximately 21% of the Berkeley population and the Latinx residents also increased slightly by 0.6% to approximately 11% of the overall population.
4. Rising Household Income. According to the ACS, the median household income in Berkeley increased by 68% between 2010 and 2019, which is comparable with Alameda County as a whole. For 2021, HCD determined the Area Median Income (AMI) for Alameda County is \$125,600 for a family of four. According to the US Department of Housing and Urban Development (HUD) and Comprehensive Housing Affordability Strategy (CHAS), which used 2013-2017 ACS data, half of Berkeley's households earn below the median income which is comparable to Alameda County as a whole. However, a greater proportion of Berkeley households fall within the Very Low-Income category, earning less than 50% AMI (32% compared to 27% in Alameda County as a whole).
5. Rent Burdened. According to the ACS, a majority of Berkeley residents are renters (57%) and more than half of those are rent-burdened, i.e. they spend more than 30% of their income on housing. In 2019, only 3.5% of Berkeley's rental housing stock was vacant, where a typical rental vacancy rate in California was 5.5%.

### **Sites Inventory Methodology**

The City is required by the Regional Housing Needs Allocation (RHNA) to identify and zone sufficient sites to accommodate 8,934 residential units to meet the anticipated population growth between 2023 to 2031. In addition, HCD recommends that cities identify a "buffer" of 15% to 30% above RHNA for lower- and moderate-income categories to account for No Net Loss (AB 166). AB 166 requires cities to demonstrate

capacity is available for affordable units in the case that development on a specific site results in fewer units (total number and by income category) than assumed in the Housing Element. Thus, the overall sites inventory must accommodate between approximately 9,750 and 10,500 units. The following is a summary of the overall methodology for Berkeley's sites inventory analysis<sup>2</sup>.

1. Identify Likely Housing Sites and Production. The initial efforts will identify known projects, sites, and ADU trends that can be credited towards the 6<sup>th</sup> Cycle.
  - a. *Pipeline Projects and Sites of Interest*. These parcels are those where applications have already been submitted or there is demonstrated interest in building housing. Pipeline projects for the 6<sup>th</sup> Cycle can include any residential project that is not expected to receive a Certificate of Occupancy until after July 1, 2022.
  - b. *Reused 5<sup>th</sup> Cycle Housing Element sites*. Generally, available sites can be reused from the 5<sup>th</sup> cycle Housing Element. These sites should be included in the preliminary sites inventory and evaluated for continued feasibility. New legislation (AB 1397) requires that projects with 20% of on-site units designated for lower income households (80% AMI or less) on these sites are subject to by-right approval unless the sites are rezoned for a higher density prior to the January 31, 2023 statutory deadline.
  - c. *Calculate ADU Trend*. ADUs can count toward the RHNA if the projected number of ADU units aligns with an established local trend. The project team will identify a trend using the annual average of ADU permit approvals between 2018 and 2021 (the time period when the most recent ADU bills were adopted). HCD recommends this methodology.
2. Screening for Vacant and Underutilized Parcels. Using existing land use and County Assessor data, the project team will conduct an analysis to identify vacant and underutilized parcels that could be included in the sites inventory. This process involves screening the most achievable parcels based on their existing characteristics. The following characteristics will form the starting point for the analysis, based on state and regional guidance:
  - a. Land is vacant as identified in the existing land use data.
  - b. Parcel does not have condos or large apartment buildings.
  - c. Parcels are not State- or county-owned.
  - d. Parcels have an improvement-to-land assessed value ratio of 0.75 or less.

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<sup>2</sup> More detailed guidance for Housing Element site inventories and analysis is available here: ABAG Site Inventory Memo. [https://abag.ca.gov/sites/default/files/documents/2021-08/sites\\_inventory\\_memo\\_final06102020.pdf](https://abag.ca.gov/sites/default/files/documents/2021-08/sites_inventory_memo_final06102020.pdf)

- e. Buildings on the parcel are “older”. As a starting point, the team will use a threshold of 40 years old for residential buildings and 30 years old for non-residential buildings.
- f. Parcels are underutilized (built at less than maximum capacity). As a starting point, the team will use parcels that are identified as built at 35% or less of their assumed maximum density or intensity (physical indicators such as height and coverage).
- g. Parcel sizes are between 0.5 and 10 acres (for lower income categories) or less than 0.5 acre for moderate and above-moderate income categories. Note that parcels may be consolidated to achieve the 0.5 acre minimum threshold.

Parcels identified in this screening will be reviewed to ensure an adequate assemblage for consideration, and will be combined and cross referenced with the parcels identified in Step 1 to create a comprehensive list of potential Housing Element sites.

3. **Screening of Parcels.** Using the UrbanFootprint scenario analysis tool<sup>3</sup>, the project team will evaluate the suitability of each parcel for new housing and inclusion in the Housing Element sites inventory. The screening will identify locations where housing should be located (such as near transit, schools, and parks) and locations to avoid if possible (such as areas subject to wildfires). The screening tool will also help with the evaluation of sites in the Affirmatively Furthering Fair Housing (AFFH) requirement<sup>4</sup>. Criteria used in this analysis includes racial diversity, concentrations of poverty, and vulnerability to displacement. These criteria are divided into four categories and each parcel will be given a “score” to evaluate its appropriateness as a Housing Element parcel based on HCD-provided methodology. The categories and specific criteria are:
  - a. *Socioeconomic criteria*, including racial diversity of census tracts, concentrations of low-income households, areas with high social vulnerabilities<sup>5</sup>, and a combination of low incomes and high pollution vulnerability as measured by the CalEnviroScreen 4.0 tool<sup>6</sup>.
  - b. *Access criteria*, including the proximity to transit, parks, and retail/amenities.

<sup>3</sup> More information on the UrbanFootprint scenario analysis tool: <https://urbanfootprint.com/platform/scenario-planning/>

<sup>4</sup> More detailed information on the AFFH process and requirements: <https://www.hcd.ca.gov/community-development/affh/index.shtml>

<sup>5</sup> Social vulnerabilities are measured by the Social Vulnerability Index, an index prepared by CDC and Agency for Toxic Substances and Disease Registry (ATSDR)

<sup>6</sup> CalEnviroScreen 4.0 Report and Mapping tool: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

- c. *Presence of environmental conditions*, including parcels near freeways, located in a floodplain or areas subject to sea level rise and fire hazards.
  - d. *Housing characteristics of the area*, including cost burdened households, the potential for displacement, and a concentration of overcrowded households.
4. **Evaluate and Analyze Sites.** The project team will study each potential parcel in the sites inventory using aerial photos or field visits, using professional judgment to identify the accuracy of the screening and assess the viability of the parcel for development. Sites that are not appropriate for housing will be removed, while others that are suitable for housing but were not included in the initial quantitative analysis will be added, such as parcels less than 0.5 acres that are able to be consolidated.
  5. **Calculate Buildout Potential.** Using existing zoning, calculate the potential buildout of each parcel to a maximum of 70% of maximum capacity. This number can be modified for individual zoning districts by demonstrating a pattern of achieving higher densities through built or approved projects. Each parcel will also be categorized by its "income category" with parcels that allow 30 dwelling units per acre or more categorized in the "lower income" category (Very Low or Low Income households) and parcels less than 30 units per acre in the Moderate and Above Moderate Income categories.

The project team will review and revise the above steps until all of the appropriate Housing Element sites are identified under the current zoning. If the City cannot meet its RHNA and buffer under current zoning, City Council will be asked to consider locations where additional new housing can be built. This can occur by:

1. Up-zoning areas that already allow residential uses to increase the number of housing units that can be built on those parcels.
2. Allowing residential uses in commercial or industrial areas where residential uses are currently prohibited.

AB 1397 requires that sites rezoned after January 31, 2023 to accommodate lower income RHNA are subject to by-right approval without discretionary review if projects include 20% affordable units for lower income households. The rezone must also include a minimum density of 20 dwelling units per acre (du/ac) and a maximum density of at least 30 du/ac, and be large enough to accommodate at least 16 units.

The final sites inventory will include a detailed data table (template provided by HCD) of all sites with the characteristics of each (including existing use, zoning, address), calculating the buildout by income category, documenting the viability of each parcel to build housing (with photos and descriptions) and conducting the AFFH analysis.

### **Multi-Unit Residential Objective Standards**



On September 28, 2021, City Council approved a contract amendment that supports development of objective standards for residential and mixed-use projects. This project originated in response to numerous City Council referrals, as well as recent state housing legislation that requires by-right and ministerial processes for certain eligible residential projects. The objective standards effort is linked directly with the Housing Element scope and timeline to ensure that there is sufficient capacity to accommodate approximately 9,000 units and a buffer.

The objective standards project will be undertaken in a two-part process. The focus of this effort (Part 1) will be on establishing objective densities (dwelling units per acre) and building massing standards for housing projects with two or more units. Development regulations relating to the project placement on a lot and allowable building envelope correlate directly with construction efficiency and the total square footage of housing that can be built. Objective standards for building form and densities will be crafted to ensure consistency with State housing laws and assumptions for the sites inventory and assessment of unit capacities. Part 1 is underway and tracks directly with the Housing Element and environmental review timeline.

The focus of Part 2 will be on objective standards for design, which includes architectural details such as roofline articulation, the orientation of entries, window patterns, and façade treatment. Objective design details will not have a meaningful effect on the number of units that can be built but provides further assurances and predictability for a building's aesthetic character and harmony within a neighborhood context. Part 2 would begin after the Housing Element is complete; its full scope has not been finalized.

### **Initial Public Outreach Feedback**

At the time of the writing of this report, the Housing Element team had made presentations to nine Berkeley boards and commissions<sup>7</sup>, conducted nine stakeholder interviews, held a public workshop with over 70 participants, and released a citywide online survey.

1. Public Workshop. The first public workshop occurred over Zoom on October 27, 2021. The goal for the workshop was to introduce Berkeley community members to the Housing Element goals and processes, to get input on successes and challenges in Berkeley's housing development and programs, and to begin

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<sup>7</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), and Housing Advisory Commission (9/30/2021).

identifying potential residential types and sites that are appropriate for development.

An invitation and log-in information for the public workshop were sent to more than 200 subscribers of the Housing Element email list and flyers for the event were posted at 15 sites throughout Berkeley during the month of October, including public libraries, senior and community centers, grocery stores, local retailers, and on utility poles near public parks.

During the public workshop, several key themes were identified:

- a. *High quality of life.* As a city, Berkeley has many assets that make it an attractive place to live, including unique neighborhoods, easy access to Downtown, walkability, public transportation, and access to nature and parks.
- b. *Diverse housing stock.* The city has a diverse housing stock with different architectural styles, neighborhood types and unit sizes (i.e., ADUs, single-family, duplex, triplex, mixed-use, apartments).
- c. *Public Safety.* Access is a concern in neighborhoods with narrow roadways and high wildfire risks. Additional development in the hills should be located near major thoroughfares for vehicular, emergency vehicles and transit access.
- d. *Affordable Housing.* Displacement and gentrification trends and the high cost of housing for ownership and rental units indicates a need for more low and moderate-income units.
- e. *Inclusionary Housing.* The current inclusionary requirements and mitigation fees should be revised to support the building of more affordable housing. However, there is also concern that a higher inclusionary requirement will increase housing costs.
- f. *Geographic Equity.* The increased housing needed to meet RHNA should not be focused solely in a few neighborhoods, but be distributed equitably throughout the city.
- g. *Onerous Entitlement Process.* Residential permit approvals are frequently slowed by neighborhood opposition which can make the process long, cumbersome, expensive and easy to obstruct.
- h. *Opportunity Sites.* Housing, particularly affordable and senior housing, should be in transit-rich locations. There should be more diversity in lower density zones to achieve “missing middle” housing. Permit residential and mixed-use projects to build above existing single-story retail buildings.

2. Stakeholder Interviews. Stakeholder interviews are used to identify housing needs and constraints, identify opportunity sites, and inform engagement

strategies. To date, the outreach team has interviewed nine stakeholders, including representatives from Berkeley's faith-based institutions and community organizations, affordable and market-rate housing developers, real estate and property management professionals, housing advocates, business owners, and advocacy organizations representing what HCD terms "special needs," meaning a target population. The interview effort is ongoing and has raised the following issues thus far:

- a. *Affordable Housing*. The current requirements for inclusionary housing and funding resources are insufficient to meeting the demands for affordable housing in Berkeley. There is also a need to provide subsidies for those who live in market-rate housing, particularly those with special needs including the disabled and transitional homeless.
- b. *Neighborhood Character*. The architectural character for lower density neighborhoods should be preserved and not interrupted, though consideration should be given to blocks where there are existing taller or denser buildings constructed prior to the Neighborhood Preservation Ordinance in the 1970s.
- c. *Gentrification*. High housing costs and a large student population are driving increased rents throughout the city.
- d. *Height Limits*. The current height constraints in many zoning districts do not take into consideration construction efficiency and the increased costs due to changes in construction type.
- e. *Streamlined Approvals*. The housing entitlement process is frequently prolonged and unpredictable due to discretionary procedures, contentious neighborhood opposition, and resistance to higher density, regardless of zoning compliance.
- f. *Opportunity Sites*. Higher densities should be developed around BART stations and near transit stops, as well as near or above existing community resources, such as child care facilities, senior centers and retail corridors. Residential should be allowed in more ground floor locations, given a decline in retail activity and increase in ground floor vacancies.

The interviews were conducted virtually, in groups of one to three, with one hour allotted for each session.

3. *Online Survey*. The Housing Element Online Survey was made available from October 28 through November 14, 2021 and includes the same three questions discussed at the October 27<sup>th</sup> public workshop: Housing successes, housing issues, and locations for new housing. Respondents need not have attended the workshop in order to respond to the survey. As of early November, the survey has received 460 responses.

**BACKGROUND**

Berkeley's 6<sup>th</sup> cycle RHNA is 8,934 residential units<sup>8</sup>. The City is not required to build housing, but it is required to identify and zone sufficient sites to accommodate the anticipated growth over the next eight-year period. If actual housing production is less than the RHNA, eligible affordable housing projects are subject to a streamlined approvals process (SB 35).

**Table 2: Berkeley RHNA Allocation, 5<sup>th</sup> & 6<sup>th</sup> Cycles**

| <b>Income Level</b>         | <b>5<sup>th</sup> Cycle<br/>RHNA Units</b> | <b>Units<br/>Permitted<br/>2015-2020<sup>9</sup></b> | <b>6<sup>th</sup> Cycle<br/>DRAFT RHNA<br/>Units</b> |
|-----------------------------|--|--|--|
| Very Low (< 50% AMI)        | 532  | 232  | 2,446  |
| Low (50 – 80% AMI)          | 442  | 41   | 1,408  |
| Moderate (80 – 120% AMI)    | 584  | 91   | 1,416  |
| Above Moderate (> 120% AMI) | 1,401                                      | 2,579  | 3,664  |
| <b>Total</b>                | <b>2,959</b>                               | <b>2,943</b>   | <b>8,934</b>   |

Housing Elements are subject to regulatory oversight by HCD. If the City does not meet the January 31, 2023 statutory deadline for adopting new zoning, eligible affordable projects on rezoned sites from the 5<sup>th</sup> Cycle would be approved ministerially. If the City does not adopt its 6<sup>th</sup> Cycle Housing Element prior to March 31, 2023, it faces a number of penalties and consequences. In addition to significant fines of up to \$100,000 per month, the City can be sued by individuals, developers, third parties, or the State. A court may limit local land use decision-making authority until the City brings its Housing Element into compliance. Failure to comply would also impact Berkeley's eligibility and competitiveness for federal, state, and regional affordable housing and infrastructure funding sources.

**ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS**

The Housing Element Update is expected to result in greater infill housing development potential near transit and in employment-rich areas. Prioritizing density and affordable housing in these areas will incentivize community members to use alternative modes of transportation and reduce vehicle miles traveled (VMT), which are critical for reducing

<sup>8</sup> May 20, 2021. Final Regional Housing Needs Allocation (RHNA) Methodology and Draft Allocations. ABAG. [https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG\\_2023-2031\\_Draft\\_RHNA\\_Plan.pdf](https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG_2023-2031_Draft_RHNA_Plan.pdf)

<sup>9</sup> Based on revised 2015-2020 APR unit counts, accepted by HCD on July 14, 2021

Housing Element Update

WORKSESSION  
December 9, 2021

greenhouse gas emissions, and will bring the City closer to meeting its Climate Action Plan and Climate Emergency goals.

#### POSSIBLE FUTURE ACTION

The Housing Element team will make another presentation to the City Council at a worksession in 2022, to inform the Council of the Housing Element Update's progress, share findings from community and stakeholder input, and receive project direction and recommendations from the Council on the immediate tasks ahead.

#### FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

The total budget allocated for the Housing Element Update is \$540,000. Berkeley has secured \$325,000 in Local Early Action Planning (LEAP) grant funds, \$83,506 in non-competitive Regional Early Action Planning (REAP) grant funds, \$75,000 in competitive REAP grant funds, and \$56,494 in Community Planning Fees.

#### CONTACT PERSON

Grace Wu, Senior Planner, Land Use Planning Division, (510) 981-7484  
Alene Pearson, Principal Planner, Land Use Planning Division, (510) 981-7489

#### LINKS:

1. September 21, 2021. *Housing Element Update Work Session 1*. Report from City Manager to Berkeley City Council.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/09\\_Sep/City\\_Council\\_09-21-2021\\_-\\_Special\\_\(WS\)\\_Meeting\\_Agenda.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/09_Sep/City_Council_09-21-2021_-_Special_(WS)_Meeting_Agenda.aspx)
2. April 28, 2021. *Housing Element Update and Annual Progress Report*, Off-Agenda Memo from City Manager to Berkeley City Council.  
[https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Housing%20Element%20Update%20042821.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Housing%20Element%20Update%20042821.pdf)
3. 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)
4. March 25, 2021, *Initiation of Participatory Planning for Berkeley's Regional Housing Needs Allocation (RHNA)*. Supplemental report to Berkeley City Council, Councilmember Hahn et al.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/03\\_Mar/Documents/2021-03-25\\_\(Special\)\\_Supp\\_2\\_Reports\\_Item\\_2\\_Supp\\_Hahn\\_pdf.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/03_Mar/Documents/2021-03-25_(Special)_Supp_2_Reports_Item_2_Supp_Hahn_pdf.aspx)

Figure F-8 Work Session #2 Presentation









Office of the City Manager

WORKSESSION  
March 15, 2022

To: Honorable Mayor and Members of the City Council  
From: Dee Williams-Ridley, City Manager  
Submitted by: Jordan Klein, Director, Planning and Development Department  
Subject: Housing Element Update and Residential Objective Standards

SUMMARY

The City of Berkeley's Housing Element Update for the Statewide "6<sup>th</sup> Cycle" is underway alongside its counterpart project, Multi-Unit Residential Objective Standards ("Objective Standards"). This report follows up on the December 9, 2021 Council worksession on the Housing Element and provides an update on progress to date. The purpose of this report and worksession is to:

1. Share the feedback from recent public engagement efforts.
2. Present the preliminary sites inventory and describe the environmental review process.
3. Present on the analysis and draft development standards for two- to four-unit projects in the R-1, R-1A, R-2, R-2A, and MU-R Districts outside of the Hillside Overlay.
4. Describe the preliminary methodology for analyzing and drafting development standards for residential projects with five or more units and mixed-use projects.
5. Receive direction from the City Council on Housing Element policy, zoning standards for missing middle housing, and development criteria for residential projects with five or more units.

CURRENT SITATUTION AND ITS EFFECTS

**Public Outreach Feedback**

At of the time of the writing of this report, the Housing Element team had made presentations to 13 Berkeley boards, commissions, and committees<sup>1</sup>, conducted 18

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<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);

stakeholder interviews, met with Housing Commission representatives from the Associated Students of the University of California (ASUC), held two public workshops with more than 60 participants each, and released two citywide online surveys.

Since the December Council Housing Element work session, the project team held a public workshop, completed a citywide online survey and held two concurrent meetings of the Planning Commission and Zoning Adjustments Board subcommittees. The following are key takeaways from these outreach efforts:

1. Public Workshop. The second public workshop occurred over Zoom on January 27, 2022. The goal for the workshop was to share insights from community engagement efforts, update the Berkeley community on Housing Element sites inventory methodology, introduce the Residential Objective Standards project, and receive input on zoning standards to facilitate housing production.

An invitation and registration link for the public workshop was sent to over 340 subscribers of the Housing Element email list and attended by approximately 60 participants, comparable to the first public workshop in September 2021.

During the second public workshop, several key themes were reiterated:

- a. *Locations to facilitate housing production*. Participants identified both higher density neighborhoods (Downtown, Southside) and lower density neighborhoods (West, North, and South Berkeley) as locations to consider for increasing housing capacity through added height and/or density. Several comments highlighted the desire to avoid clustering affordable housing primarily along high traffic corridors.
- b. *Housing criteria*. Proximity to community resources, including grocery stores and retail, are important criteria. Several participants commented on the need for active ground floor uses and more mixed-uses to further foster a walkable environment.
- c. *Multi-Unit 2-4*. Participants generally supported the concept of increasing allowable density in low-density residential districts, particularly if constructed with objective standards to maintain appropriate neighborhood scale and adequate planting, landscaping, and open space.
- d. *Multi-Unit 5+ and Mixed Use*. Participants shared support for encouraging innovative and creative design, as well as incentivizing community and shared open spaces, particularly for multi-family projects. Several commenters expressed that developments should minimize solar impacts on adjacent residential units.

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Housing Advisory Commission (9/30/2021); Rent Stabilization Board (11/18/2021); Zoning Ordinance Revision Project Subcommittees (12/15/2021 and 2/16/2022); Civic Arts Commission (1/19/2022); City/UC/Student Relations Committee (1/28/2022).

2. Downtown and West Berkeley Tour and Online Survey. Two residential walking tours and online surveys were made available from November 24, 2021 through January 31, 2022. The goal of the tours was to inform and get feedback from community members on the diversity of housing types and building sizes in the City and to understand what makes residential development compatible with neighborhood scale.

The walking tours and surveys were advertised at the December 9, 2021 Council work session, on the flyer for the January Housing Element workshop, and emailed to more than 330 subscribers of the Housing Element email list in November, early January, and late January. They were also announced at the December and January Planning Commission meetings, at December subcommittee meetings of the Zoning Adjustments Board and the Planning Commission and the January 4x6 meeting.

- a. *The Downtown Walking Tour* received a total of 23 survey responses and included 11 tour stops, primarily mixed-use residential projects with five or more units in addition to two smaller residential-only developments. The most common features that participants found to be compatible were building height, massing, and design features such as building articulation, color and materials, and windows. Features that would establish more compatibility included additional landscaping, planting, architectural details, and vehicular access and loading.
  - b. *The West Berkeley walking tour* received a total of 26 survey responses and included 12 tour stops, with a range of “missing middle” housing types including multiple detached units on one lot, cottage court housing, and mixed-use projects. The most common features that survey participants found compatible were placement of structures (setbacks and location on lot), heights, and overall building shape, size, and form. The features that would create more compatibility included building and parking orientation, and additional landscaping and planting.
3. Subcommittee meetings of the Planning Commission and the Zoning Adjustments Board. These concurrent meetings occurred over Zoom on December 15, 2021 and February 16, 2022. The goal for the meetings was to introduce the Objective Standards project, discuss an analysis of Berkeley’s development standards for two- to four-unit residential projects and receive targeted feedback on a number of key issues. Analysis involved development of two to four-unit housing prototypes and an assessment of project feasibility based on current development standards. Over 25 members of the public attended the February meeting – many of whom were design professionals or interested residents – providing feedback on the technical nature of the material. There was general support for ministerial approval of projects that met objective standards and tiered standards that incentivized density and preservation of

existing housing stock. Commissioners and the public requested refinements or further research to:

- Create more flexible open space requirements.
- Understand shadow impacts to solar.
- Incentivize smaller units / denser projects which naturally encourage housing that is more affordable.
- Model adjacent and abutting lots for improved neighborhood context.

### **Preliminary Sites Inventory Capacity and Environmental Review**

The City is required by the State Department of Housing and Community Development (HCD) to meet its Regional Housing Needs Allocation (RHNA) and identify sufficient sites to accommodate 8,934 residential units to meet the anticipated population growth between 2023 to 2031. In addition, HCD recommends that cities identify a “buffer” of 15% to 30% above RHNA for lower- and moderate-income categories to account for No Net Loss (AB 166)<sup>2</sup>. Thus, the overall sites inventory must accommodate between approximately 9,750 and 10,500 units. The sites must be zoned to allow for residential uses and the zoning standards must allow for the unit capacities assumed in the sites inventory.

The sites inventory process assessed capacity in three categories:

1. Likely Sites include projects that received their land use entitlement after 2018 but have not received their certificate of occupancy. For these projects, the affordability breakdown reflects actual project plans, including density bonus units. HCD also allows jurisdictions to include accessory dwelling units (ADUs) in the “likely sites” category based on recent development trends and assumed levels of affordability based on ABAG’s Affordability of ADUs report<sup>3</sup>. The North Berkeley and Ashby BART stations are included under “likely sites” based on current planning efforts. The site inventory estimates 1,200 units to be developed at those sites during the 6<sup>th</sup> cycle, with 35% affordability split evenly between Very Low- and Low-Income affordability levels. *The preliminary assessment of “likely sites” to develop account for over 5,100 units towards our 8,934 RHNA goal, and 33 percent of the lower income allocation.*
2. Pipeline Sites include projects that are under review or actively engaging with the City in anticipation of submitting an application for review. Affordability levels reflect proposed project plans to the extent they are known. *The preliminary*

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<sup>2</sup> AB 166 requires cities to demonstrate capacity is available for affordable units in the case that development on a specific site results in fewer units (total number and by income category) than assumed in the Housing Element.

<sup>3</sup> September 8, 2021. Draft Affordability of Accessory Dwelling Units. ABAG. <http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1327-draft-adu-affordability-report-sep-8-2021-1/file>

*assessment of “pipeline sites” account for over 2,400 units, and 10 percent of the lower income allocation.*

3. Opportunity Sites are not associated with actual development proposals. These parcels are identified as “opportunity sites” or potential sites for future housing development using HCD’s criteria and methodology (outlined below). Berkeley’s zoning districts, with the exception of the C-AC district, do not have maximum density standards expressed in “dwelling units per acre”. As a result, unit assumptions for opportunity sites were calculated using the average mean of the *base* density from recent entitlement projects within the district (or districts with similar zoning standards if there were no recent projects within the district to analyze). *The preliminary assessment of “opportunity sites” account for over 9,000 units distributed across 364 parcels, and accommodates 86 percent of the lower income RHNA goal.*

AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle and identified to accommodate lower income units (Very Low-Income and Low-Income) be subject to by-right approval if projects include 20% affordable units for lower income households on-site. Preliminary analysis shows that this will affect approximately 18 opportunity sites (1,419 units), located along commercial corridors.

HCD’s criteria for selecting opportunity sites includes:

- a. *Vacant.* Land is identified as vacant in the Alameda County Assessor’s land use data.
- b. *Underutilized.* Parcel has an improvement-to-land assessed value ratio of 0.75 or less.
- c. *Older.* Buildings on the parcel are greater than 30 years old for non-residential buildings and greater than 40 years old for residential buildings.
- d. *Jurisdiction.* Parcel is not Federal-, State- or county-owned.
- e. *Historic or Landmarked.* Parcel does not contain historic buildings or landmarked resources.
- f. *Existing Residential.* Parcel does not contain condos, large apartment buildings, or rent-controlled units.
- g. *Supermarkets.* Unless a developer has expressed interest in a particular site, HCD typically does not accept supermarkets as potential opportunity sites due to their long-term leases and community need.

HCD’s affordability assumptions are based on the premise that affordable units are more likely to be developed on larger sites that allow for higher densities and a greater total number of units. For the purposes of affordability assumptions on opportunity sites, HCD’s methodology combines the “lower income” categories,

Very Low- and Low-Income. The affordability assumptions, based on the State's guidance, are:

- a. *Parcel Size.* On sites that are less than 0.35 acres, the potential unit capacity is included solely in the moderate and above-moderate categories. On sites that are greater than 0.5 acre, the affordability distribution is then dependent on the resulting density and unit capacity calculations. Note, adjacent parcels under the same ownership are included and consolidated to achieve a minimum 0.5 acre threshold.
- b. *Density.* The potential unit capacity from opportunity sites where the assumed density is less than 75 units per acre are placed in the Above Moderate-Income category. On sites where the assumed density is greater than or equal to 75 units per acre, the potential units are split among the three affordability categories (Lower-, Moderate-, and Above Moderate-Income) based on the number of units that can be accommodated on the site.
- c. *Unit Capacity.* If a site can accommodate up to 30 units, then the potential capacity is categorized in the Above Moderate-Income category. If a site can accommodate between 31 and 50 units, the potential capacity is categorized in the Moderate-Income category. If a site can accommodate more than 50 units, the potential units are categorized in the Lower-Income category.

*Preliminary analysis of Berkeley's "Likely Sites", "Pipeline Sites", and "Opportunity Sites" using HCD's methodology yields over 16,500 units and meets RHNA requirements within each income category.* This suggests that the City's existing zoning is adequate to meet HCD requirements for a compliant Housing Element.

Recent development activity, however, suggests current zoning alone does not deliver the level of deed-restricted affordable housing and economic diversity that the City aims to achieve. Density Bonus and inclusionary units have fallen short of providing the overall 20% Very-Low and Low-Income units expressed in the City's inclusionary housing ordinance in part because projects typically pay a fee in lieu of providing all or part of the inclusionary requirement.

City Council has provided direction on where and how to encourage additional housing, particularly affordable housing that supports a diversity of income levels and household types (see Attachment 1, Council Housing Referrals). Based on Council's referrals and resolutions, the City is preparing a programmatic Draft Environmental Impact Report

(DEIR) that will study potential environmental impacts that could result from up-zoning and new policies in the following areas, by traffic analysis zone (TAZ)<sup>4</sup>:

1. North Berkeley and Ashby BART TOD projects assumed a maximum of 2,400 units in its EIR<sup>5</sup> and the Housing Element EIR will match that assumption. The Sites Inventory estimate currently assumes 1,200 units will be permitted during the Housing Element 2023-2031 cycle.
2. R-1 and R-1A districts are anticipated to increase in density based on SB 9 and zoning amendments in response to Council's referral for missing middle housing<sup>6</sup> and resolution to end exclusionary zoning<sup>7</sup>. The Turner Center's SB 9 modeling indicates that the City of Berkeley could anticipate approximately 1,100 new market-feasible units through SB 9<sup>8</sup>. Using HCD's 70<sup>th</sup> percentile methodology, the EIR assumes 770 additional units distributed throughout the R-1 and R-1A districts for the 2023-2031 period.
3. Southside Zoning Modification Project proposed an expansion of approximately 800 units over existing Southside Plan Area zoning in its July 2020 Initial Study<sup>9</sup>. Given past development trends and the limited number of opportunity sites in the Southside, the Housing Element EIR assumes approximately 1,200 units total to accommodate up-zoning in the C-T, R-S and R-SMU districts.

As part of the environmental review process, the Housing Element team will be evaluating foreseeable physical impacts as well as a reasonable range of alternatives and mitigation strategies to reduce or avoid potential environmental effects. The alternatives may consider increases in allowed heights and densities or find that higher unit capacities result in greater potential impacts. Ultimately, the EIR must study a realistic development potential for the eight-year period of the Housing Element Update

<sup>4</sup> July 2014. Final Traffic Analysis Zones (TAZs) Map. Alameda County Transportation Commission (ACTC)  
[https://www.alamedactc.org/wp-content/uploads/2018/12/ModelFinalTAZ\\_North-1.pdf](https://www.alamedactc.org/wp-content/uploads/2018/12/ModelFinalTAZ_North-1.pdf)

<sup>5</sup> October 2021. Ashby and North Berkeley BART Station TOD EIR.  
[https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_Land\\_Use\\_Division/Ashby%20and%20North%20Berkeley%20BART%20Stations%20Zoning%20Project%20DEIR%20October%202021.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Land_Use_Division/Ashby%20and%20North%20Berkeley%20BART%20Stations%20Zoning%20Project%20DEIR%20October%202021.pdf)

<sup>6</sup> 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)

<sup>7</sup> 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)

<sup>8</sup> July 21, 2021, Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes? Turner Center. <https://turnercenter.berkeley.edu/wp-content/uploads/2021/08/Turner-Center-SB9-model-jurisdiction-output.xlsx>

<sup>9</sup> July 2020. Southside Zoning Ordinance Amendments Projects Initial Study.  
[https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_Land\\_Use\\_Division/Final%20Southside%20Zoning%20Ordinance%20Amendments\\_Initial%20Study.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Land_Use_Division/Final%20Southside%20Zoning%20Ordinance%20Amendments_Initial%20Study.pdf)



to avoid overestimating impacts and unduly burdening future development projects with increased mitigation measures.

### **Rezoning: Two to Four Unit Residential Objective Standards**

In alignment with the Housing Element Update and EIR, the Objective Standards team is studying modifications to zoning standards for residential development with two to four units in the R-1, R-1A, R-2, R-2A, and MU-R zoning districts outside of the Hillside Overlay. These standards are intended to implement the Council's direction to eliminate exclusionary zoning and allow for multifamily "missing middle" housing in Berkeley's lower-density residential districts.

To inform the development of these standards, the City a) illustrated and analyzed existing development standards in the R-1, R-1A, R-2, R-2A, and MU-R districts; and b) prepared four prototype models of example two- to four-unit development projects. These models show a range of configurations for "missing middle" projects in Berkeley and highlight potential conflicts with existing standards (Attachment 2, Illustrated Missing Middle Models).

Key observations from the analysis of existing development standards and prototype feasibility include:

1. Lot Coverage. In R-1, R-1A, R-2, R-2A, the maximum lot coverage varies between 35 percent and 50 percent depending on the location of a lot (internal or corner) and the height of the proposed development (one and two stories or three stories). Maximum lot coverage is a limiting standard, particularly for internal lots, and lot coverage standards that vary by number of stories are more complicated to apply.
2. Open Space. A minimum of 400 square feet of usable open space per dwelling unit is currently required in the R-1, R-1A, and R-2. A minimum of 300 square feet and 150 square feet of usable open space per dwelling unit is required in the R-2A and MU-R, respectively. A minimum width and length of 10 foot by 10 foot is required for ground floor open space; a minimum length of six feet is required for above-ground usable open space. Two of the four prototypes studied do not meet minimum usable open space requirements due to side yard driveways and paved on-site parking area.
3. Height and Stories. In R-1, R-2A, R-2, R-2A, the maximum average height is 28 feet and three stories. A maximum average height of 35 feet is achievable with an administrative use permit (AUP) and is commonly granted by the Zoning Adjustments Board (ZAB) with few—if any—modifications. For some buildings, it is possible to incorporate four stories into a 35-foot average building height, which would increase total habitable floor area.
4. Setbacks. In the R-1 and R-1A, a four-foot side setback is required for all floors, while setbacks in the R-2 and R-2A vary between the first two floors (four-foot side setback) and the third floor (six-foot side setback) and cannot be reduced

with an AUP. MU-R has no minimum side setback requirement. The upper floor setbacks add complexity to three-story construction. Three of the four prototypes studied do not meet the increased third-story interior side setback required in the R-2 and R-2A districts.

5. Floor Area and Floor Area Ratio (FAR). Achievable floor areas based on modeling of existing zoning standards demonstrate a range between 4,881 square feet on an internal lot in the R-2A to 7,800 square feet on a corner lot in the MU-R. There is no maximum FAR standard in the R-1, R-1A, R-2, and R-2A districts; achievable floor area is limited by other standards such as lot coverage, height, stories, and setbacks. In MU-R, the maximum FAR is 1.5, which is a limiting standard where existing standards otherwise allow for 100% lot coverage, up to 10-foot setbacks, 35-foot height and three stories.

Based on the existing standards and prototype analysis, the Objective Standards team drafted proposed standards and alternative options for residential projects with two to four units in the R-1, R-1A, R-2, R-2A, and MU-R districts outside of the Hillside Overlay (Attachment 3, Draft Proposed Multi-Unit 2-4 Development Standards). Proposed standards would apply only to two- to four-unit projects; single-family dwellings will continue to be subject to existing standards. *The standards will be further revised and refined to address ZORP Subcommittees and Council input.*

Key proposed zoning modifications for consideration include:

1. Lot Coverage. To promote housing production and allow for a range of project configurations, the draft proposed standards increase allowed lot coverage as the number of units increases.
2. Open Space. To allow for flexibility in the location and configuration of usable open space while maintaining existing minimum dimensions, the draft proposed standards modify the standards to include outdoor area on the ground within front, street side, or rear setback areas and also above ground (e.g. balconies) used for active or passive recreation use.
3. Height and Stories. To incentivize multi-unit housing production, the draft proposed standards allow maximizing height and increasing the maximum to four stories for projects with three or four units.
4. Setbacks. The draft proposed standards include applying a maximum front setback (*measured from the front property line*) to ensure consistent building placement with adjacent structures, and reducing minimum rear setbacks to be consistent with existing ADU and SB 9 requirements.
5. Step backs. To enhance the feasibility for multi-unit configurations, the proposed draft standards apply a front step back (*measured from the face of the building wall and not the property line*) and removes all other upper-story setback and step back requirements.

6. Floor Area and FAR. The City Council previously directed the City Manager to consider scaling the FAR to increase as the number of units increase on a site. The proposed draft standards increase height, number of stories, and lot coverage as the number of units on the site increases, which effectively increases achievable floor area as number of units increase without creating a new FAR standard.
  7. Preservation. To incentivize preservation of existing housing units, the proposed draft standards consider an option to increase allowable floor area for sites with retained existing habitable space.
  8. Permit Requirements. City Council direction calls for allowing two-to four-unit projects in R-1, R-1A, R-2, R-2A, MU-R zoning districts. The proposed draft standards would allow two- to four-unit projects with a Zoning Certificate in the R-1, R-1A, R-2, R-2A, and MU-R districts. Two- to four-unit projects are currently permitted by-right in the R-1 under SB 9. Three- and four-unit projects are currently not permitted in the R-1A zones. Where permitted, two- to four-unit projects all require a Use Permit and a public hearing.
- **Staff requests City Council’s feedback on the proposed zoning modifications and development standards for two- to four-unit projects in low-density residential districts.**

#### **Rezoning: Multi-Unit 5+ and Mixed-Use Residential Objective Standards**

The City is in the preliminary stages of developing objective standards for residential projects with five or more units and mixed-use projects (“multi-unit 5+”). The intent of this effort is to add, remove, or modify objective standards as needed to provide clarity and predictability for streamlined projects (e.g. SB 35), reduce the number of use permits a project requires, and to ensure that such projects are compatible with the scale of the surrounding neighborhood.

The following is a summary of the overall methodology for developing multi-unit 5+ standards:

1. Analyze Recent Project Approval Findings. Using residential projects entitled since 2016, the Objective Standards team will compare the current Zoning Ordinance requirements to as-built dimensions and analyze the relevant non-detriment findings in the staff reports to inform potential objective standards. The initial list of development standards to review will be based on the standards currently being evaluated for two- to four-unit projects (e.g. coverage, height, setbacks).
2. Identify Trends by Zoning District and Project type. The Objective Standards team will study recent development trends by zoning district and by residential project type (e.g., mixed-use, multifamily, or group living accommodations) to determine where modifying of existing standards is necessary.

3. Tailoring Draft Standards. Using the findings and trends analysis, the Objective Standards team will develop preliminary draft zoning standards. Draft development standards will recognize the different residential types and scales of multi-unit 5+ projects. For example, a three-story, five-unit residential-only building may require different objective standards from a five-story, 100-unit mixed-use building especially when transitioning between low-density residential neighborhoods and higher density, or mixed-use areas.

Included in this effort is consideration of how new development under revised building envelope standards may impact neighboring rooftop solar access where a Commercial or MU-R district borders a Residential district.

In the initial review of existing development standards for multi-unit 5+, the Objective Standards team has identified key early policy questions that require Council input.

1. Mixed-Use vs. Residential-Only. In all Commercial districts except the C-T, C-DMU, and C-AC, development standards vary between mixed-use residential and residential-only projects, providing significantly greater achievable floor area for mixed-use projects. These regulations were intended to encourage mixed-use development along the City's commercial corridors; however, this incentive has resulted in unintended ground floor vacancies. This was noted in a 2017 Council referral requesting flexible ground floor uses<sup>10</sup> to fill vacancies.

Modifying the development standards along the commercial corridors outside the nodes would provide residential-only projects the benefits afforded to mixed-use residential projects. This change would provide flexibility of uses while continuing to support areas of commercial activity and increasing housing capacity.

- **Staff requests City Council's feedback on whether residential-only projects on commercial corridors—outside designated nodes—should have the same built envelope and maximum floor area as mixed-use residential projects.**

2. Height and Stories. In the C-DMU Core, the ZAB may issue a Use Permit to increase the height to a maximum of 180 feet for three buildings and a maximum of 120 feet for two buildings. To-date, one 180-foot building has been constructed, one 120-foot building has been issued building permits, one 180-foot building has been entitled, and one 180-foot building is awaiting entitlement. The Southside Plan's preliminary environmental analysis projected up to three 12-story buildings that would include up to 500 units.

To provide clarity and predictability for future potential projects, and increase housing capacity in the limited number of identified opportunity sites in the Downtown and Southside areas (approximately 14 parcels in Downtown and nine

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<sup>10</sup> April 4, 2017. Referral to allow non-commercial ground floor uses. Wengraf et al. [https://www.cityofberkeley.info/Clerk/City\\_Council/2017/04\\_Apr/Documents/2017-04-04\\_Item\\_21\\_Referral\\_to\\_the\\_Planning\\_Commission\\_to\\_Allow\\_Non-commercial\\_Use.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2017/04_Apr/Documents/2017-04-04_Item_21_Referral_to_the_Planning_Commission_to_Allow_Non-commercial_Use.aspx)

in Southside), rezoning provides an opportunity to increase maximum heights and/or the number of tall buildings allowed within C-DMU Core and Southside.

- **Staff requests City Council’s feedback on potentially raising maximum heights and/or uncapping the number of tall buildings in Downtown and the Southside once objective standards and programmatic elements to incentivize affordable units are in place.**

**Project Timeline and Implications**

In order to meet the Housing Element’s statutory deadline of January 31, 2023, the EIR timeline and HCD’s review periods, environmental review for this project has been initiated. Berkeley is on target to meet the statutory deadline for the Housing Element with little or no leeway in the timeline due to a 74-day decrease in timeline imposed by AB 215 which came in to effect on January 1, 2022.

The schedule will remain uncertain until the project nears completion. The project team is working diligently to meet the statutory deadline for a compliant Housing Element, but recognizes that final adoption requires various parties, within and outside the City, to act under very tight timelines. The Housing Element EIR will cover rezoning and Residential Objective Standards; however, adoption of these elements can occur a few months after adoption of the Housing Element without penalty from the State if additional time or review is required.

BACKGROUND

Berkeley’s 6<sup>th</sup> cycle RHNA is 8,934 residential units<sup>11</sup>. The City is not required to build housing, but it is required to identify and zone sufficient sites to accommodate the anticipated growth over the next eight-year period. If actual housing production is less than the RHNA, eligible affordable housing projects are subject to a streamlined approvals process (SB 35).

**Table 1: Berkeley RHNA Allocation, 5th & 6th Cycles**

| Income Level               | 2015-2023 RHNA Units | 2023-2031 RHNA Units |
|----------------------------|----------------------|----------------------|
| Very Low (< 50% AMI)       | 532                  | 2,446                |
| Low (50-80% AMI)           | 442                  | 1,408                |
| Moderate (80-120% AMI)     | 584                  | 1,416                |
| Above Moderate (>120% AMI) | 1,401                | 3,664                |
| <b>Total</b>               | <b>2,959</b>         | <b>8,934</b>         |

<sup>11</sup> December 16, 2021. Final RHNA Plan: San Francisco Bay Area, 2023-2031. ABAG. <https://abag.ca.gov/tools-resources/digital-library/proposed-finalrhnaallocationreport2023-2031pdf>

### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The Housing Element Update is expected to result in greater infill housing development potential near transit and in employment-rich areas. Prioritizing density and affordable housing in these areas will incentivize community members to use alternative modes of transportation and reduce vehicle miles traveled (VMT), which are critical for reducing greenhouse gas emissions, and will bring the City closer to meeting its Climate Action Plan and Climate Emergency goals.

### POSSIBLE FUTURE ACTION

Based on Council direction, project findings, and stakeholder and public input to date, the Housing Element team will prepare and release a public draft Housing Element Update in early Summer 2022. The general public will have 30 days to review and submit comments, and the City must allocate a minimum of two weeks to address and respond to public comments before submitting a Draft Housing Element to HCD for a 90-day review. After incorporating HCD comments, a final Housing Element Update is anticipated to be submitted to Council in early 2023 for local adoption prior to submittal for State certification.

### FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

Housing Elements are subject to regulatory oversight by HCD. If the State does not certify the 6<sup>th</sup> Cycle Housing Element prior to May 31, 2023, the City faces a number of penalties and consequences. In addition to significant fines of up to \$100,000 per month, the City can be sued by individuals, developers, third parties, or the State. A court may limit local land use decision-making authority until the City brings its Housing Element into compliance. Failure to comply would also impact Berkeley's eligibility and competitiveness for federal, state, and regional affordable housing and infrastructure funding sources.

### CONTACT PERSON

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Alene Pearson, Principal Planner, Land Use Planning Division, (510) 981-7489

### ATTACHMENTS

1. Council Housing Referrals
2. Illustrated Missing Middle Models
3. Draft Proposed Standards for Two- to Four-Unit Residential Development in the R-1, R-1A, R-2, R-2A, and MU-R zoning districts.

Housing Element Update

WORKSESSION  
March 15, 2022

## LINKS:

1. December 9, 2021. *Housing Element Update Work Session 2*. Report from City Manager to Berkeley City Council.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/12\\_Dec/City\\_Council\\_12-09-2021\\_-\\_Special\\_Meeting.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/12_Dec/City_Council_12-09-2021_-_Special_Meeting.aspx)
2. November 9, 2021. *Objective Standards for Density, Design, and Shadows. Supplemental Packet 3*. Report to Berkeley City Council, Councilmember Hahn et al.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/11\\_Nov/Documents/2021-11-09\\_Item\\_20\\_Objective\\_Standards\\_Recommendations\\_for\\_Density\\_Design\\_and\\_Shadows.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/11_Nov/Documents/2021-11-09_Item_20_Objective_Standards_Recommendations_for_Density_Design_and_Shadows.aspx)
3. November 9, 2021. *Objective Standards for Density, Design, and Shadows. Supplemental Packet 2*. Report to Berkeley City Council, Councilmember Droste et al.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/11\\_Nov/Documents/2021-11-09\\_Supp\\_2\\_Reports\\_Item\\_20\\_Supp\\_Droste\\_pdf.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/11_Nov/Documents/2021-11-09_Supp_2_Reports_Item_20_Supp_Droste_pdf.aspx)
4. September 21, 2021. *Housing Element Update Work Session 1*. Report from City Manager to Berkeley City Council.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/09\\_Sep/City\\_Council\\_09-21-2021\\_-\\_Special\\_\(WS\)\\_Meeting\\_Agenda.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/09_Sep/City_Council_09-21-2021_-_Special_(WS)_Meeting_Agenda.aspx)
5. April 28, 2021. *Housing Element Update and Annual Progress Report*, Off-Agenda Memo from City Manager to Berkeley City Council.  
[https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Housing%20Element%20Update%20042821.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Housing%20Element%20Update%20042821.pdf)
6. 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)

Housing Element Update

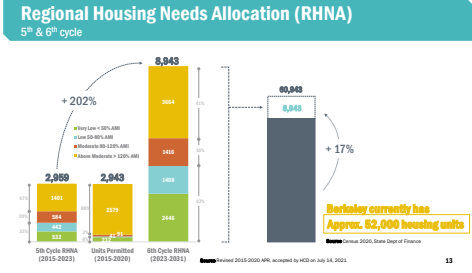
WORKSESSION  
March 15, 2022

- March 25, 2021, *Initiation of Participatory Planning for Berkeley's Regional Housing Needs Allocation (RHNA)*. Supplemental report to Berkeley City Council, Councilmember Hahn et al.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2021/03\\_Mar/Documents/2021-03-25\\_\(Special\)\\_Supp\\_2\\_Reports\\_Item\\_2\\_Supp\\_Hahn\\_pdf.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2021/03_Mar/Documents/2021-03-25_(Special)_Supp_2_Reports_Item_2_Supp_Hahn_pdf.aspx)

Figure F-9 Work Session #3 Presentation







### Meeting the RHNA

A key certification criteria that HCD looks at closely

- > 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 Trend
- N Berkeley & Ashby BART
- Approved Projects since 2018

### Pipeline Sites

- Projects under Review
- Anticipated

### Opportunity Sites

- Federal, State, County-owned
- Condos or Large Apartment Bldg
- Historically-sensitive
- Rent-Controlled Units
- Most Supermarkets

Historic, Rent-Control, UC-Owned, City Parks

### Opportunity Sites

- Vacant Land Use
- Non-residential Building > 30 yrs old
- Built at ≤ 35% capacity (e.g. density height)

### Affirmatively Furthering Fair Housing

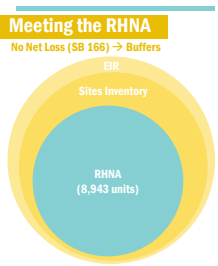
- Racial Diversity
- Concentration of Poverty
- Environmental Equity
- Community Benefits

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

### Opportunity Sites

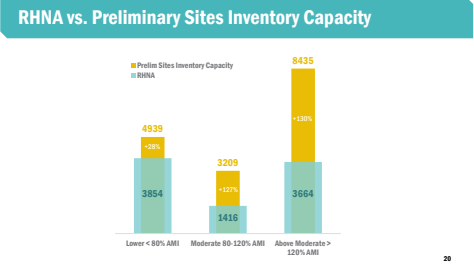
Reused 5<sup>th</sup> Cycle Opportunity Sites to accommodate Lower Income Units

- > 18 opportunity sites
- > Accommodates 1,419 lower income units
- > Located mainly along commercial corridors



### 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

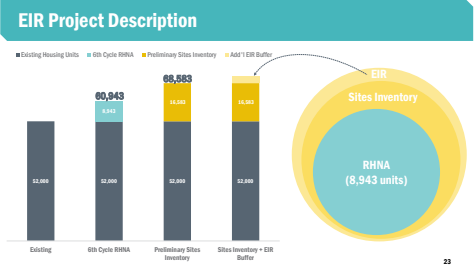


### Potential Zoning Code Amendments

- R-1, R-1A, R-2, and R-2A: Up to 2-3-4 units per parcel, allow division of units.
- Southside Plan Area: Increased height and coverage; 12-story within the original R-SMU and the C-T north of Dwight
- Priority Development Areas (PDAs): Downtown, University, San Pablo, Shattuck, Telegraph, Adeline (not included)
- Transit + Commercial Corridors: Min. 15-minute peak headways

### Southside Zoning Amendments

- 5 areas now zoned R-S and, one area zoned R-3, → R-SMU
  - > Increased maximum heights (from 4/5 to 6 stories)
  - > Increased lot coverage (from 70%/75% to 85%)
- One area now zoned R-3 → R-S
  - > Increased maximum heights (from 4 stories to 5 stories)
  - > Increased lot coverage (from 70% to 75%)



### EIR Project Description

**ANALYZE ADDITIONAL UNITS FOR EIR**

- > +1,200 units at RAHT sites to match current EIR assumptions?
- > +770 units to accommodate for R-1 and R-1A rezoning?
- > +1,000 units to accommodate Southside rezoning in C-T, R-S and R-SMU?

### Sustainability & Resilience

- CLIMATE BENEFITS**
  - > Infrastructure proximity
  - > New construction standards
- HEALTH BENEFITS**
  - > Air quality
  - > Active transportation
- CONNECTIVITY & COMMUNITY**
  - > Access
  - > Affordability

### CLARIFYING QUESTIONS?

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)

### Residential Objective Standards

1. Overview
2. Two to Four Units
3. Multi-Unit 5+ and Mixed-Use
4. Residential Objective Standards & the Environment

### Framework – Three Buckets

- Housing Element Update: Re-zoning not required
- 2-4 Units (Plexes): Confirm / Modify / Add New Standards
- 5+ Units and Mixed-Use: Confirm / Modify / Add New Standards

### A Two-Part Process

PART 1 – OBJECTIVE DEVELOPMENT STANDARDS (WE ARE HERE (2021 to 2023))

- SITE: Zoning, Land Use, Building Placement
- FORM/MASSING: Density (units/acre), Open Space

PART 2 – OBJECTIVE DESIGN STANDARDS (2023 and later)

- ARTICULATION
- FAÇADE

### Residential Objective Standards Timeline

### 2-4 Unit Residential Objective Standards

1. 10 Existing Standards Models
2. 4 Prototype Models
3. Draft Development Standards

### Standards for 2-4 Unit Residential

**ANTICIPATED OUTCOMES**

- > Creates a new "Multi-Unit 2-4" land use category
- > Allows this use in the R-1, R-1A, R-2, R-2A, and MU-R Districts
- > Establishes development standards for this use

### Existing Standards

- > Illustrate and analyze existing standards in R-1, R-1A, R-2, R-2A, and MU-R districts
- > Use typical 5,200 sq. ft. lot (40' by 130')
- > Show developable envelope ("glass box") defined by setbacks and height
- > Identify achievable floor area and building volume limited by lot coverage, step backs, FAR, and other standards

### Existing R-1 Standards

| Model Outputs       |           |
|---------------------|-----------|
| Dwelling Units      | 1         |
| Floor Area, Total   | 6,240 sf  |
| Floor Area per Unit | 6,240 sf  |
| FAR                 | 1.2       |
| Density             | 8.4 du/ac |

### Summary of Existing Standards

| District | Zone          | Max. Height | Max. Density | Max. FAR | Max. Floor Area | Max. Units |
|----------|---------------|-------------|--------------|----------|-----------------|------------|
| R-1      | Single-Family | 35 ft       | 1.2 du/ac    | 1.2      | 6,240 sf        | 1          |
| R-1A     | Single-Family | 35 ft       | 1.2 du/ac    | 1.2      | 6,240 sf        | 1          |
| R-2      | Two-Family    | 35 ft       | 2.4 du/ac    | 2.4      | 12,480 sf       | 2          |
| R-2A     | Two-Family    | 35 ft       | 2.4 du/ac    | 2.4      | 12,480 sf       | 2          |
| MU-R     | Multi-Family  | 35 ft       | 8.4 du/ac    | 1.2      | 6,240 sf        | 1          |

### Prototype Models

- > Show potential configurations of three- to four-unit projects based on recent development in Berkeley and surrounding jurisdictions
- > Identify where the residential types and configurations may conflict with existing zoning standards
- > Prepare new development standards for consideration in each low-density Residential District

### Four Prototype Models

- New Detached Building Behind Existing
- Attached Sidecourt

### Four Prototype Models

- Detached Cluster
- Attached Row Homes

### Four Prototype Models - Context

- New Detached Building Behind Existing
- Attached Sidecourt
- Detached Cluster
- Attached Row Homes

### Four Prototype Models - Conflicts with Current Zoning

| New Detached Building Behind Existing | Attached Sidecourt    | Detached Cluster      | Attached Row Homes    |
|---------------------------------------|-----------------------|-----------------------|-----------------------|
| # of Units per Lot                    | # of Units per Lot    | # of Units per Lot    | # of Units per Lot    |
| Lot Area per Unit                     | Lot Area per Unit     | Lot Area per Unit     | Lot Area per Unit     |
| Lot Coverage                          | Lot Coverage          | Lot Coverage          | Lot Coverage          |
| Usable Open Space                     | Usable Open Space     | Usable Open Space     | Usable Open Space     |
| Building Height, Avg.                 | Building Height, Avg. | Building Height, Avg. | Building Height, Avg. |
| # of Stories                          | # of Stories          | # of Stories          | # of Stories          |
| Front Setback                         | Front Setback         | Front Setback         | Front Setback         |
| Rear Setback                          | Rear Setback          | Rear Setback          | Rear Setback          |
| Side Setback                          | Side Setback          | Side Setback          | Side Setback          |
| Bldg Separation                       | Bldg Separation       | Bldg Separation       | Bldg Separation       |

### Proposed Draft Standards

- > Zoning districts: R-1, R-1A, R-2, R-2A, and MU-R outside of H overlay
- > 2-4 unit projects only
- > Summary table with existing and proposed new standards
- > Options for certain standards

### Proposed Draft Standards

- Density
- Lot Area
- Lot Area per Unit
- Lot Coverage
- Open Space
- Building Height
- Setbacks
- Step Backs
- Building Separation
- Floor Area Ratio

### Floor Area and FAR and Preservation

| R-1 District       | Standards |         |          | Achievable Floor Area |          |
|--------------------|-----------|---------|----------|-----------------------|----------|
|                    | Height    | Stories | Coverage | Total                 | Per Unit |
| Existing Standards | 28/35 ft. | 3       | 40%      | 6,240 sf              | 6,240 sf |
| Proposed Standards | 28 ft.    | 3       | 40%      | 6,240 sf              | 3,120 sf |
| 3 units            | 35 ft.    | 3       | 45%      | 7,020 sf              | 2,340 sf |
| 4 units            | 35 ft.    | 3       | 50%      | 7,800 sf              | 1,950 sf |

Achievable floor area increases as # units increase

R districts: Height and coverage standards scale up

MU-R: FAR scales up

Option to increase floor area if existing front main residential building preserved.

### Permits Required - Existing

| Dwelling Types | R-1  | R-1A | R-2  | R-2A | MUR  |
|----------------|------|------|------|------|------|
| Single-Family  | UPPH | UPPH | UPPH | UPPH | AUP  |
| Two-Family     | NP   | UPPH | UPPH | UPPH | AUP  |
| Multi-Family   | NP   | NP   | UPPH | UPPH | UPPH |

ZC Zoning Certificate  
UPPH (Use Permit/Public Hearing)  
AUP Administrative Use Permit  
NP Not Permitted

### Permits Required - Proposed

| Dwelling Types | R-1  | R-1A | R-2  | R-2A | MUR  |
|----------------|------|------|------|------|------|
| Single-Family  | UPPH | UPPH | UPPH | UPPH | AUP  |
| Multi-Unit 2-4 | ZC   | ZC   | ZC   | ZC   | ZC   |
| Multi-Unit 5+  | NP   | NP   | UPPH | UPPH | UPPH |

ZC Zoning Certificate  
UPPH (Use Permit/Public Hearing)  
AUP Administrative Use Permit  
NP Not Permitted

### ZORP Subcommittees Feedback

- > By-right approvals
- > Unit sizes
- > Preservation Incentive
- > Shade and Solar Access Impacts
  - Concern about impacts on adjacent rooftop solar (existing and potential future)
  - Concern about individual properties, as well as citywide renewable energy generation and climate resilience
  - Requests for new objective standards for shade and solar access impacts

Q: Council feedback on proposed zoning modifications and development standards for two- to four-unit projects in low-density residential districts?

### Model for Solar Studies

Models help us answer...

- > Expected rooftop solar access impacts?
- > Would these impacts constitute a detriment?
- > Are new objective standards needed?
- > If so, what is the best approach?

Model is Geo-located to Berkeley, CA and set on a grid aligned with true North

### Solar Conditions

**Solar Energy Production Months**  
Assuming February through October (the summer half the year), but also knowing that there are more months.

**Applicable Hours of Day**  
8am, 10am, noon, 2pm, 4pm

On average, May is the most sunny month with 324 hours of sunshine

On average, December has the lowest amount of sunshine with 160 hours

The average annual amount of sun hours is 3072 hours

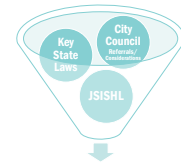


<https://vimeo.com/686933499>

### Multi-Unit 5+ and Mixed-Use Methodology

1. Overview
2. Proposed Methodology
3. Early Policy Questions

### Standards for Multi-Unit 5+ and Mixed Use



#### ANTICIPATED OUTCOMES

- > Considers diversity of project types, sizes, locations
- > Codifies typical City requirements
- > Reduces reliance on subjective Use Permit requirements

#### Mixed Use vs. Residential Only

- > In most Commercial Districts, development standards vary between mixed-use and residential-only projects
- > Results in significantly greater achievable floor area for mixed-use projects
- > Intended to encourage mixed-use development along commercial corridors
- > Unintended ground floor vacancies



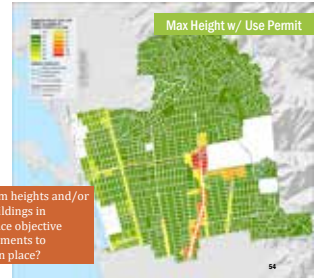
#### Example: C-C District

|   | Mixed-Use     | Residential-Only               |
|---|---------------|--------------------------------|
| Lot Area, min                                     | No min        | 5,000 sf                       |
| Build Height, max                                 | 40, 50' w/ UP | 35'                            |
| # Stories, max                                    | 3, 4 w/ UP    | 3                              |
| Lot Coverage (Interior), max                      | 100%          | 1-2 story: 45%<br>3-story: 40% |
| Lot Coverage (Corner), max                        | 100%          | 1-2 story: 50%<br>3-story: 45% |
| Floor Area Ratio, max                             | 3.0           | No max                         |
| Approx. Max Floor Area on a 5,000 sf interior lot | 15,000 sf     | 6,000 sf                       |

**Q:** Should residential-only projects on commercial corridors—outside designated nodes—have the same built envelope and maximum floor area as mixed-use residential projects?

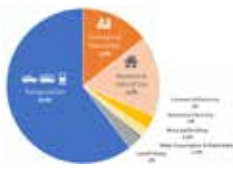
#### Heights & Stories

- > Majority of the City allows a maximum height of 35' and 3 stories.
- > In Downtown: Max two 120-foot buildings + three 180-foot buildings in C-DMU Core
- > In Southside: Currently allows 45-75 with use permit in R-3, R-S, R-SMU, C-T, C-SA
- > In Southside Plan Initial Study: Up to three 12-story buildings



**Q:** Should the City raise maximum heights and/or uncapping the number of tall buildings in Downtown and the Southside once objective standards and programmatic elements to incentivize affordable units are in place?

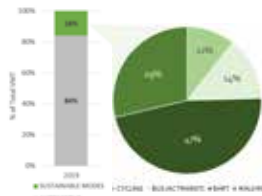
#### 2019 GHG Inventory



#### DECARBONIZING BUILDINGS

- > Prohibition of Natural Gas Infrastructure in New Construction
- > Low Carbon Concrete
- > EBCE Renewable 100
- > Existing Buildings Electrification Strategy

#### Reducing transportation emissions



#### THANK YOU



**FOR MORE INFORMATION**  
[www.cityofberkeley.info/objectivestandards](http://www.cityofberkeley.info/objectivestandards)

**CONTACT US**  
[HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info)

## **F3 PLANNING COMMISSION**

In addition to meeting with City Council, Housing Element Update presentations were given at three Planning Commission meeting between September 2021 and May 2022. These meetings provided an update to Commissioners and members of the public on the Housing Element, and sought input on key stakeholders for outreach. Staff specifically requested comments on the scope and content of the EIR, on issues that the EIR should address, as well as feedback on the Sites Inventory and proposed housing programs. Each subsection will include the staff memo and associated presentation.



Planning and Development Department  
Land Use Planning Division

**STAFF MEMORANDUM**

DATE: September 1, 2021

TO: Members of the Planning Commission

FROM: Grace Wu, Senior Planner  
Alene Pearson, Principal Planner

SUBJECT: Overview of the Upcoming Housing Element Update and Request to Identify a Member to Participate in the Public Outreach Effort

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**RECOMMENDATION**

Receive information about the update to the Housing Element of the General Plan, discuss potential community partners to be included on the stakeholder list, and identify a commissioner to participate in public outreach efforts related to the Housing Element Update who will report back to the Planning Commission at future meetings.

**BACKGROUND**

The Housing Element Update will serve as the City of Berkeley's housing plan for the next eight-year cycle (the 6<sup>th</sup> cycle, 2023-2031), consistent with mandates of State law and regional planning efforts. It is an important opportunity for Berkeley's residents and community members to come together on assessing housing needs, identifying policy and resource priorities, and finding solutions to implement a wide range of housing choices. The plan contains goals, policies, and programs that will guide the City's decision-making around the development and rehabilitation of housing and necessary zoning amendments to accommodate a substantial increase in the amount of housing, including affordable housing, in the city.

Racial and social equity, and protections for vulnerable and historically impacted communities, are key factors in this Housing Element Update. State law also requires that the Housing Element affirmatively furthers fair housing and examines its policies and programs to ensure they prevent poverty concentration and segregation.

As part of the outreach effort for the Housing Element Update, 10 boards and commissions were identified as having a role in the outreach and policy preparation process because their recommendations may have direct implications on the City's housing policies, programs, and residential development standards<sup>1</sup>. Each Board or

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<sup>1</sup> Commission on Aging; Children, Youth, and Recreation Commission; Commission on Disability; Energy Commission; Housing Advisory Commission; Homeless Services Panel of Experts; Homeless Commission; Landmarks Planning Commission; Planning Commission; Zoning Adjustments Board.

Overview of the Upcoming Housing Element Update and  
Request to Identify a Member to Participate in the Public Outreach Effort

Staff Memorandum  
September 1, 2021

Commission is being asked to identify a member to participate in the public outreach efforts by joining the email list, attending three public workshops over the course of 18 months, and providing project updates at their respective board or commission meetings.

### **Key Components of a Housing Element**

The content of the Housing Element and the methodologies used for analyzing constraints and sites inventory are dictated by State law and guided by the California Department of Housing and Community Development (HCD). The Housing Element includes the following components:

1. *Housing Needs Assessment*: Examine demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community, with attention paid to special housing needs (e.g., large families, persons with disabilities).
2. *Evaluation of Past Performance*: Review the prior Housing Element to measure progress in implementing policies and programs.
3. *Housing Sites Inventory*: Identify available sites for housing development to ensure there is enough land zoned to meet the future need at all income levels.
4. *Community Engagement*: Implement a robust community engagement program, reaching out to all economic segments of the community, and especially underrepresented groups.
5. *Constraints Analysis*: Analyze and recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
6. *Policies and Programs*: Establish policies and programs to be carried out during the 2023-2031 planning period to fulfill the identified housing needs.

State law does not require that jurisdictions *build* or *finance* new housing, but cities are required to identify and zone sufficient sites to accommodate the anticipated growth over the next eight-year period.

### **Regional Housing Needs Allocation (RHNA)**

Overall, the Bay Area must plan for 441,176 new housing units during the 6<sup>th</sup> cycle, compared with 187,990 for the 5<sup>th</sup> cycle (2015-2023). Each jurisdiction in California receives a target number of units across income levels, called the Regional Housing Needs Allocation (RHNA)<sup>2</sup>, that must be planned for in the Housing Element Update. Berkeley's draft RHNA is 8,934 residential units. The City did not appeal its draft RHNA allocation, recognizing that the allowable circumstances for appeals outlined in Government Code Section 65584.05 were not applicable to the City of Berkeley<sup>3</sup>. The

<sup>2</sup> May 20, 2021. *Final Regional Housing Needs Allocation (RHNA) Methodology and Draft Allocations*. ABAG. [https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG\\_2023-2031\\_Draft\\_RHNA\\_Plan.pdf](https://abag.ca.gov/sites/default/files/documents/2021-05/ABAG_2023-2031_Draft_RHNA_Plan.pdf)

<sup>3</sup> 2023-2031 RHNA Appeals Process. ABAG. <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation/2023-2031-rhna-appeals-process>



final target RHNA will be issued by the Association of Bay Area Governments (ABAG) in December 2021.

Table 1 provides a comparison of Berkeley’s RHNA numbers at all income levels during the 5th cycle, the number of new units that have been issued building permits between 2015 and 2020, and the draft RHNA for the upcoming 6th cycle. While the total units issued building permits over the last five years are in line with the 5th cycle RHNA, challenges remain for meeting lower and moderate income housing targets.

**Table 1: Berkeley RHNA Allocation, 5th & 6th Cycles**

| Income Level <sup>4</sup>   | 5 <sup>th</sup> Cycle RHNA Units | Units Permitted 2015-2020 <sup>5</sup> | 6 <sup>th</sup> Cycle DRAFT RHNA Units |
|-----------------------------|----------------------------------|--|--|
| Very Low (< 50% AMI)        | 532                              | 232                                    | 2,446                                  |
| Low (50 – 80% AMI)          | 442                              | 41                                     | 1,408                                  |
| Moderate (80 – 120% AMI)    | 584                              | 91                                     | 1,416                                  |
| Above Moderate (> 120% AMI) | 1,401                            | 2,579                                  | 3,664                                  |
| <b>Total</b>                | <b>2,959</b>                     | <b>2,943</b>                           | <b>8,934</b>                           |

**Timeline**

Due to strict deadlines imposed by the State and severe penalties for missed deadlines<sup>6</sup>, it is critical that the Housing Element Update stay on schedule and is approved by City Council and certified by HCD by January 31, 2023. This means that the majority of the housing needs analysis and assessment, sites inventory, and rezoning will be *identified* within the first six months of the 18-month project in order to allow for sufficient time to conduct a thorough and legally defensible environmental review (see Figure 1: Housing Element Project Timeline).

**Figure 1: Housing Element Project Timeline**



<sup>4</sup> 2021 income levels by family size are available at <https://www.acgov.org/cda/hcd/documents/2021IncomeandRentLimits.pdf>

<sup>5</sup> Based on revised 2015-2020 APR unit counts, accepted by HCD on July 14, 2021

<sup>6</sup> Failure to comply would impact Berkeley’s eligibility and competitiveness for federal, state, and regional affordable housing and infrastructure funding sources. Many state and regional grant and loan programs require a compliant Housing Element, including the Affordable Housing and Sustainable Communities Program (AHSC), the Local Housing Trust Fund Program (LHTF), and Metropolitan Transportation Commission’s (MTC) One Bay Area Grant transportation funding.

Overview of the Upcoming Housing Element Update and  
Request to Identify a Member to Participate in the Public Outreach Effort

Staff Memorandum  
September 1, 2021

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### **Outreach and Engagement**

Outreach and engagement are integral parts of this project from initiation to adoption. The overall plan for outreach and engagement includes 20 stakeholder interviews, a community-wide survey, 20 small format meetings, three work sessions with the City Council, and three public workshops. Based in part on the feedback received from the 10 boards and commissions, City staff—working with an outreach consultant—will invite community partners and stakeholders to participate in the interviews and small format meetings.

### **DISCUSSION**

1. Which community partners should be included on the stakeholder list, with the goal to further fair housing and engage racially and socially disadvantaged communities?
2. Which member of the Planning Commission is interested and able to participate in the Housing Element Update public outreach effort? Participation includes joining the email list, attending three public workshops over the course of 18 months, and providing project updates at future commission meetings.

**Prepared by:** Grace Wu, Senior Planner, [gwu@cityofberkeley.info](mailto:gwu@cityofberkeley.info), 510-981-7484

### **LINKS**

1. April 30, 2021. *Housing Element Off-Agenda Memo*. Berkeley City Council. [https://www.cityofberkeley.info/uploadedFiles/Clerk/Level\\_3\\_-\\_General/Housing%20Element%20Update%20042821.pdf](https://www.cityofberkeley.info/uploadedFiles/Clerk/Level_3_-_General/Housing%20Element%20Update%20042821.pdf)
2. April 28, 2015. *Adopted 2015-2023 5<sup>th</sup> Cycle Housing Element*. [https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level\\_3\\_-\\_Commissions/Commission\\_for\\_Planning/2015-2023%20Berkeley%20Housing%20Element\\_FINAL.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/2015-2023%20Berkeley%20Housing%20Element_FINAL.pdf)



Figure F-10 Planning Commission Meeting #1 Presentation

## HOUSING ELEMENT UPDATE OVERVIEW

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

City of Berkeley Boards and Commissions  
September 2021

Grace Wu, Senior Planner

### Agenda

1. The Berkeley General Plan
2. Housing Element Overview
3. Regional Housing Needs Allocation (RHNA)
  - o Berkeley RHNA 5<sup>th</sup> Cycle and 6<sup>th</sup> Cycle
  - o RHNA & Sites Inventory
4. Sites Inventory
5. Housing Considerations
6. 6<sup>th</sup> Cycle Housing Element Update Process
7. Discussion

The Berkeley General Plan is a comprehensive and long-range statement of priorities and values developed to guide public decision-making in future years.

All land use approvals and decisions must be consistent with the goals, objectives, and policies of the General Plan

The Berkeley General Plan contains the following "Elements":

1. Land Use
2. Transportation
3. **Housing** ← We are here
4. Disaster Preparedness and Safety
5. Open Space and Recreation
6. Environmental Management
7. Economic Development and Employment
8. Urban Design and Preservation
9. Citizen Participation

### 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)
- The certification process takes several months and the statutory deadline is January 31, 2023

### Regional Housing Needs Allocation (RHNA)

For each region, the State analyzes:

- + Jobs to homes ratio
- + Proximity to jobs and education centers
- + Expected job and population growth
- + Demographic trends that affect housing demand

= # of units to plan for in each region, by income level  
= **Regional Housing Needs Allocation, or RHNA**

- The methodology for distributing the RHNA was approved in January 2021
- The Bay Area must plan for 441,176 new housing units during the 6<sup>th</sup> cycle (vs. 187,990 in 5<sup>th</sup> cycle)
- Berkeley's draft 6<sup>th</sup> cycle RHNA is 8,934 units
- The final RHNA will be issued by ABAG in December 2021

### Regional Housing Needs Allocation (RHNA) 5<sup>th</sup> & 6<sup>th</sup> Cycle

|                                 |             |
|---------------------------------|-------------|
| 5 <sup>th</sup> Cycle 2015-2023 | 2,959 units |
| Progress 2015-2020              | 2,943 units |
| 6 <sup>th</sup> Cycle 2023-2031 | 8,934 units |

+ 202%

### Regional Housing Needs Allocation (RHNA) 5<sup>th</sup> & 6<sup>th</sup> cycle

| Income Level                   | 5 <sup>th</sup> Cycle RHNA (2015-2023) | 6 <sup>th</sup> Cycle RHNA (2023-2031) |
|--------------------------------|--|--|
| Not meeting Lower and Moderate | 532                                    | 2,446                                  |
| Low Income (LMI)               | 41                                     | 1,408                                  |
| Medium Income (MI)             | 93                                     | 1,416                                  |
| High Income (HI)               | 1,401                                  | 3,579                                  |
| <b>Total</b>                   | <b>2,959</b>                           | <b>8,934</b>                           |

### RHNA & Sites Inventory

- Must show enough land zoned for housing to meet our RHNA
- Include a buffer (no net loss by income level)
- More feasibility analysis required for:
  - Small Sites less than 0.5 acres
  - Large Sites greater than 10 acres
  - Non-vacant sites
- New rules for reused sites

\*If actual housing production is less than RHNA, certain affordable projects are subject to a streamlined approvals process (SB 35)

### Sites Inventory

- 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 to construct housing units

### Housing Considerations

LIKELIHOOD OF DEVELOPMENT

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

Environmental Review

STATE CERTIFICATION Jan 2023

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

STATE CERTIFICATION Jan 2023

### Discussion

1. Which **community partners** should be included on the **stakeholder list**, with the goal to further fair housing and engage racially and socially disadvantaged communities?
2. Which **member of your board or commission** is interested and able to participate in the **Housing Element Update public outreach effort**?
  - Join the email list
  - Attend three public workshops (Oct 2021, early 2022, summer 2022)
  - Report back at future board / commission meetings.

### Links to Slides

1. [The Berkeley General Plan](#)
2. [Housing Element Overview](#)
3. [Regional Housing Needs Allocation \(RHNA\)](#)
  - o [Berkeley RHNA 5<sup>th</sup> Cycle and 6<sup>th</sup> Cycle](#)
  - o [RHNA & Sites Inventory](#)
4. [Sites Inventory](#)
5. [Housing Considerations](#)
6. [6<sup>th</sup> Cycle Housing Element Update Process](#)
7. [Discussion](#)



**Planning and Development Department**  
Land Use Planning Division

DATE: February 9, 2022  
TO: Members of the Planning Commission  
FROM: Alene Pearson, Principal Planner  
SUBJECT: Housing Element Update and Environmental Impact Report (EIR) Scoping Session

---

#### **INTRODUCTION**

The City of Berkeley is currently updating its Housing Element, which will serve as the City's housing plan for the next eight years (2023-2031). An Environment Impact Report (EIR) is required to evaluate the potential physical environmental impacts that could result from actions required to implement the policies and programs proposed in the Housing Element Update. A Notice of Preparation (NOP) has been issued and a 30-day comment period is underway (see Attachment 1). In this scoping session, the Commission will receive a status report on the Housing Element Update and NOP, consider public testimony, and provide comments on the scope and content of the EIR.

#### **BACKGROUND**

The City of Berkeley is preparing the 2023-2031 Housing Element Update to comply with the legal mandate that requires each local government to identify adequate sites for housing to meet the existing and projected needs for households with varying income-levels in the community. The Housing Element Update will establish goals, policies, and actions to address the existing and projected housing needs in Berkeley according to State law and guidance from the Department of Housing and Community Development (HCD). It is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent and affordable housing, and affirmatively furthering fair housing (AFFH).

#### **Berkeley's Final RHNA**

Each jurisdiction in California receives a target number of housing units to plan for during each eight-year housing element cycle, called the Regional Housing Needs Allocation (RHNA), based on local economic and demographic trends. On December 16, 2021, the Executive Board of the Association of Bay Area Governments (ABAG) conducted a public hearing and adopted the Final RHNA Plan for the 2023-2031

Housing Element Update and Draft Environmental Impact Report (EIR) Scoping Session

housing cycle. Berkeley’s RHNA is 8,934 residential units. For comparison with Berkeley’s RHNA from the previous cycle (2015-2023), see Table 1.

**Table 1: Berkeley’s RHNA**

| <b>Income Level</b>        | <b>2015-2023 RHNA Units</b> | <b>2023-2031 RHNA Units</b> |
|----------------------------|-----------------------------|-----------------------------|
| Very Low (< 50% AMI)       | 532                         | 2,446                       |
| Low (50-80% AMI)           | 442                         | 1,408                       |
| Moderate (80-120% AMI)     | 584                         | 1,416                       |
| Above Moderate (>120% AMI) | 1,401                       | 3,664                       |
| <b>Total</b>               | <b>2,959</b>                | <b>8,934</b>                |

**Housing Element Site Inventory Analysis**

An essential component of the Housing Element is to identify sufficient sites that can accommodate the 2023-2031 RHNA. Sites are considered suitable for residential development if they are zoned appropriately and available for residential use during the planning period. HCD provides a framework for determining if the current zoning regulations, physical conditions of parcels, and existing land uses on parcels provide adequate sites to accommodate Berkeley’s RHNA.

The staff report that accompanied the City Council Worksession on December 9, 2021 provided a detailed overview of the steps necessary to identify sufficient sites (see Attachment 2). In summary, jurisdictions must complete the following five steps:

1. Identify Likely Housing Sites and Production
2. Screen for Vacant and Underutilized Parcels
3. Screen for Suitability of Parcels
4. Evaluate and Analyze Sites
5. Calculate Potential Buildout of Sites

The final site inventory will include a detailed data table, according to a template provided by HCD, that lists potential sites that have been identified to meet Berkeley’s RHNA. The site inventory table provides characteristics of each potential site (including existing use, zoning, address), calculates allowable buildout by income category, documents the viability of each parcel to build housing (with photos and descriptions), and shows the results of the AFFH analysis.

Note, the inventory does not require development of any particular site and is not intended to imply that a site will be developed at a certain density, only that it could be based on the HCD framework. The intent is to demonstrate that the City has adequately planned and zoned for appropriate development that could be attractive to private, non-profit and public housing developers at appropriate densities to meet the projected demand for housing in a variety of income categories.

Housing Element Update and Draft Environmental Impact Report (EIR) Scoping Session

### **Preliminary Site Inventory Analysis**

The process summarized above is iterative, and not necessarily linear. The project team has completed the first round of steps 1 and 2 and has conducted a preliminary analysis of potential buildout (step 5) in order to understand the capacity of sites under current zoning and to identify the outside limits of the project to be analyzed in the EIR.

Although this may seem premature, the CEQA timeline and HCD's review periods require the start of environmental review at this stage in order to meet the Housing Element's statutory deadline of January 31, 2023.

The first two steps in the site inventory process require identification of adequate sites to accommodate the RHNA. Attachment 3 provides a preliminary assessment of sites, presented in three categories, described below:

- Sites Likely to Develop
- Sites in the Pipeline
- Opportunity Sites or Potential Additional Sites

Sites that are likely to develop include projects that received their land use entitlement after 2018 but have not yet been built. For these projects, the affordability breakdown in the table reflects actual project plans, including density bonus units. HCD also allows jurisdictions to include future ADUs in the category of "sites likely to develop" based on past development trends. Furthermore, HCD's methodology provides assumed levels of affordability for ADUs. Lastly, development at the BART sites is included as "sites likely to develop" based on current planning efforts -- because project specifics are not known at this time, a conservative total estimate of 1,200 units is being used with 35% affordability split evenly between Very Low and Low Income affordability levels. *The preliminary assessment of sites likely to develop accounts for over 5,100 units.*

Sites in the pipeline include projects that are under review or are actively engaging with the City in anticipation of submitting an application for review. Affordability levels for sites in the pipeline reflect proposed project plans to the extent they are known. *The preliminary assessment of sites in the pipeline accounts for over 2,400 units.*

Opportunity sites or potential additional sites do not have specific projects associated with them. This category includes parcels that are assessed based on HCD criteria as potential opportunity sites for future housing development. HCD's criteria includes the following:

- Land is vacant as identified in the existing land use data.
- Parcel has an improvement-to-land assessed value ratio of 0.75 or less.
- Buildings on the parcel are greater than 40 years old for residential buildings and 30 years old for non-residential buildings.
- Parcel does not have historic buildings and rent controlled units.
- Parcel does not have condos or large apartment buildings.
- Parcel is not State- or county-owned.

Housing Element Update and Draft Environmental Impact Report (EIR) Scoping Session

### **Buildout Potential and Income Limits of Opportunity Sites**

Berkeley's zoning districts do not have maximum density standards expressed in "dwelling units per acre", so the preliminary number of potential units for opportunity sites was calculated using 70% of the upper limit of a density range that reflects recent projects that have been built within the district. The project team is following HCD guidance to develop accurate density estimates and buildout potential and is still in the process of researching and refining these numbers.

Because opportunity sites are not associated with actual development proposals, HCD provides guidance on assigning assumed income categories to the units that could be developed on these (or similar) parcels. The HCD methodology is based on allowable density, with increased density serving as a proxy for more affordability. Parcels that are zoned to allow 30 dwelling units per acre or more are categorized in the "lower income" category (Very Low- or Low-Income households) and parcels with zoning that allows less than 30 units per acre in the Moderate- and Above Moderate-Income categories.

The HCD guidance for this stage of the analysis is an admittedly blunt approach to considering the issue of housing affordability. Berkeley has other tools at its disposal for addressing the affordability of new development, preservation of existing units, and other aspects of housing policy, which will also be described in the Housing Element. The focus in the EIR, however, is on the physical development activity necessary for meeting the overall RHNA; additional analysis will be provided in subsequent discussions about the other policies and programs that will be included in the Housing Element Update.

### **Potential Rezoning and EIR**

Based on the units already accounted for in "Sites Likely to Develop" and "Sites in the Pipeline", HCD certification will require that the Housing Element identify opportunity sites to accommodate approximately 2,000 units. *Preliminary analysis of opportunity sites identified over 8,000 units, suggesting that current zoning is adequate to meet HCD's RHNA requirements for a compliant Housing Element.*

Although Berkeley's current zoning seems to be sufficient to meet RHNA, recent development activity suggests current zoning alone does not deliver the level of deed-restricted affordable housing and economic diversity that the City aims to achieve. In particular, density bonus and inclusionary units have fallen short of providing the overall 20% Very Low and Low Income units expressed in the City's inclusionary housing ordinance.

Furthermore, City Council has provided direction through referrals and resolutions (see Attachment 4) regarding where and how to encourage additional housing, with a focus on affordable housing that supports a diversity of income levels and household types. In order to allow these actions to occur, the Housing Element EIR needs to study potential environmental impacts that could result from up-zoning and new programs. The project description for the EIR will broadly cover requested actions from Council in order to

Housing Element Update and Draft Environmental Impact Report (EIR) Scoping Session

provide flexibility as the Housing Element Update proceeds and opportunity sites are identified.

## **DISCUSSION**

### Public Review Period and Scoping Meeting

The Planning Department has hired Rincon Consultants to prepare the CEQA analysis, including the NOP, which informs public agencies and the community early in the process of the broad strokes of the process. The NOP was released on January 17, 2022, beginning a 30-day review period, which will close on February 16, 2022.

This scoping meeting informs the community and public agencies about the Housing Element and EIR, and solicits comments from the Planning Commission and the public regarding the EIR scope, issues of concern, potential alternatives, and mitigation measures. These comments, along with the comments collected through the entire review period, will be considered in the preparation of the EIR. The result of the EIR analysis will inform future Planning Commission discussion and the recommendations submitted to the City Council for adoption.

### CEQA and Zoning -- Next Steps

Following the close of the NOP comment period, the Draft EIR will be prepared and circulated for the required 45-day public comment period. Although the Housing Element Update would not approve any physical development (e.g., construction of housing or infrastructure), the EIR will assume that such actions are reasonably foreseeable future outcomes of the Housing Element Update. As such the EIR will evaluate the potential physical environmental impacts that could result from future actions for implementing the policies and programs, and resulting development, at a programmatic level.

The Draft EIR will also examine a reasonable range of alternatives to the proposed project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects while meeting most of the basic objectives of the project. In addition, the EIR will address cumulative impacts, growth inducing impacts, and other issues required by CEQA.

Housing Element Update and Draft Environmental Impact Report (EIR) Scoping Session

The estimated timeline for the public portions of the CEQA review are as follows:

| <b>Description</b>   | <b>Timing</b>                  | <b>Public Review Process</b>                            |
|--|--------------------------------|---|
| Development and Release of Public Draft of Notice of Preparation (NOP) | December 2021 - January 2022   | 2/9/22 -- Planning Commission review                    |
| 30-day NOP Comment Period  | January 17 – February 16, 2022 | Scoping Meeting at 2/9/22 Planning Commission           |
| Draft EIR released for 45-day review and comment period                | July 15 – August 29, 2022      | Planning Commission hearing                             |
| Discussion of Housing Element EIR changes                              | September – November 2022      | Subcommittee and Planning Commission review             |
| Final EIR and Final Housing Element adopted                            | November 2022 – January 2023   | Planning Commission recommendation; City Council action |

**STAFF RECOMMENDATION**

The Planning Commission should review the NOP, provide comments on the scope and content of the EIR, and receive comments from members of the public, organizations and interested agencies on issues the EIR should address. Written comments can be directed in writing to Grace Wu, Senior Planner either by mail or electronically:

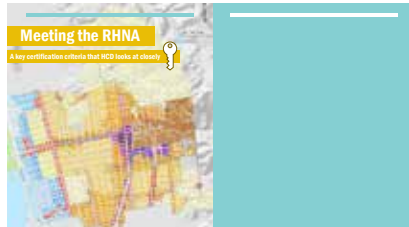
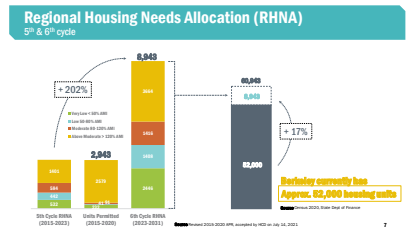
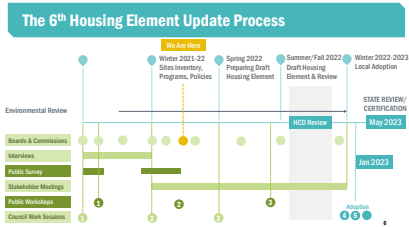
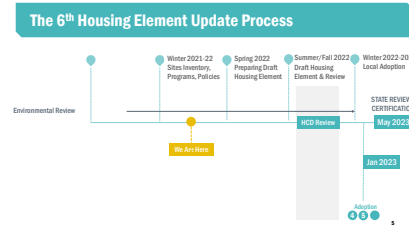
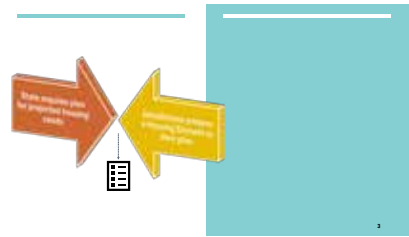
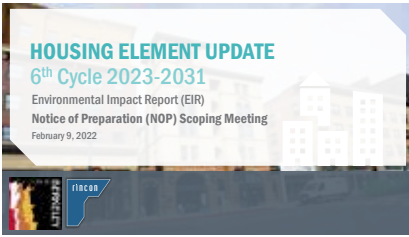
Land Use Planning Division  
 1947 Center Street, 2nd Floor [GWu@cityofberkeley.info](mailto:GWu@cityofberkeley.info)  
 Berkeley, CA 94704

Comments must be received on or before 5pm on Monday, February 21, 2022.

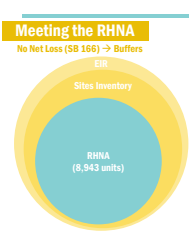
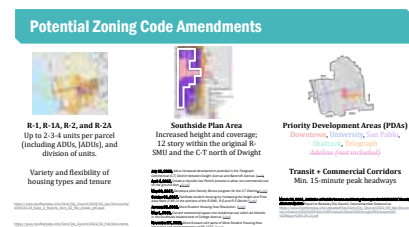
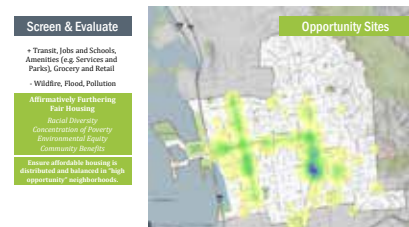
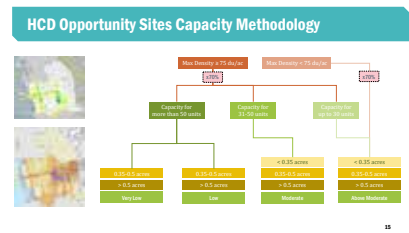
**ATTACHMENTS**

1. Notice of Preparation
2. Staff Report from December 9, 2021 Housing Element Update Work Session
3. Preliminary Site Capacity Analysis
4. Housing Element Related Referrals and Resolutions

Figure F-11 Planning Commission Meeting #2 Presentation

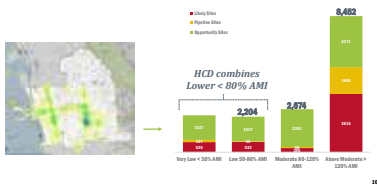


| Likely Sites                 | Pipeline Sites        | Opportunity Sites                            |
|------------------------------|-----------------------|--|
| ADU Trend                    | Projects under Review | Vacant Land Use                              |
| N Berkeley & Abby BART       |                       | Non-residential Building > 30 years old      |
| Approved Projects since 2018 |                       | Built at < 85% capacity (see density impact) |
|                              |                       | Federal, State, County-owned                 |
|                              |                       | Condo or Large Apartment Bldg                |
|                              |                       | Historically-sensitive                       |
|                              |                       | Rent-Controlled Units                        |
|                              |                       | Most Supermarkets                            |

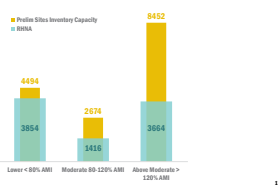





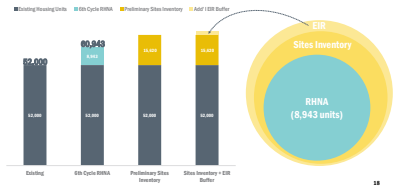
Preliminary Sites Inventory Capacity



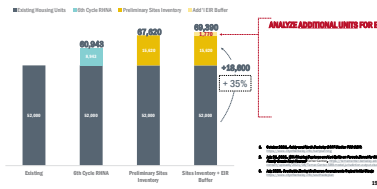
RHNA vs. Preliminary Sites Inventory Capacity



Existing → RHNA → Sites Inventory → EIR



Additional EIR Buffer



CEQA

1. Purpose
2. Draft EIR
3. CEQA Topics
4. EIR Process
5. Scoping Meeting & Comments

California Environmental Quality Act (CEQA)

- Purpose of CEQA:
- > Disclose the potential significant environmental effects of proposed actions
  - > Identify ways to avoid or reduce adverse environmental effects
  - > Consider feasible alternatives to proposed actions
  - > Foster interagency coordination in the review of projects
  - > Enhance public participation in the planning process

What's in a Draft Environmental Impact Report (EIR)?

- > A project description
- > An environmental setting
- > Evaluation of environmental impacts
  - > Thresholds of significance
  - > Mitigation measures
- > Project alternatives
  - > A meaningful discussion of project alternatives that would reduce adverse environmental impacts

List of CEQA Topics



Environmental Impact Report (EIR) Process



Purpose of the Scoping Meeting

- > Inform the community and concerned agencies about the project and the EIR
- > Solicit input regarding the EIR scope, issues of concern, potential alternatives, and mitigation measures
- > Inform the community about future opportunities for input

We Welcome Comments Regarding:

- > The scope, focus, and content of the EIR
- > Mitigation measures to avoid or reduce environmental effects
- > Alternatives to avoid or reduce environmental effects
- > Please submit written comments by Monday, February 21, 2022 to:

Grace Wu  
 Land Use Planning Division  
 1947 Center Street, 2nd Floor  
 Berkeley, CA 94704

Or via email [GWu@cityofberkeley.info](mailto:GWu@cityofberkeley.info)



**Planning and Development Department**  
Land Use Planning Division

DATE: May 4, 2022  
TO: Members of the Planning Commission  
FROM: Grace Wu, Senior Planner  
SUBJECT: Housing Element Update: Preliminary Sites, Goals, Policies, and Programs

---

### **INTRODUCTION**

The City of Berkeley is currently updating its Housing Element, which will serve as the City's housing plan for the eight-year period between 2023-2031. Under state law, the Housing Element must provide a Sites Inventory that catalogs a jurisdiction's capacity to accommodate its Regional Housing Needs Allocation (RHNA). The Housing Element must also identify the City's housing needs and outline goals, policies, and programs to address them. This report provides a preview of the preliminary Sites Inventory and the Goals, Policies, and Programs that will be included in the public draft of the Housing Element Update, which will be available in June 2022. The Draft Housing Element will then undergo further review by Department of Housing and Community Development (HCD) and comment be incorporated prior to returning to Planning Commission for recommendation and City Council for local adoption.

### **BACKGROUND**

The City of Berkeley is preparing the 2023-2031 Housing Element Update to comply with the State mandate that requires each local jurisdiction to identify adequate sites for housing to meet the existing and projected needs of households at varying income-levels in the community. The Housing Element Update will establish goals, policies, and programs to address the existing and projected housing needs in Berkeley according to State law and guidance from the HCD. It is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent and affordable housing, and affirmatively furthering fair housing (AFFH).

### **Housing Element Site Inventory Analysis**

The staff reports that accompanied the Planning Commission meeting on February 9, 2022<sup>1</sup> and the City Council Worksession on March 15, 2022<sup>2</sup> provide a detailed overview of the criteria and steps necessary to identify land suitable for residential development that can be feasibly developed during the 2023-2031 period. In summary, the City adhered to the following five steps:

1. Identify **Likely sites**, reflecting recently entitled projects since 2018 and current BART planning efforts at North Berkeley and Ashby stations. Accessory Dwelling Unit (ADU) trends are also incorporated within Likely sites.
2. Identify **Pipeline sites**, based on projects that are under review or actively engaging with the City in anticipation of submitting an application.
3. Identify **Opportunity Sites**, or potential sites for future housing development, based on HCD's criteria:
  - a. Land is vacant as identified in the existing land use data.
  - b. Parcel has an improvement-to-land assessed value ratio of 0.75 or less.
  - c. Buildings on the parcel are greater than 40 years old for residential buildings and 30 years old for non-residential buildings.
  - d. Parcel does not have historic buildings and rent controlled units.
  - e. Parcel does not have condos or large apartment buildings.
  - f. Parcel is not State- or county-owned.
4. Evaluate and analyze Opportunity Sites for realistic feasibility.
5. Calculate overall Sites Inventory capacity, by income category (Table 1).

**Table 1 Summary Sites Inventory Capacity**

| Sites/Projects             | Total Net Units | Income Distribution |              |              |                |
|----------------------------|-----------------|---------------------|--------------|--------------|----------------|
|                            |                 | Very Low            | Low          | Moderate     | Above Moderate |
| Likely Sites               | 4,685           | 622                 | 628          | 249          | 3,186          |
| ADU Trend                  | 800             | 240                 | 240          | 240          | 80             |
| BART Properties            | 1,200           | 210                 | 210          | 0            | 780            |
| Entitled Projects          | 2,685           | 172                 | 178          | 9            | 2,326          |
| Pipeline Sites             | 2,414           | 204                 | 180          | 68           | 1,962          |
| Applications under review  | 2,126           | 178                 | 86           | 68           | 1,794          |
| Anticipated                | 288             | 26                  | 94           | 0            | 168            |
| Opportunity Sites          | 9,028           | 1,649               | 1,649        | 2,886        | 2,845          |
| <b>Total Site Capacity</b> | <b>16,127</b>   | <b>2,475</b>        | <b>2,457</b> | <b>3,203</b> | <b>7,993</b>   |
| <b>2023-2031 RHNA</b>      | <b>8,934</b>    | <b>2,446</b>        | <b>1,408</b> | <b>1,416</b> | <b>3,664</b>   |
| RHNA Surplus               | +7,193          | +29                 | +1,049       | +1,787       | +4,329         |

<sup>1</sup> February 9, 2022. Planning Commission: Housing Element EIR Scoping Session.  
[https://www.cityofberkeley.info/uploadedFiles/Planning\\_and\\_Development/Level 3 - Commissions/2022-02-09\\_PC\\_Item%2010.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/2022-02-09_PC_Item%2010.pdf)

<sup>2</sup> March 15, 2022. City Council Housing Element Worksession #3.  
[https://www.cityofberkeley.info/Clerk/City\\_Council/2022/03\\_Mar/Documents/2022-03-15\\_Item\\_01\\_Housing\\_Element\\_pdf.aspx](https://www.cityofberkeley.info/Clerk/City_Council/2022/03_Mar/Documents/2022-03-15_Item_01_Housing_Element_pdf.aspx)

The preliminary Likely and Pipeline sites are detailed in Attachment 1. For projects under Likely sites, the affordability categories reflect actual project plans, including density bonus units. For Pipeline sites, the affordability levels reflect proposed project plans to the extent they are known. For ADUs, the City assumed levels of affordability based on the draft *Using ADUs to Satisfy RHNA Technical Memo*, produced by the Association of Bay Area Governments (ABAG).<sup>3</sup>

**Opportunity Sites: Density and Affordability Assumptions**

The Opportunity Sites includes a detailed table, in accordance with HCD’s template, that lists potential sites that have been identified to have the realistic capacity to meet Berkeley’s RHNA (Attachment 2). The table provides characteristics of each opportunity site (including assessor parcel number, existing building age, vacancy status, existing zoning, density assumption, and capacity assumption) to calculate allowable buildout by income category.

The City estimated development potential for Opportunity Sites by calculating the average density achieved for recently approved, under construction, or completed mixed-use and residential projects per zoning district. This calculation is critical since the majority of the City’s zoning districts do not have density standards. The density assumptions listed in Table 2 were used to calculate the capacity of Opportunity Sites.

**Table 2 Achieved Density Trends and Density Assumptions**

| District | Average Density Based on 2 or More Projects (du/ac) | Density Assumption for RHNA (du/ac) | Methodology Overview  |
|----------|---|-------------------------------------|---|
| R-1      | 6.1   | 6.0                                 |   |
| ES-R     | 1.2   | 1.0                                 |   |
| R-1A     | 16.4  | 15.0                                | Based on 2 projects with densities from 14.6 to 18.2 du/ac  |
| R-2      | 21.6  | 20.0                                | Based on 3 projects with densities from 12.9 to 36.9 du/ac  |
| R-2A     | 26.9  | 25.0                                | Based on 13 projects with densities from 12.9 to 50.8 du/ac   |
| R-3      | 45.9  | 40.0                                | Based on 9 projects with densities from 21.4 to 85.1 du/ac  |
| R-4      | 86.1  | 75.0                                | Based on 5 projects with densities from 26.8 to 150.6 du/ac   |
| R-S      | 102.5   | 100.0                               | Based on 3 projects with densities from 64.5 to 129.1 du/ac   |
| R-SMU    | 212.0   | 200.0                               | Based on 2 projects with densities from 189.5 to 234.6 du/ac  |
| C-C      | 143.1   | 125.0                               | Based on 2 projects with densities from 112.6 to 173.5 du/ac. Note that 1 project was approved under the former C-1 zoning designation but is now zoned C-C |

<sup>3</sup> September 8, 2021. ABAG. <http://21elements.com/documents-mainmenu-3/housing-elements/rhna-6-2022-2030/1327-draft-adu-affordability-report-sep-8-2021-1/file>

|   |       |       |   |
|---|-------|-------|---|
| <b>C-U</b>  | 158.8 | 150.0 | Based on 5 projects with densities from 17.5 to 268 du/ac. Note that 3 of these projects were approved under the former C-1 designation but are now zoned C-U |
| <b>Neighborhood Commercial (C-N, C-E, C-NS, C-SO)</b> | 58.1  | 50.0  | Based on 3 projects with densities from 28.6 to 94.7 du/ac  |
| <b>C-SA</b>   | 183.5 | 180.0 | Based on 7 projects with densities from 106.7 to 207.8 du/ac  |
| <b>C-T</b>  | 168.1 | 160.0 | Based on 10 projects with densities from 31.3 to 442.9 du/ac  |
| <b>C-DMU Core</b>                                     | 339.8 | 320.0 | Based on 9 projects with densities from 188.1 to 457.4 du/ac  |
| <b>C-DMU Outer Core</b>                               | 247.4 | 225.0 | Based on 6 projects with densities from 143.4 to 390.0 du/ac  |
| <b>C-DMU Corridor</b>                                 | 167.8 | 150.0 | Not enough projects so based on C-DMU Buffer projects   |
| <b>C-DMU Buffer</b>                                   | 167.8 | 150.0 | Based on 6 projects with densities from 129.3 to 190.5 du/ac  |
| <b>C-W</b>  | 136.8 | 135.0 | Based on 22 projects with densities from 53.4 to 272 du/ac  |
| <b>C-AC</b>   | 210.0 | 210.0 | 70% of max density defined in recently adopted Specific Area Plan   |
| <b>MU-R</b>   | 28.0  | 34.8  | Based on 9 projects with densities between 20.0 to 34.8 du/ac   |

State law (AB 2342, Government Code 65583.2) uses density as a proxy for income levels and affordability for the sites inventory. Under state law, the “default density” for most jurisdictions in urban counties is 30 units/acre. Default density refers to the density considered suitable to encourage and facilitate the development of affordable housing. Table 3 shows the site characteristics used to determine affordability for the sites inventory. In general, zones with lower assumed densities and smaller parcel sizes are presumed to produce units that are affordable to moderate and above moderate households. The sites inventory assumes that sites with densities of at least 30 du/acre are affordable to lower income households.

**Table 3 Affordability by Density, Size, and Site Capacity**

| <b>Income Level</b>                 | <b>Site Characteristics</b>  |
|-------------------------------------|--|
| <b>Lower &lt; 80% AMI</b>           | Site size is between 0.35 and 10 acres alone or in consolidation with adjacent sites; AND<br>Density assumed is at least 30 du/ac; AND<br>Site capacity is at least 50 units |
| <b>Moderate 80-120% AMI</b>         | Site size is between 0.10 and 0.35 acres alone or in consolidation with adjacent sites; AND<br>Site capacity is between 30 and 50 units                                      |
| <b>Above Moderate &gt; 120% AMI</b> | Density assumed is less than 30 du/ac; OR<br>Site capacity is less than 30 units   |

**Housing Element Sites Inventory and Opportunity Sites**

This report includes a preliminary list of Opportunity Sites, and the assumed income category by parcel, that met the above criteria. This list is assessed to ensure that the units identified to accommodate the RHNA—particularly lower income units—will affirmatively further fair housing and are not disproportionately concentrated in areas with larger populations of interest or special needs populations such as racial and ethnic minority groups, persons with disabilities, and cost-burdened renters.

This list is being shared prior to the June 2022 release of the Housing Element public draft to allow additional time for discussion and review. The Sites Inventory will undergo further review by HCD this summer, after responses to public review comments are incorporated.

Note, the Sites Inventory, including the Opportunity Sites, does not require development of any particular site and is not intended to imply that a site will be developed at a certain density or income level, only that it *could* be based on HCD's framework. The intent is to demonstrate that the City has adequately planned and zoned for appropriate development that could accommodate private, non-profit and public housing developments at appropriate densities to meet the projected demand for housing in a variety of income categories.

However, if actual housing production is less than the RHNA, eligible affordable housing projects are subject to a streamlined approvals process (SB 35). Determinations are calculated at the mid-point and end of each eight-year planning period based on progress of a pro-rata share of the City's RHNA. Currently, the City of Berkeley has made insufficient progress toward its very low and low income RHNA and is subject to SB 35 streamlining provisions for projects that include at least 50% affordability.

In addition, AB 1397 requires that 5th cycle opportunity sites re-used in the 6th cycle and identified to accommodate lower income units (Very Low-Income and Low-Income) be subject to by-right approval if projects include 20% affordable units for lower income households on-site. Preliminary analysis shows that this will affect approximately 18 opportunity sites (1,419 units), located along Berkeley's commercial corridors.

### **Goals, Policies, and Programs**

Berkeley's Housing Element Update must include goals, policies and programs that will address identified housing needs—including special needs populations, respond to governmental and non-governmental constraints, and facilitate the development of housing to meet RHNA.

Through outreach and engagement – at public workshops, board and commission meetings, Council worksessions, interviews and small-format meetings, tabling events, and surveys – the Housing Element team has compiled a comprehensive set of goals and policies that reflect feedback received. The preliminary set includes six main goals and 33 policies to enact those goals (Attachment 3). The six goals and their objectives are:

**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.

**Goal B Housing Preservation.** 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.

**Goal C Housing Production.** 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.

**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.

**Goal E Affirmatively Furthering Fair Housing.** The City should continue to take meaningful actions to affirmatively further fair housing choices in Berkeley.

**Goal F Governmental Constraints.** Berkeley should identify and mitigate barriers to the construction and improvement of housing.

This list of goals was shared with staff from departments and divisions throughout the city<sup>4</sup> to identify specific programs (existing and proposed) that would facilitate implementation of policies and achieve the stated goals and objectives.

HCD requires that Housing Element Programs be well developed. Programs must include specific action steps to achieve the City's goals and policies and take into account the following:

- Include a timeline for implementation,
- Identify staff resources (by Department and/or Division) that will be responsible for implementation,
- Describe the City's specific role in implementation and resources (e.g. providing funding, dedicating staffing), and
- Identify specific and measurable outcomes.

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<sup>4</sup> Health, Housing, and Community Services (HHCS), Rent Stabilization Board (RSB), Berkeley Housing Authority (BHA), City Manager's Office-Neighborhood Service Code Enforcement (NSCE) Unit, Building and Safety, Office of Energy and Sustainability.

In this preliminary set, City staff identified 37 housing programs (Attachment 4), offered through several City departments and divisions. They each address one or more goals and policies outlined above. Many of the housing programs reflect City Council referrals that are funded and/or staffed and are already included in the future workplans for departments.

**DISCUSSION**

Are there gaps in the preliminary Sites Inventory?

Are there gaps in the proposed housing programs? If so, what are specific implementation steps, metrics, and timelines that can be identified for them?

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. What are specific neighborhoods and actions where certain Housing Programs can focus on?

**ATTACHMENTS**

1. Preliminary Likely and Pipeline Sites
2. Preliminary Opportunity Sites
3. Preliminary Goals and Policies
4. Preliminary Housing Programs



Figure F-12 Planning Commission Meeting #3 Presentation

## 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 6<sup>th</sup> cycle (2023-2031)  
Statutory deadline is January 31, 2023  
Bay Area: 441,176 units  
Berkeley: 8,934 units

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

### Housing Element includes...

- Housing Needs Assessment**  
Demographic trends and needs, including Special Needs populations
- Evaluation of Past Performance**  
How we did in the 5<sup>th</sup> Cycle Housing Element
- Housing Sites Inventory**  
Likely Sites, Pipeline Sites and Opportunity sites, by income level
- Constraints Analysis**  
Barriers to housing development
- Policies & Programs**  
Address identified housing needs
- Community Engagement**  
Residents, businesses, stakeholders, policy-makers

### AGENDA

- I. PRELIMINARY SITES INVENTORY**
  - Meeting the RHNA
  - Criteria and Analysis
  - Sites Inventory Capacity
- II. PRELIMINARY GOALS, POLICIES, AND PROGRAMS**
  - Outreach & Engagement
  - Goals & Policies
  - Preliminary Housing Programs
- III. DISCUSSION**

### PRELIMINARY SITES INVENTORY

- Meeting the RHNA
- HCD Methodology
- Preliminary Sites Inventory Capacity

Using HCD's Capacity Methodology  
**CAPACITY = HOUSING PRODUCTION**

### Regional Housing Needs Allocation (RHNA) 5<sup>th</sup> & 6<sup>th</sup> cycle

2,989 (5th Cycle) vs 3,782 (6th Cycle) - +202% increase  
8,934 (5th Cycle) vs 6,948 (6th Cycle) - +17% decrease

Berkeley currently has **Approx. 82,000 housing units**

### Meeting the RHNA

- 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              | ADU | TH  | TH  | TH    | Total |
|-------------------------|-----|-----|-----|-------|-------|
| N Berkeley & Ashby BART | 622 | 628 | 249 | 3,186 | 4,685 |

### Pipeline Sites

| Projects under Review | ADU | TH  | TH | Total |       |
|-----------------------|-----|-----|----|-------|-------|
| Anticipated           | 204 | 180 | 88 | 1,962 | 2,414 |

**RHNA**

| Income Level  | ADU   | TH    | TH    | Total |
|---------------|-------|-------|-------|-------|
| < 80% AMI     | 2,446 | 1,408 | 1,416 | 3,664 |
| 80 - 120% AMI | 1,416 | 1,416 | 1,416 | 3,648 |
| > 120% AMI    | 1,416 | 1,416 | 1,416 | 3,648 |

### Opportunity Sites

- Vacant or Underutilized
- Improvement to Assessed Land Value  $\leq 0.75$
- Non-residential Building > 30 yrs old
- Federal, State, County-owned
- Condemned Large Apartment Bldg
- Historically-sensitive
- Rent-Controlled Units
- Most Supermarkets

| Income Level  | ADU   | TH    | TH    | Total |
|---------------|-------|-------|-------|-------|
| < 80% AMI     | 1,049 | 1,049 | 2,886 | 2,945 |
| 80 - 120% AMI | 1,049 | 1,049 | 2,886 | 2,945 |
| > 120% AMI    | 1,049 | 1,049 | 2,886 | 2,945 |

### 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.

| Site of Site       | < 80% AMI Lower Income   | 80 - 120% AMI Moderate Income | > 120% AMI Above Moderate Income |
|--------------------|--------------------------|-------------------------------|----------------------------------|
| Density Assumption | Between 0.35 to 10 acres | Between 0.1 and 0.35 acres    | 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 "infant density"** - considered suitable to encourage and facilitate the development of affordable housing (GOV 65583.2)

### Meeting the RHNA

4,931 (Low Income) vs 3,203 (Moderate Income) vs 7,963 (Above Moderate Income)

**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

- Outreach & Engagement
- Goals & Policies
- 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  |
|---|---|--|---|--|--|
| <b>Housing Affordability</b>  | <b>Housing Preservation</b>   | <b>Housing Production</b>  | <b>Special Needs &amp; Homelessness Prevention</b>  | <b>Affirmatively Furthering Fair Housing</b>   | <b>Governmental Constraints</b>  |
| <ul style="list-style-type: none"> <li>HP-1 All-Unit Low and Mid-Rise Housing</li> <li>HP-2 Funding Source</li> <li>HP-3 Preservation Affordability</li> <li>HP-4 Economic Diversity</li> <li>HP-5 Rent Stabilization</li> <li>HP-6 Low Income Housing Authority</li> </ul> | <ul style="list-style-type: none"> <li>HP-8 Habitat Rebuilding</li> <li>HP-9 Broad Housing Construction</li> <li>HP-10 Code Enforcement</li> <li>HP-11 Private Owned Development</li> <li>HP-12 Senior Housing</li> <li>HP-13 Rental Housing Authority</li> </ul> | <ul style="list-style-type: none"> <li>HP-14 Medium-Density Sites</li> <li>HP-15 Medium-Density Zoning</li> <li>HP-16 Transit-Oriented Housing</li> <li>HP-17 Accessory Dwelling Units</li> <li>HP-18 Regional Housing Needs</li> <li>HP-19 University of California</li> <li>HP-20</li> </ul> | <ul style="list-style-type: none"> <li>HP-21 Homelessness &amp; Crisis Prevention</li> <li>HP-22 Family Housing</li> <li>HP-23 Senior Housing</li> <li>HP-24 Homeless Shelter</li> <li>HP-25 Emergency, Transitional, Supportive Housing</li> </ul> | <ul style="list-style-type: none"> <li>HP-26 Fair Housing</li> <li>HP-27 Accessible Housing</li> <li>HP-28 Affordable Housing</li> </ul> | <ul style="list-style-type: none"> <li>HP-29 Baker Gov't Constraints</li> <li>HP-30 Revenue Service Program</li> <li>HP-31 Revenue Affordable Housing</li> </ul> |

Preliminary Housing Programs

**WORK-IN-PROGRESS**

**HCD requires Programs to be:**

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

|  |   |  |  |  |
|--|---|--|--|--|
| HP-1 Affordable Housing Berkeley               | HP-9 Lead Poisoning Prevention                          | HP-17 Building Envelope Sealing 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 BART 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 Senior 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 BART Sites                      | HP-31 Housing Preference Policies                  |  |
| HP-8 Housing Code                              | HP-16 Existing Buildings Electrification (EBE) Strategy | HP-24 1000 Person Plan to End Homelessness       | HP-32 Tenant Opportunity to Purchase Act (TOPA)    |  |

Preliminary Housing Programs

|  |   |  |  |  |
|--|---|--|--|--|
| HP-1 Affordable Housing Berkeley               | HP-9 Lead Poisoning Prevention                          | HP-17 Building Envelope Sealing 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 BART 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 Senior 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 BART Sites                      | HP-31 Housing Preference Policies                  |  |
| HP-8 Housing Code                              | HP-16 Existing Buildings Electrification (EBE) Strategy | HP-24 1000 Person Plan to End Homelessness       | HP-32 Tenant Opportunity to Purchase Act (TOPA)    |  |

**HP-3 Citywide Affordable Housing Requirements**

In 2022, amended Berkeley Municipal Code (BMC) Chapter 2.1.06, updating the citywide affordable housing requirements (AHR) into the Zoning Ordinance.

**Specific Actions & Timeline**

In 2022, adopt a Resolution addressing requirements for a number of programs and establishing an on-line fee payment to BMC Section 2.1.06 (D)(4)(c)

**Lead Department(s) / Agency**  
Planning/HDCS

**Funding Source(s)**  
General Fund, SB-2 Grant Funding, Enterprise Fund, Community Planning Fee

**APFH**  
Anti-Displacement and Tenant Protection New Opportunities in High Resource Areas (Income-based, SB-2)

**Policies Implemented**  
H-2, H-3, H-4, H-6, H-10, H-31, H-33

**Housing Trust Fund**

In 2022, adopt a Resolution addressing requirements for a number of programs and establishing an on-line fee payment to BMC Section 2.1.06 (D)(4)(c)

**Specific Actions & Timeline**

Found a minimum of 500 units of non-profit affordable housing

Found a minimum of 15% affordable housing at Ashby & North Berkeley AHR

**Lead Department(s) / Agency**  
HDCS

**Funding Source(s)**  
Measure G, AFHM, CDBG Conversions, Mitigation for Commercial Linkage Fee, HOME

**APFH**  
Anti-Displacement and Tenant Protection New Opportunities in High Resource Areas (Income-based, SB-2)

**Policies Implemented**  
H-2, H-3, H-4, H-6, H-10, H-31, H-33

**HP-13 Senior & Disabled Home Improvement Loans**

**Specific Actions & Timeline**  
Provide low interest-free loans up to \$100,000 annually for a total of 16 loans over eight years.

**Lead Department(s) / Agency**  
HDCS

**Funding Source(s)**  
California Rental Account (program income) and CDBG

**APFH**  
Housing Mobility

**Policies Implemented**  
H-25, H-26, H-28, H-29

**HP-31 Housing Preference Policies**

In 2023, the City will adopt a housing preference policy. The City plans to conduct outreach to an existing bank, coordinate preferences with the Shared County Housing Trust for applications, and collect data and submit annually to assess impact.

**Specific Actions & Timeline**

**Lead Department(s) / Agency**  
HDCS

**Funding Source(s)**  
General Fund

**APFH**  
Anti-Displacement and Tenant Protection

**Policies Implemented**  
H-1, H-7, H-30

**HP-19 Priority Development Areas**

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

By June 2023, complete Telegraph PDA Specific Plan Area zoning map amendments and updates.

**Specific Actions & Timeline**

**Lead Department(s) / Agency**  
Planning

**Funding Source(s)**  
General Fund, MTC PDA Planning Grant

**APFH**  
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 2023, 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

**APFH**  
New Opportunities in High Resource Areas Anti-Displacement and Tenant Protection Targeted outreach in lower density Residential districts: H-1, H-3, H-6, H-7, H-2A, and Mid-H

**Policies Implemented**  
H-2, H-3, H-4, H-10, H-24, H-31, H-32, H-33

**HP-36 Zoning Code Amendment to Facilitate Housing Development**

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.

**Specific Actions & Timeline**

**Lead Department(s) / Agency**  
Planning

**Funding Source(s)**  
General Fund

**APFH**  
Place Based Strategy for Neighborhood Improvement  
New Opportunities in High Resource Areas

**Policies Implemented**  
H-10, 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 (1750 Oregon St.)

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

Discussion

- Are there gaps in the preliminary sites inventory?
  - Are there gaps in the proposed housing programs? If so, what are specific implementation steps, metrics, and timelines that can be identified for them?
  - 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.

# F4 BOARDS & COMMISSION MEETINGS

Throughout the Fall and Winter of 2021, staff met with the following Boards & Commissions to introduce the Housing Element Update, seek input on key stakeholder for outreach, and identify a liaison to participate in ongoing Housing Element outreach efforts.

Figure F-13 Boards & Commission Meetings

| <b>Boards &amp; Commissions</b><br><i>(excluding the Planning Commission)</i> | <b>Meeting Dates</b> |
|---|----------------------|
| Homeless Services Panel of Experts  | September 1, 2021    |
| Commission on Disability  | September 1, 2021    |
| Landmarks Preservation Committee  | September 2, 2021    |
| Zoning Adjustments Board  | September 9, 2021    |
| Commission on Aging   | September 15, 2021   |
| Energy Commission   | September 22, 2021   |
| Children, Youth, and Recreation Commission                                    | September 27, 2021   |
| Housing Advisory Commission   | September 30, 2021   |
| Rent Stabilization Board  | November 18, 2021    |
| Civic Arts Commission   | January 19, 2022     |
| City/UC/Student Relations Committee   | January 28, 2022     |

Each of these boards and commissions received the same memo and presentation as the one presented to at the Planning Commission Meeting #1, shown on pages 83-87.

## **F5 SURVEYS**

Three surveys were shared with the public between October 2021 and May 2022. In October 2021, a city-wide survey asked for thoughts and ideas on housing needs and strengths. The second survey served as a method to obtain feedback from two self-guided walking tours that took residents around Downtown Berkeley and West Berkeley, and asked participants to assess different types of housing (ADU, 2-4 unit, 5+ unit, etc.) and provide feedback on objective standards, features that contribute to or detract from the surrounding neighborhoods, and share more general thoughts about housing in Berkeley. The third survey specifically asked renters for feedback on tenant-focused housing programs and policies in Berkeley.

This section includes an overview of all three surveys, summaries of the responses, and demographics of the respondents. All surveys were available on the Housing Element webpage and in print at the Permit Service Center.

### **F5.1 CITY-WIDE SURVEY - OCTOBER-NOVEMBER 2021**

#### **OVERVIEW**

As part of the City of Berkeley's Housing Element Update engagement effort, the public was invited to share thoughts and ideas on housing needs and strengths in Berkeley. The survey was open from October 28th through November 14th, 2021. A total of 747 individuals submitted survey responses. The survey consisted of three housing questions and eight demographic questions. This report summarizes the responses. Responses are used to inform the Housing Element's assessment of needs and constraints as well as the identification of new housing locations.

## SUMMARY OF INPUT

### What is working well with housing?

Respondents were asked to respond to the following prompt:

*“Which of the following does Berkeley do well (select up to 3)? If other(s), please specify.”*

Results are tabulated in the chart below. The top two choices were “sufficient tenant protections” and “building new accessory dwelling units (ADUs),” and more than a quarter of respondents also selected “building new multi-unit housing” and “incentives for energy efficiency and climate adaptation.”

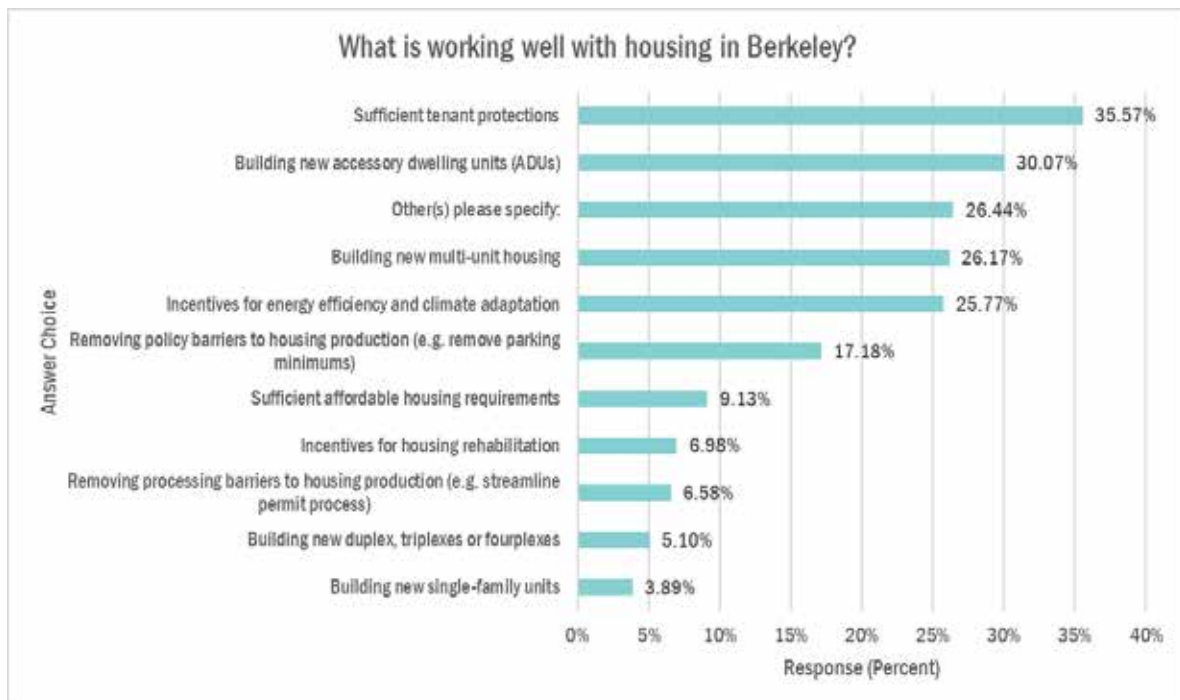
### Write-In Responses

“Other” was also a top choice (26.4%) and the write-in comments are summarized below. Some responses to “Other” reiterated one or more of the multiple-choice options. To avoid double-counting, those responses were not added to the multiple-choice tabulation. Additionally, many of the write-in responses focused on Berkeley’s housing challenges; those responses are included in the summary of Berkeley’s Housing Issues below.

### Historic Preservation

- Maintaining the existing character of neighborhoods and older buildings through landmark and structure-of-merit designations

Figure F-14 City-wide Survey Response to "What is working well with housing in Berkeley?"



**Financial Incentives for Retrofits**

- Providing incentives for housing rehabilitation, including seismic retrofitting, energy efficiency, and climate adaptation

**Tenant Support and Services**

- Maintaining affordable housing prices with rent control
- Providing helpful services to tenants through the Rent Board

**Housing Production**

- Building new multi-dwelling housing (affordable and market-rate) in appropriate locations along major corridors such as Shattuck Ave, University Ave., and San Pablo Ave
- Building new multi-unit rental and affordable housing
- Building new market-rate and luxury housing stock

**Transportation**

- Developing new alternatives to automobile transportation to reduce the need for off-street

parking associated with housing projects

**Policymakers**

- Electing policymakers who are increasingly committed to affordable housing production, preservation, and protections

**Fiscal Policy**

- Offering property tax refunds to very low-income homeowners
- Generating revenue for affordable housing

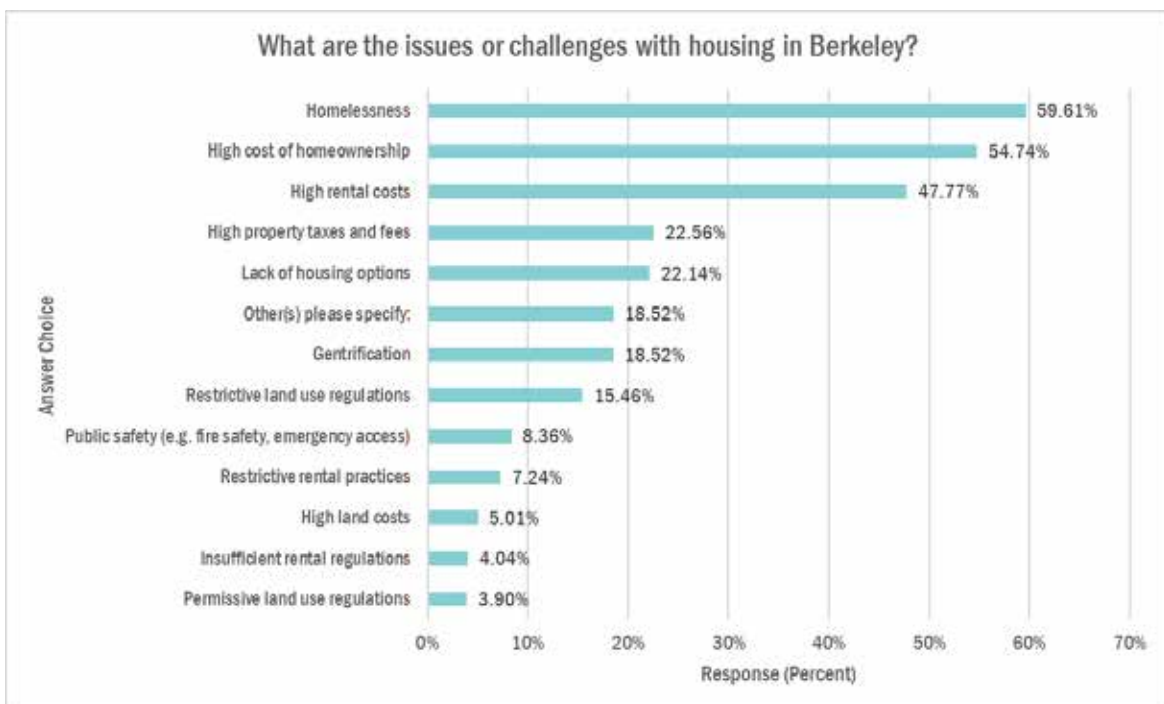
*Housing Challenges*

Respondents were asked to respond to the following prompt:

*“What are the three most critical housing issues or challenges Berkeley faces? If other(s), please specify.”*

Results are tabulated in the chart to the right. The top three choices were “homelessness,” “high cost of homeownership,” and “high rental costs.”

Figure F-15 City-wide Survey Response to "What are the issues or challenges with housing in Berkeley?"





### *Write-In Responses*

The “Other” write-in comments are summarized below. Some responses to “Other” reiterated one or more of the multiple-choice options, but to avoid double-counting, those responses were not added to the multiple-choice tabulation.

### **Exclusionary Neighborhoods**

#### Exclusionary Neighborhoods

- Exclusive neighborhoods that lack housing options for low-income families and continue to perpetuate economic segregation
- Affordable housing requirements that fail to address exclusionary neighborhoods that currently serve wealthy single-family homeowners
- Persistent failure to diversify the housing options in many neighborhoods holds Berkeley back

#### Opposition to new housing

- Organized opposition to new housing developments of nearly any size and location
- Many NIMBY, anti-development members of the community who obstruct the creation of new housing

### **Government and Regulations**

#### Arduous Permitting Process

- Lengthy, complicated, unpredictable, non-streamlined, and costly process for approving new housing
- Slow process that leads to higher costs and increased overreach from opponents
- Resultant disincentives for maintenance, repairs, remodeling, and new construction

#### Lack of Historic Preservation

- Not preserving historic homes and neighborhoods
- Allowing historic homes to be demolished
- Need to renovate and add units to historic homes to preserve the character of Berkeley

#### Challenges to Section 8 program

- Lack of investment in the Section 8 vouchers and

the long waitlist

- Barriers to access to affordable housing based on vouchers or minimum income required
- Connect Section 8 voucher-holders with the owners in need

#### Challenges with rent control and rent stabilization policy

- Severe policies and bureaucracy of the Rent Stabilization Board
- Restrictions on evictions that are too stringent and prevent the necessary removal of some tenants
- Rent control regulations that discourage the development of ADUs as rentals
- Loss of housing stock and disincentives to investment and development due to rent control
- Statewide legislation that gutted City rent stabilization (i.e., The Costa-Hawkins Law destroyed rental housing affordability by enforcing vacancy decontrol.)

#### Lack of oversight

- Lack of oversight from the City for illegal rent increases on below market-rate units
- Poor living conditions in below market-rate units

#### High property taxes

- High City property taxes and fees that are not reflected in the quality of current city amenities
- Property taxes that are too high for new homeowners and too low for longstanding homeowners
- Need to raise taxes on wealthy property owners and use the revenue to build housing for all levels of income with a particular focus on extremely low income or no-income individuals

#### Unrepresentative housing engagement

- Opposition to housing at public meetings that is not representative of community sentiment
- Lack of involvement of local neighborhoods and homeowners in decisions around proposed housing developments at BART station locations
- Lack of specific information for residents that makes it difficult to participate in the process

(e.g., how many new ADUs, how many single family-units are being built, what are affordable housing requirements, how many low-income housing units are required, etc.)

Local leadership

- Failure of City to understand core causes and solutions in considering the need for new housing
- Several City Council members who are unsupportive of new housing developments
- Overrepresentation of YIMBY's on the City Council

**New Housing Development**

High land cost

- High land costs that make building new housing stock challenging

Private building on public land

- Allowing for-profit housing on public land
- Public land that is used for other than public housing
- Allowing market-rate housing on public land, including the BART stations

Vacant spaces

- Vacant and underutilized retail space on the ground floor of mixed-use buildings that could be used for housing
- Current underutilization of closed schools and other vacant buildings
- Thousands of unused vacant rental units, some of which are public nuisances, should be rehabilitated and made available for tenancy

Lack of parking in new developments

- Parking requirements that are too low for the parking need
- Lack of parking requirements that makes existing residents more resistant to new housing

**Housing Stock Imbalances**

Limited housing stock

- Not enough housing of all types including multi-unit and single-family homes

- The scarcity of housing inventory, which leads to higher prices for land and homes
- Market-rate rental market shift from family-owned to corporate assets, creating transient renters who are either unable to save for a house because of high rent or forced to move where they can afford a house

Oversaturation of market-rate housing

- Wrong housing balance, resulting in the displacement of those who can't afford market-rate housing
- Need to limit the construction of market-rate housing, as it does not solve the housing shortages for those most needing housing

Insufficient amount of affordable and low-income housing

- Need for more affordable housing rather than primarily market-rate housing
- Lack of affordability for many of the City's residents of housing defined as "affordable"
- Lack of affordable housing explicitly for Berkeley residents or that gives priority to Berkeley families
- Lack of deeply affordable housing and those below \$50K household income

**High Housing Costs and Displacement**

High cost of rentals

- New rental units that are not affordable to much of the community, including teachers, residents, or young people who have grown up in Berkeley
- Lack of support for the working class, those making minimum wage, and the middle class

High cost of homeownership

- The high cost of homeownership, which prevents many residents from owning a home
- Need increased resources and programs to support first-time homebuyers

Displacement

- Lack of solutions to prevent displacement due to the high cost of rentals and homeownership

**Special Needs Housing**



Lack of solutions for housing homeless and supportive housing

- Homeless health and safety issues as a product of housing issues
- Lack of strong overarching strategy to deal with the ongoing crisis
- Need increased resources to help those struggling with mental illness and addiction, to prevent individuals living on the street

Inadequate senior housing options

- Lack of support for seniors who still have a mortgage and need help staying in their homes
- Not enough downsizing options for seniors
- Lack of affordable senior housing
- Lack of senior housing in the hills

Lack of sufficient housing for people with disabilities

- Need to improve the availability of accessible and inclusively-designed housing
- Implement recommendations from the Commission on Disability and involve the community in engagement on this topic

Insufficient student housing and consideration for UC Berkeley students

- Impacts of increased student enrollment at UC Berkeley on available housing
- Involve students in housing discussions in Berkeley since they make up such a large portion of the residents
- Prioritize making housing more accessible and affordable for students
- Work with the co-ops to expand affordable housing options for students
- Oppose the practice of UC Berkeley ground leasing new private dorms

**Related Challenges**

Population growth

- Unsustainable population growth
- No clear long-term limit on population

Lack of solutions to address the climate emergency

- Need to create more policies and solutions for

how housing can mitigate instead of add to the climate emergency

- Plan for environmental hazards

*Housing Types and Locations*

The City of Berkeley must identify sites to accommodate over 9,000 new units through 2031. Survey respondents were asked to:

*“Identify up to five neighborhoods where more new housing should be prioritized in that area.”*

Participants could select up to five neighborhoods, and for each neighborhood, they were asked to select one or more housing types that are appropriate in that area. The preferred locations by housing type are shown in the bar charts below. Additional bar charts of preferred housing types by location are included in the appendix.

Overall, respondents preferred greater density and varied housing types in all neighborhoods. Generally, respondents also indicated that:

- All neighborhoods are appropriate for condos (multi-unit owned).
- Permanent supportive housing (homeless, transitional) should be located in all neighborhoods.
- Downtown is not suitable for 2-4 unit ‘plexes.
- Apartments (multi-unit rental) should be prioritized in Downtown and Southside.
- Berkeley Hills is not an appropriate location for senior housing and housing for people with disabilities.

*WRITE-IN RESPONSES*

Respondents were also asked to provide any other thoughts they may have about the location or type of housing in Berkeley. The main themes are summarized below. The complete list of responses is included in the Appendix.

## Location-Focused Comments

### All neighborhoods

- New housing should be built in all neighborhoods across Berkeley.
- All neighborhoods should have a balance of all types of housing.
- Overarching principles of equity should be used in the geographic distribution of housing.
- Senior housing, supportive housing, and housing for people with disabilities should not be segregated to particular areas but integrated and accessible across the city

### Corridors

- Housing density should be concentrated along major corridors such as University Ave., San Pablo Ave., Shattuck Ave., and MLK Jr. Way.
- Housing along corridors provides needed access to transportation, businesses, and amenities.
- High-density housing should be in underutilized commercial zones where there is existing infrastructure and transportation as shown in the General Plan (Shattuck Ave., Adeline St., University Ave., San Pablo Ave.).

### North Berkeley BART

- Build new housing at a scale comparable to the existing neighborhood.
- Include commercial uses such as cafes as well as residential.
- Preserve some parking spaces.
- Do not build more than six stories.
- Develop mixed-income housing.

### Berkeley Marina

- Develop new housing in the Marina.

### Downtown

- Build affordable senior housing, permanent supportive housing, and housing for people with disabilities to access existing resources and amenities.
- Concentrate larger apartment buildings Downtown.
- Reduce the negative impacts on existing

communities by focusing new larger developments in neighborhoods designed for higher density, such as Downtown.

### Berkeley Hills

- Build low-income and denser housing that has traditionally been absent from the Hills.
- Build taller structures that are designed to utilize natural terrain to protect views/yards.
- Provide new housing for students and for those who desire to bike from the Hills.
- Do not build new housing in the Hills due to lack of public transportation, narrow roads, and threats from fire.
- If ADU development is limited in the hills, then all expansion must be limited in the hills including any expansion within existing footprints
- Buy the properties in the Hills, tear them down and re-wild the entire hills region and have it become a part of Tilden Park.

### West Berkeley

- Do not locate more transitional or housing for the homeless in West Berkeley, which is already overburdened with this type.
- Do not build new housing developments in West Berkeley, which already has seen sufficient new housing developments and multi-unit apartment buildings.

### UC Berkeley Campus

- Build larger buildings (7 - 12+ stories) around campus.

### Vacant units and land

- Build housing on existing vacant land.
- Use eminent domain to convert abandoned or underused commercial property to affordable housing.
- Develop a program to fast-track building on empty lots, such as for tiny homes, prefab housing, and storage container homes.
- Prioritize filling existing vacant units; do more to encourage people to rent out the existing empty units.
- Repurpose empty first-floor retail spaces into housing.

- Rehab vacant buildings for housing.
- Develop in place of dilapidated or abandoned buildings currently along Shattuck Ave. and University Ave.

#### Fire zones

- Do not encourage housing in high-risk fire zones 2 and 3.

#### Higher-income neighborhoods

- Lower-income housing should be built in historically economically exclusive neighborhoods.
- New housing should be concentrated in areas that have historically resisted new housing to help reduce economic and racial segregation.
- Build a mix of housing types in wealthier neighborhoods, including multi-unit condos, multi-unit apartments, and permanent supportive housing.
- Improve public transit in these areas to accommodate population growth from new housing.

#### Transit-oriented development

- Concentrate new multi-unit larger-scale development near public transportation including BART and bus lines.
- Sites near public transit options should be prioritized to reduce car traffic, reliance on cars and serve those without a car.
- Improve frequency and expand coverage of the public transportation network across the city, including bus routes and safe bike paths.

#### Regionally

- Do not encourage more housing within Berkeley but rely on other cities in the Bay with more open space.

### **Housing Types**

#### Affordable housing

- Recognize housing as a human right.
- Ensure no one is priced out of living in the city.
- Build permanently deeply affordable housing

through regulations such as increased inclusionary housing requirements.

- Create housing that is affordable to residents at all income levels.
- Prioritize affordable housing in areas that have been traditionally underserved and redlined.
- Distribute affordable housing evenly throughout neighborhoods.
- Prioritize affordable housing in areas that have not historically had it.
- Specifically focus on redressing inequitable decisions that have been made around housing in Berkeley in the past.

#### Low-income housing

- Prioritize building low-income housing.
- Increase the number of very low-income units.
- Ensure low-income housing is inclusive of families, people with disabilities, seniors, and other special needs groups.

#### Workforce housing

- Create workforce housing.
- Prioritize housing for City staff and teachers.

#### Senior housing

- Do not segregate senior housing into specific areas.
- Ensure necessary services are located near senior housing, including places to shop.
- Build senior housing in areas close to public transportation and services.

#### Housing for people with disabilities

- Create new housing that is accessible and inclusively designed.
- Be cognizant of all types of disabilities and how housing may need to reflect unique challenges.

#### Supportive and transitional housing for homeless

- Distribute supportive housing across the city; do not concentrate it in one area.
- Homeless transitional housing should be owned and operated by the City.
- Prioritize getting people off the streets and into appropriate supportive housing.

- Provide adequate social services to homeless individuals.
- Consider how to mitigate any adverse effects of supportive housing on existing neighborhoods.

#### UC Berkeley and student housing

- Coordinate housing needs with UC Berkeley.
- Ensure UC Berkeley builds more University-owned and managed housing to accommodate all students.
- Create housing that is accessible and affordable to UC Berkeley students, which will also benefit other neighborhoods since students will be able to live closer to campus
- Renters should be granted subsidies from UC Berkeley, since the abundance of students introduces so much competition for rental properties.

#### Family housing

- Ensure there is appropriate housing that fits the needs of families.
- Preserve existing family housing.
- Recognize there are sometimes difficulties with families living in housing with shared walls as children can be noisy and neighbors are often unsupportive toward families in multi-unit housing.

#### Single-family housing

- Do not build any new single-family.
- Recognize single-family housing is essential as both an entry-level and family-friendly housing option.
- Balance mix of single-family housing with multi-unit apartments.

#### 2 – 4 unit ‘plexes

- Build 2 – 4 unit ‘plexes everywhere.
- Prioritize 2 – 4 unit ‘plexes in less dense neighborhoods.

#### Multi-unit housing

- Build multi-unit apartments and condos throughout Berkeley but prioritize locations close to public transportation.

#### Accessory Dwelling Units (ADUs)

- Encourage ADUs.
- Give priority to ADUs with off-street parking.
- ADUs are well suited for existing residential neighborhoods.
- Streamline the process and reduce the cost to build multiple ADUs in single-family neighborhoods.

#### Market-rate housing

- The City should not support market-rate housing on public land.

#### Luxury housing

- Locate luxury housing by freeway onramps like developments on West University Ave.
- Do not build luxury housing on publicly owned land such as BART stations.

#### Cooperative housing

- Create more mixed-income cooperative housing.
- Build cooperative housing for teachers and first responders like St. Francis Sq co-op in San Francisco.

#### Land trusts

- Create land trusts as an alternative homeownership model.

### **Environment and Climate**

#### Climate action

- New development needs to take care to protect mature trees; planting saplings does nothing to significantly help remediate climate change or establish an urban forest.
- Build new housing with strategies in mind to combat the climate emergency.
- Build new housing that is environmentally sustainable and carbon neutral.

#### Green space

- Design new housing that has ample green space.
- Center new housing around parks and plazas.
- Encourage and plan for new green spaces accompanying new housing for health and sustainability benefits.

- Do not build new housing in existing green or open spaces that currently serve the city.
- Recognize the importance of backyards.

## Housing Design and Character

### Design

- Require setbacks for both aesthetics and safety.
- Build new housing that has unique aesthetic design over generic box-like structures.
- Prioritize good design and balance it with the cost and time required to build housing.
- Ensure the design of new housing does not produce shadows that limit solar options or block light in such a way that people cannot have gardens.

### Parking

- Develop new housing, especially multi-unit, with off-street parking for all residents.
- Reduce parking only in locations that are well served by transit.
- Build multi-unit apartments close to transit without parking to help meet climate goals.
- Rather than sacrifice parking spaces at BART, replace less-desirable buildings with new denser housing.

### Neighborhood context

- Preserve existing neighborhoods.
- Develop new housing that complements the existing neighborhood context and culture to encourage social cohesion.
- Ensure policies are sensitive to the impact of new housing on established communities while making clear to residents of those areas what benefits new development will bring.
- Do not be afraid of changing the “feel” of a neighborhood to create enough housing.

## Regulations and Planning

### Housing Element and required RHNA units

- Housing Element plan must be realistic and credible; the plan must represent likely actual construction in the eight-year horizon.

- Reexamine the 9,000-unit requirement, which is too high and unrealistic.
- Include the hundreds of empty new apartments that no one either wants or cannot afford in the count.
- Dedicate all 9,000 units to low-income, homeless, seniors, and people with disabilities.
- Develop a sufficient long-term plan instead of a 9,000 unit push now which will result in high-density towers.

### Zoning

- Upzone all neighborhoods to encourage new housing of all types everywhere.
- Prioritize upzoning in low-density neighborhoods such as the Hills to allow more multi-story apartments.
- Create more mixed-use zoning; separation of uses through zoning promotes higher car usage.

## City Systems

### Infrastructure

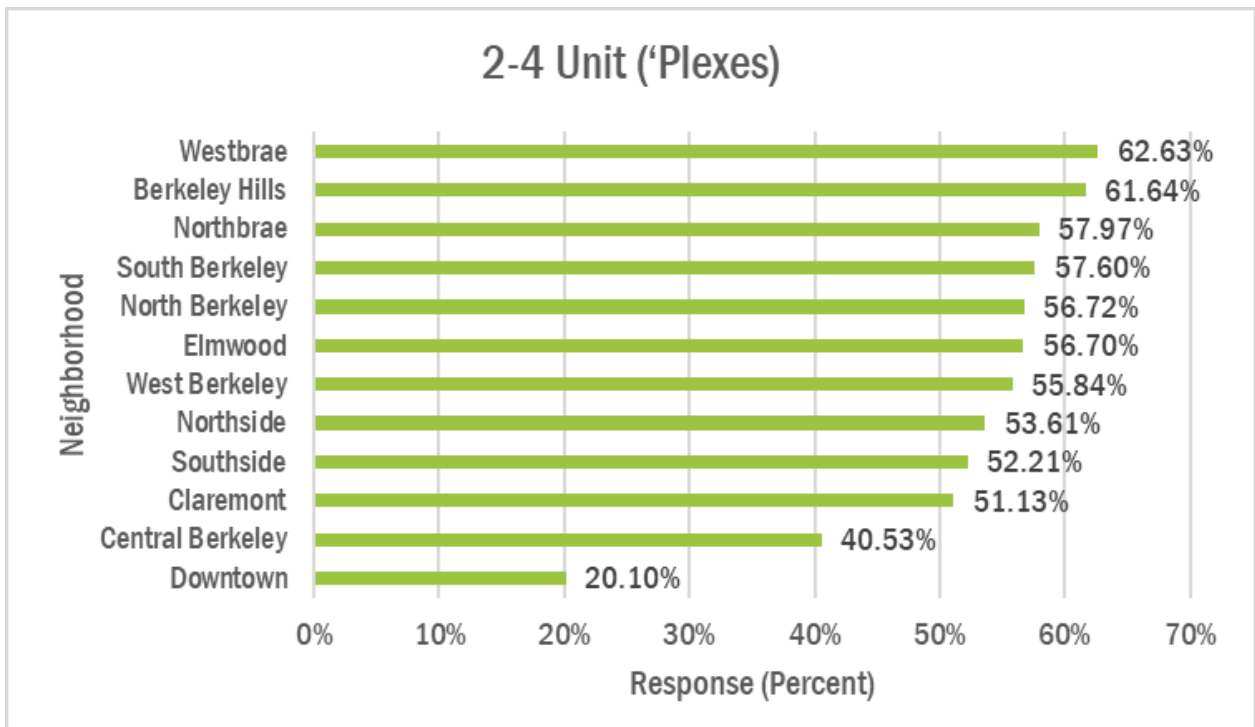
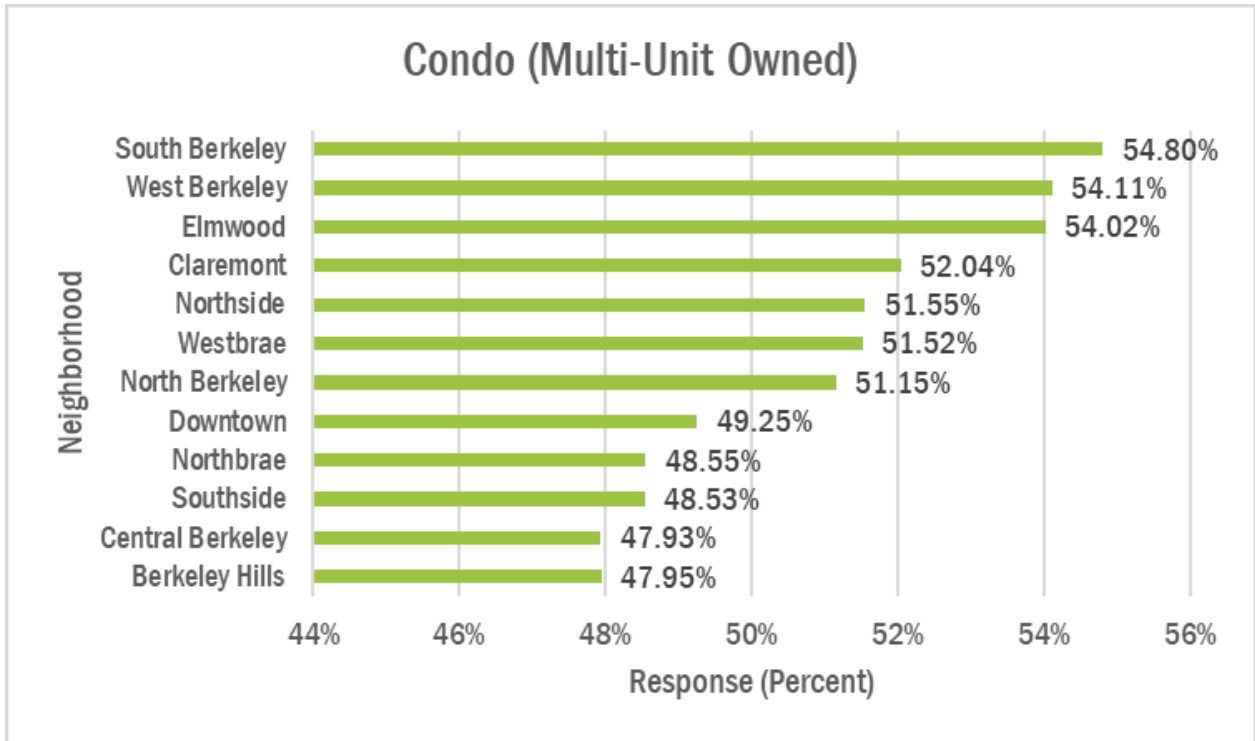
- Ensure sufficient infrastructure to accommodate all current and future residents.
- Mitigate effects of increased population on infrastructure systems including maintenance of roads, sewage system, water, gas pipes, utility lines, and off-grid power.

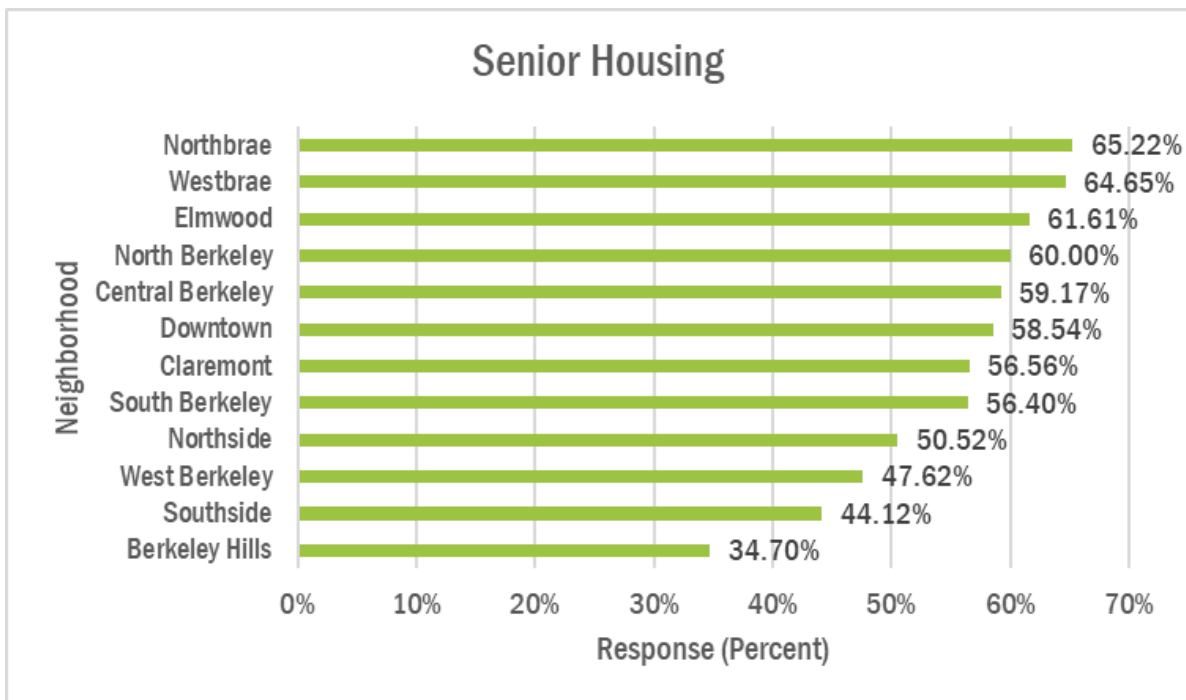
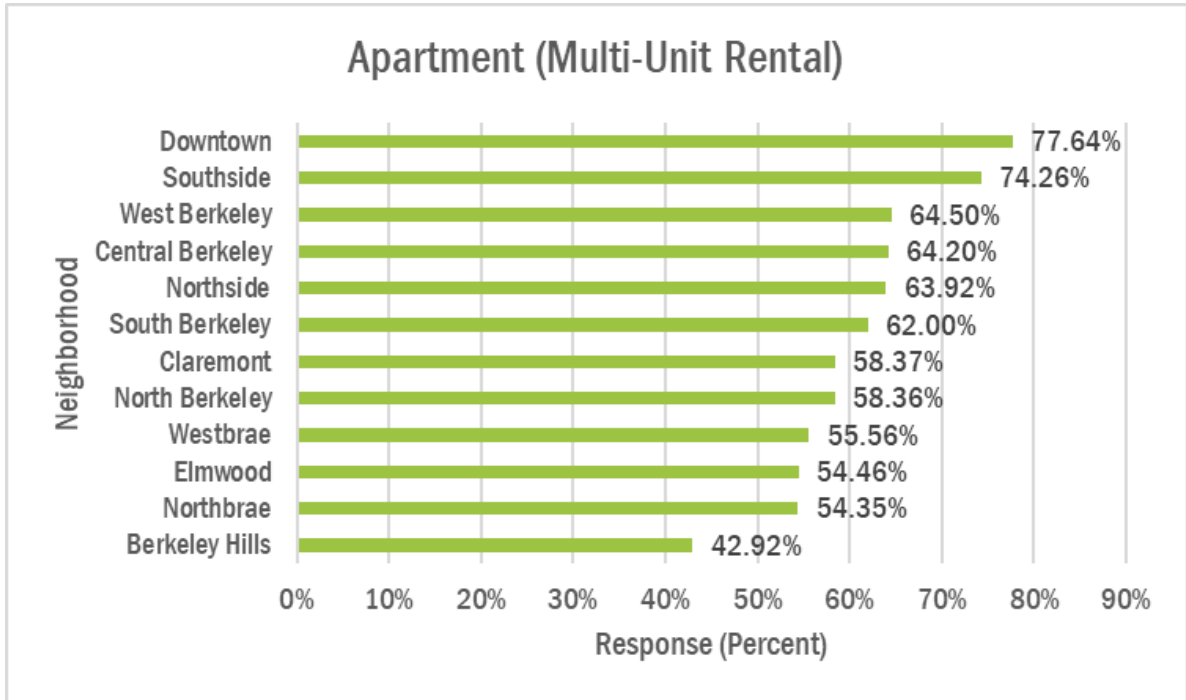
### Amenities and services

- Ensure new housing has access to amenities.
- Consider how the whole community functions and how services can be integrated.

Figure F-16 City-wide Survey - Preferred Location by Housing Type

Preferred Location by Housing Type





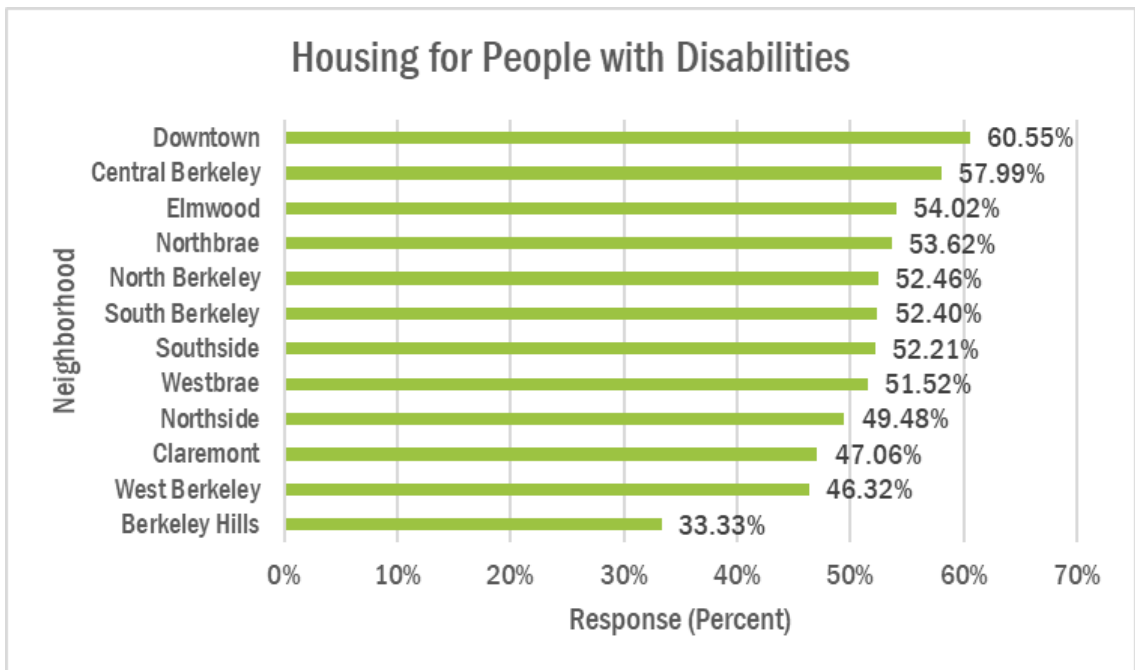
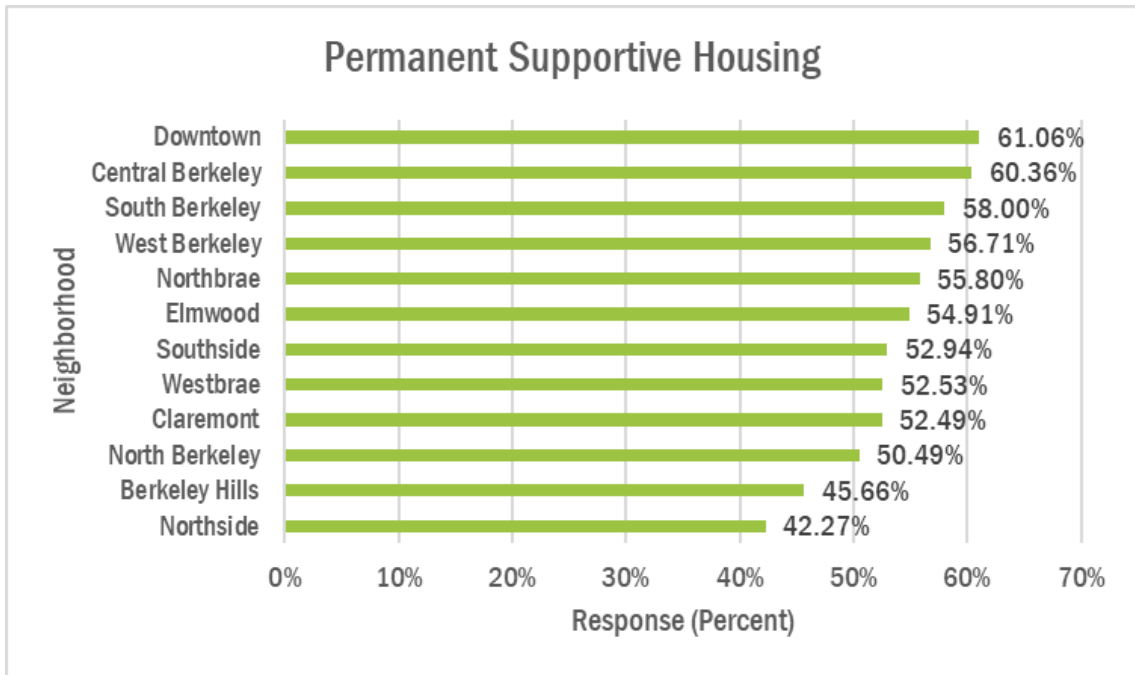
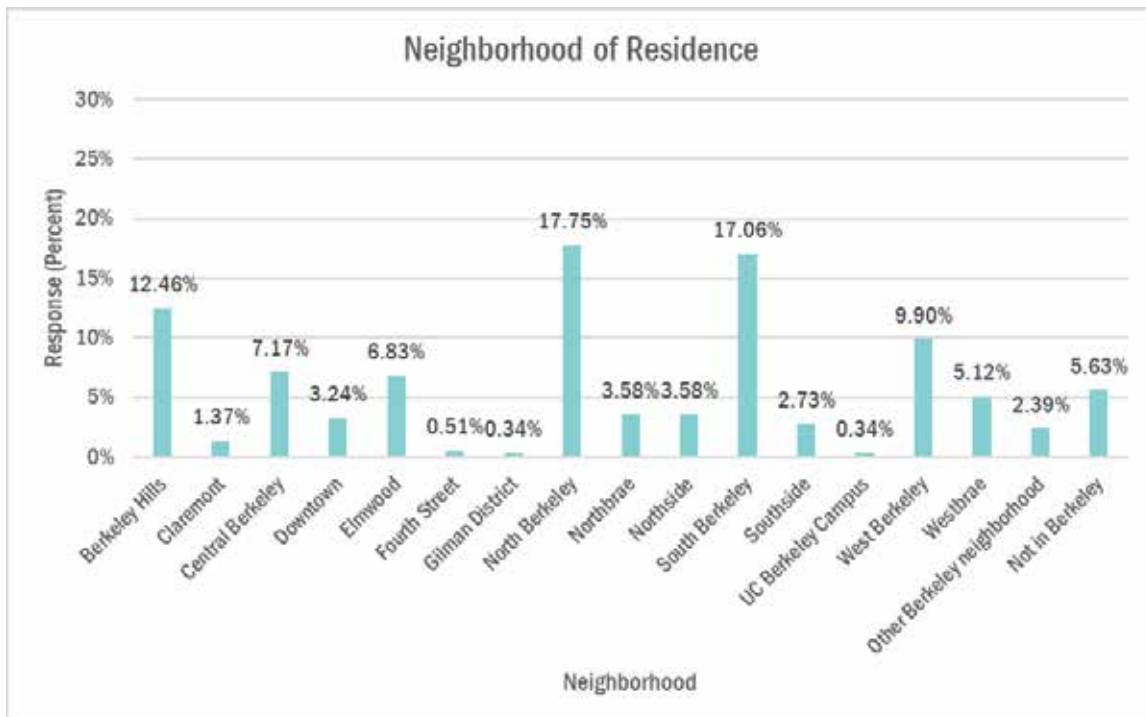
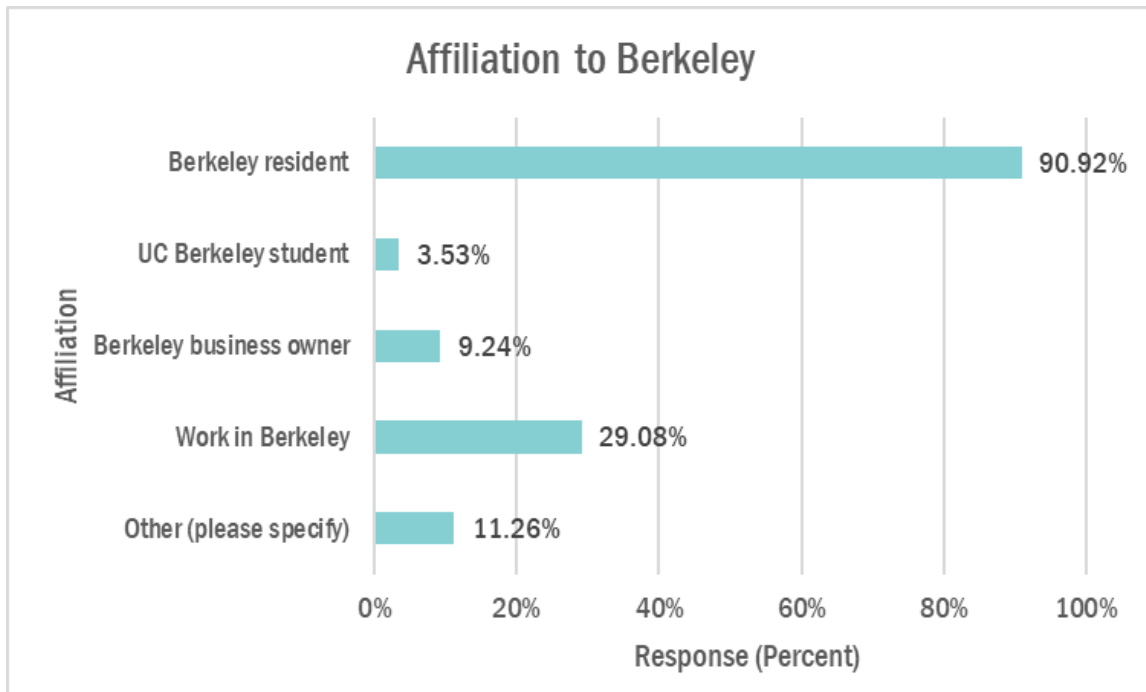
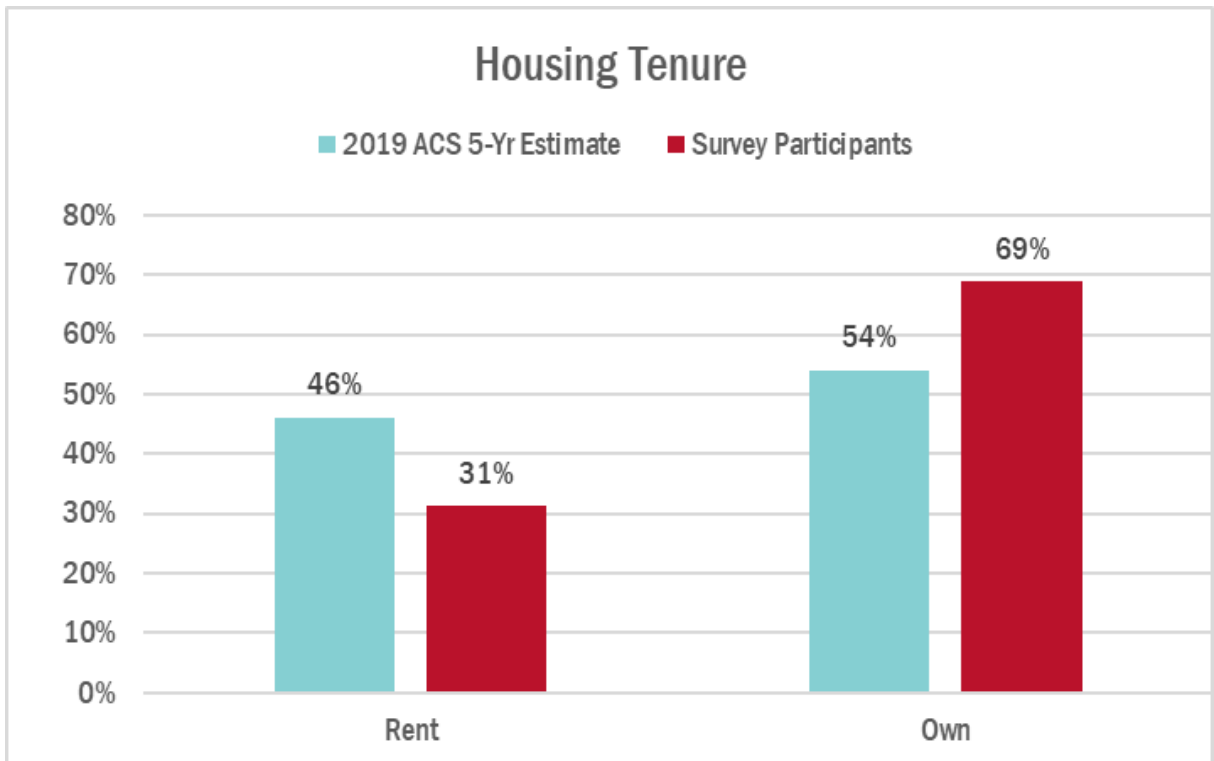


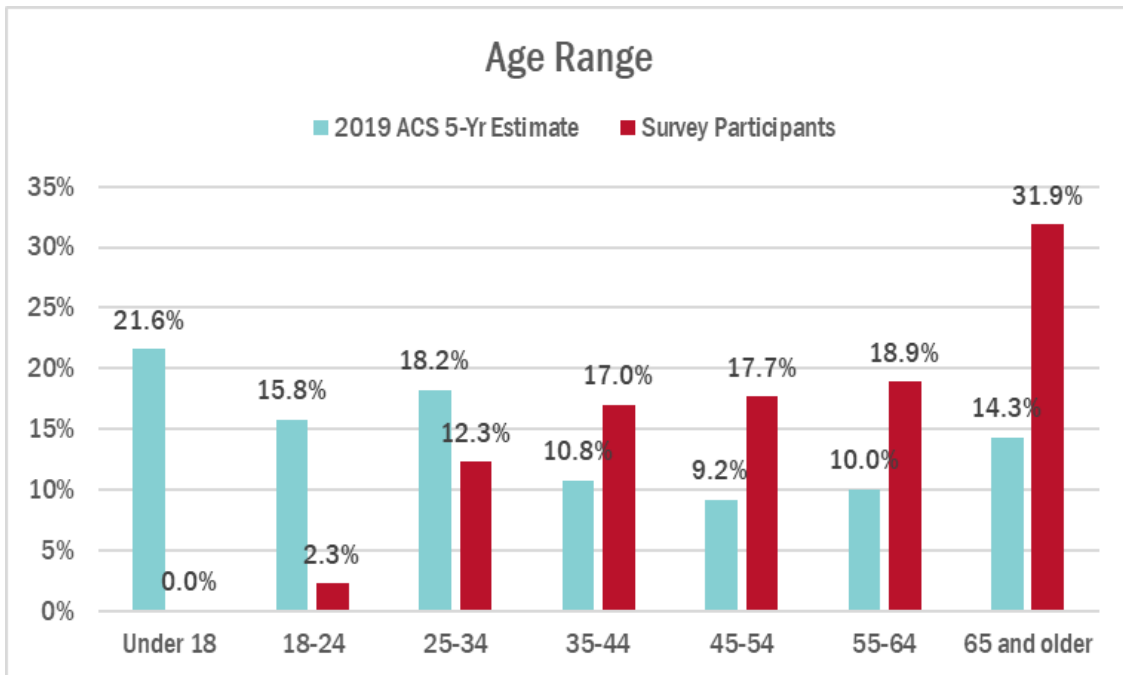


Figure F-17 City-wide Survey Participation Demographics

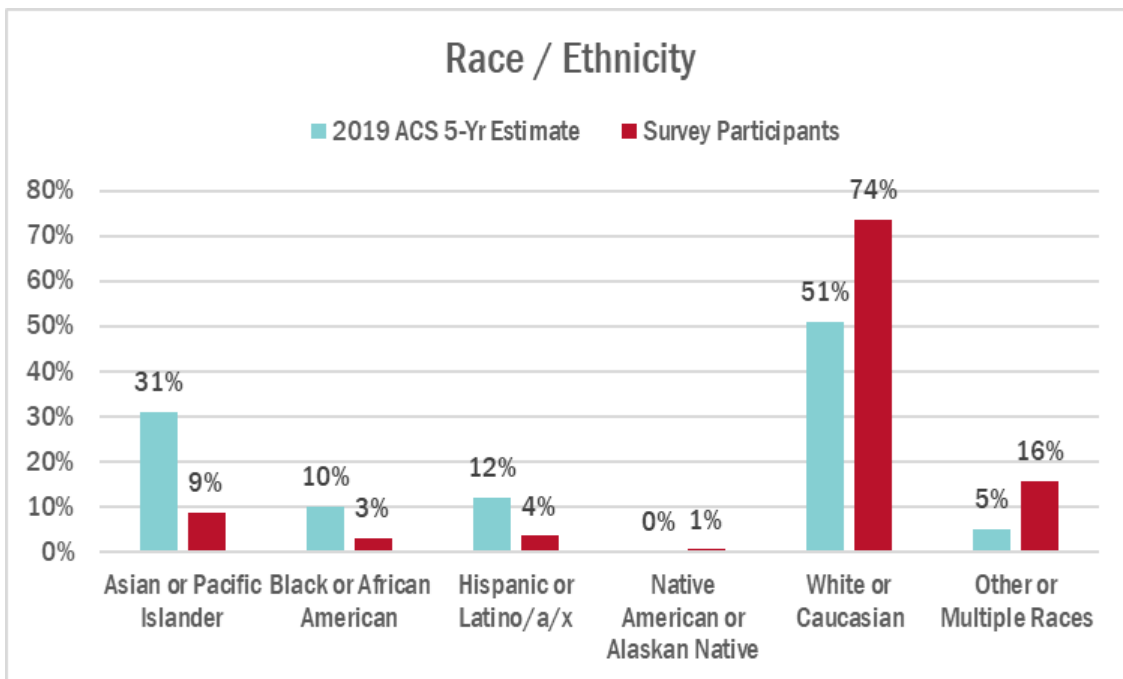




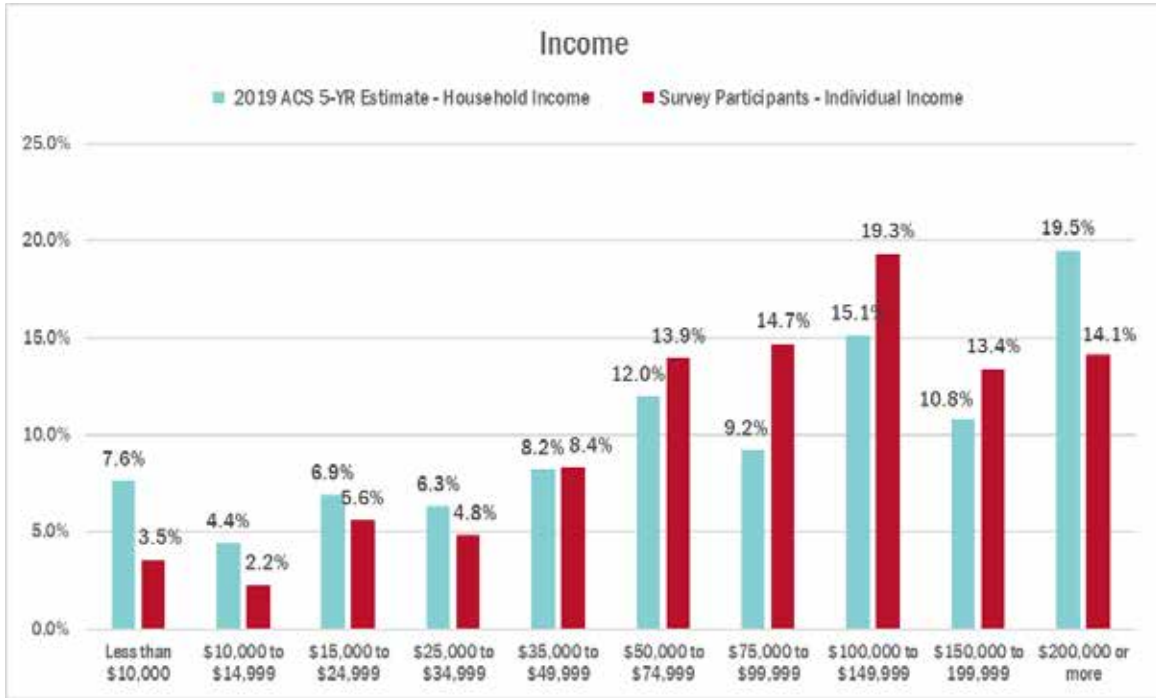
Source: Association of Bay Area Governments Housing Element Data Package. U.S Census Bureau, American Community Survey 5-Year Data (2015 -2019), Table B25003



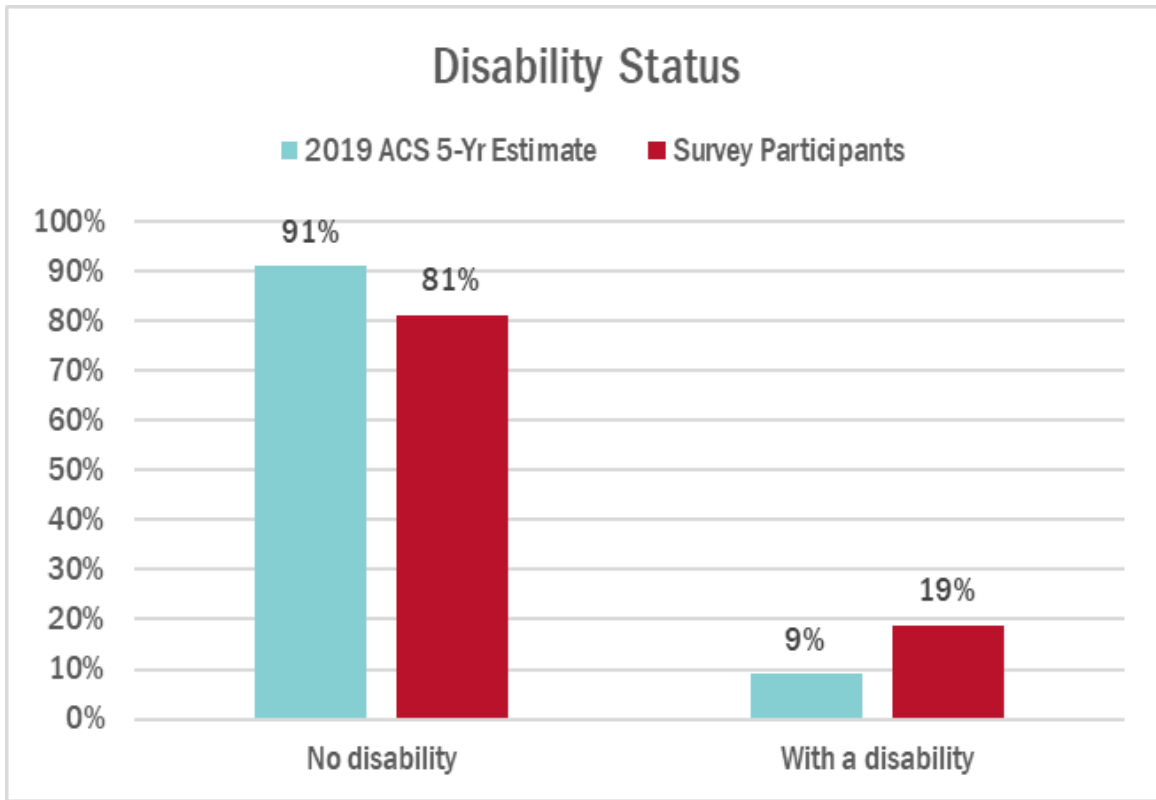
Source: American Community Survey 5-Year Data (2015 -2019), Table S0101



Source: Association of Bay Area Governments Housing Element Data Package. U.S Census Bureau, American Community Survey 5-Year Data (2015 -2019), Table B03002. The Census Bureau defines Hispanic/Latinx ethnicity separately from racial categories. For the purposes of this graph, the Hispanic or Latinx racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group.



Source: American Community Survey 5-Year Data (2015 -2019), Table S1901



Source: Association of Bay Area Governments Housing Element Data Package. U.S Census Bureau, American Community Survey 5-Year Data (2015 -2019), Table B18101

## F5.2 RESIDENTIAL WALKING TOURS

### OVERVIEW

As part of the City’s Housing Element Update and Residential Objective Standards projects, two walking tours, one for Downtown Berkeley and another for West Berkeley, were created as an opportunity for residents to provide input on the development of housing options in Berkeley (see tour booklets on pages 48-61). Each tour included an associated survey that asked the following questions for each residential project highlighted on the tour:

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?;
2. What features could be different to improve compatibility?; and
3. Would you like to provide any additional explanation or feedback?

The surveys were open to the public from November 23, 2021 to January 31, 2022. This document provides summary data from the individual walking tours as well as highlights some key themes across both surveys. All open-ended responses received are included in the later portion of this document and organized by tour and stop number.

### DOWNTOWN BERKELEY TOUR

The Downtown Berkeley Tour (map shown below) received a total of 23 survey responses with 74% of respondents completing the entire survey. The Downtowntour included 11 tour stops, primarily mixed-use residential projects with five or more units in addition to two smaller residential-only projects.

When asked what features made the project compatible with the surrounding area, the most common answers across all tour stops were:

- Building height;
- Massing;
- Placement;
- Lot coverage; and
- Other features (See Table A)

Figure F-18 Downtown Berkeley Walking Tour Pamphlet Cover & Map



**Downtown Berkeley Self-Guided RESIDENTIAL WALKING TOUR**

As part of the City’s Housing Element Update and Residential Objective Standards projects, this tour is an opportunity for you to provide input on the development of housing options in Berkeley.

For all new residential construction in Berkeley, projects must be found to be compatible with the scale and character of the neighborhood. With that in mind, **please use the walking tour map below to explore a range of multi-unit and mixed-use residential development in the downtown area.**

**We would like your feedback!**

After the tour, here are TWO ways you can let us know your thoughts:

①

**TAKE THE ONLINE SURVEY**

Scan this QR code or go to [www.surveymonkey.com/r/GW2L8L3](http://www.surveymonkey.com/r/GW2L8L3)



For more information, visit: [www.cityofberkeley.info/ObjectiveStandards](http://www.cityofberkeley.info/ObjectiveStandards)

OR

②

**DROP OFF AT**

**1947 CENTER STREET, 3RD FLOOR  
MON-THUR, 8:30AM-1:00PM**

Write down your comments on the following pages and drop it off at the City of Berkeley Permit Service Center during regular business hours.

For questions, contact: [HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info) 48

Common site features mentioned in the “Other” category included:

- Building facade and articulation (bays, recesses, and parapets)
- Building materials and colors
- Unique architectural elements (“Berkeley” style)
- Location of parking
- Windows

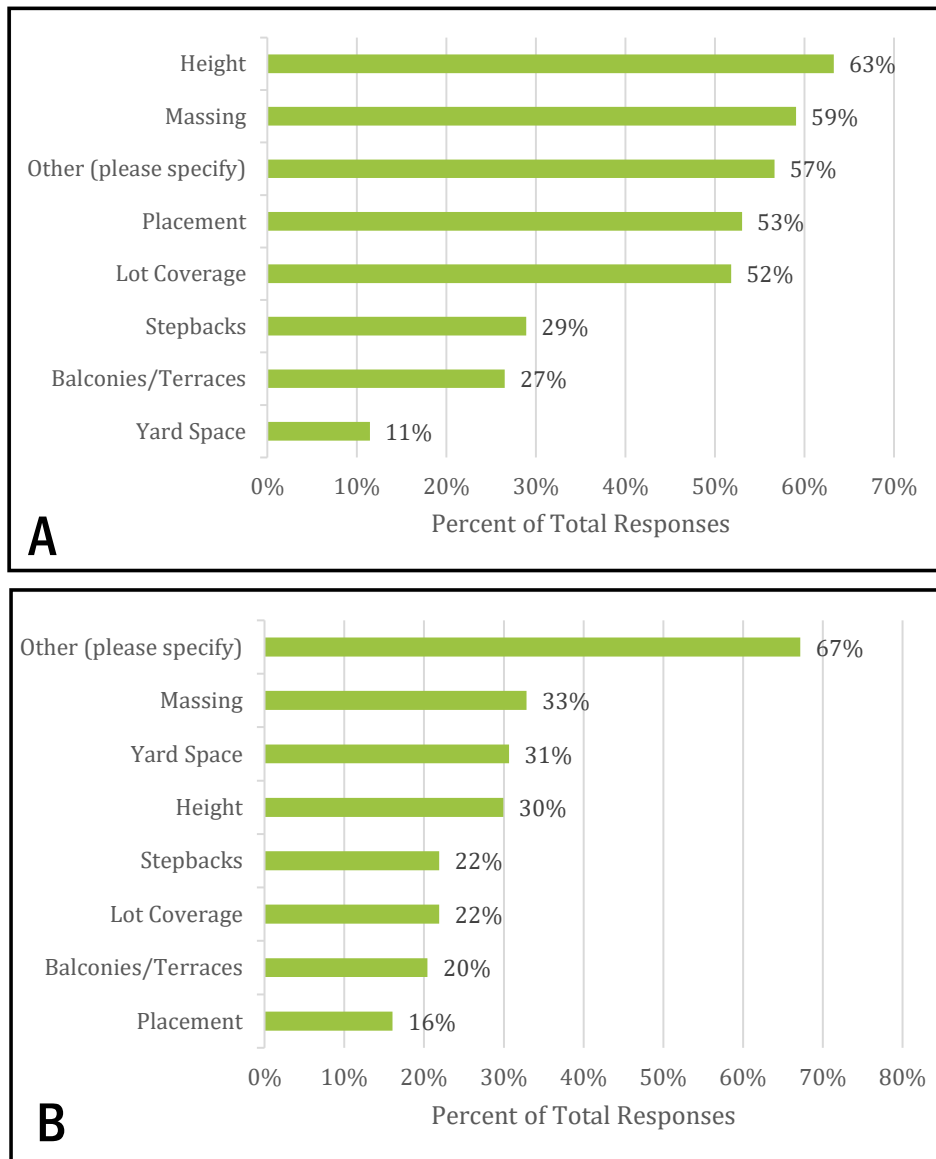
When asked what other features would create more compatibility, respondents most frequently answered with:

- Other features;
- Massing; and
- Yard space (See Table B)

Common site features mentioned in the “Other” category included:

- Landscaping, greenery, and open space
- Vehicular access and loading areas
- Architectural details
- Building materials and colors
- Street trees and planters
- Parks or other public spaces
- Building orientation to the street

Figure F-19 Responses to question "What features made the project compatible with the surrounding area?" (A) and "What other features would create more compatibility?" (B).



**1 2010 Milvia St.**

**Stonefire**



| MIXED USE RESIDENTIAL 5+ |                       |
|--------------------------|-----------------------|
| Zoning                   | C-DMU Downtown Buffer |
| Units                    | 98 (8 BMR)            |
| Year                     | 2017                  |
| Height                   | 8 stories, 89'6" max  |
| FAR                      | 6.13                  |
| Density                  | 188 units per acre    |
| Coverage                 | 71%                   |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

No natural gas serves these apartments. Learn more about all-electric at [www.switchison.org](http://www.switchison.org).

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



**OPEN-ENDED RESPONSES DOWNTOWN BERKELEY**

**1. 2010 MILVIA ST.**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Overall, I find this a very attractive and well designed building and appropriately sited on a major downtown intersection. The use of bricks on the ground alongside the sidewalk add definition to the building space. Exterior details and construction materials are very pleasing (and appear to be high end...thus I understand this is one of the most expensive apartments in the city.) Very large terra cotta planters along

the building and sidewalk soften the landscape but are unfortunately poorly maintained. It appears that there is a large and attractive patio on the grounds mostly invisible to the public but a very nice amenity. (It would have been helpful to have been able to inspect courtyards and roof gardens, which seem to be essential amenities in such a dense neighborhood.) Of course, I would have like to see more BMR units in this building, but overall it is very successful.

- The building is really over bearing, the only thing positive about it is that is not a solid box building.
- Building is ok for downtown area. I like that it isn't one solid endless facade, like the ugly UC building across University Ave. from this.
- Steel material on the lower portions gives life to the surface, relating better to people and feeling more organic.
- The use of bays on the facades and the roof caps visible from street level relate to Berkeley historically, though I would not say that all buildings should have them. I also appreciate the balconies on the second floor, which make the building a little more social, a little less anonymous, even if no one is actually sitting there.
- The high tower on the corner is reminiscent of other Berkeley buildings
- Open decks for public
- None
- Really tall, even for downtown. -Attractive architectural style, insets and false balconies (railings only a few inches in front of windows) create faced interest, -Teeny little bit of green (planters, street trees) - could be better!
- Parking for all residents or a no-car requirement are desperately needed, as are increased parking for shoppers and movie/theatre goers and means to improve traffic conditions.
- Ground floor amenities such as retail and childcare. Lighting that illuminates the sidewalk at night. street trees.
- Nice building, diversity of textures, somewhat activated ground floor (could be better), good scale for the location.
- I am at this corner all the time.

2. *What features could be different to improve compatibility? (Other)*

- I wish all buildings would have some kind of landscaping or planters along the sidewalks but if they are not maintained they will create an eyesore.
- Two less floors would make the feel of the building pleasant and not so over bearing. We expect in the future to have many more people in Berkeley. We need to be thinking of wide sidewalks and setbacks that put open space in front between building edge and sidewalk.
- Materials: Corten steel is heavy for the character of the neighborhood and not aging well/difficult to clean graffiti
- Empty storefronts totally suck for pedestrian experience. If it is going to be a storefront mashed entirely up to the sidewalk, it shouldn't be empty for more than three or four months. This shouldn't be allowed.
- Space for commons, public gathering, greenspace. These buildings are massive and hard. Not much that lends to a sense of a human scale.
- 1. Massing is overly blocky, especially given the upper floor materials. 2. More creative ground floor retail frontage.
- While the building is better than some, it is bulky and out of scale with its neighbors.
- Make these buildings taller!!
- Grocery stores are needed in new high density housing areas. Mass transit options must be improved and costs lowered for in town use of mass transit.
- More height and more units, especially close to public transportation.

3. *Would you like to provide any additional explanation or feedback?*

- An example of a commercial/residential intersection that has no aesthetic or softening features is at Dwight Way and MLK. Each building is fully built out without only a few cracks in the sidewalk where green (weeds) grow. I hope we will not repeat that mistake!
- Rooftops covered with solar would be a common good. Everyone would be better off if rooftops

were prohibited from being credited as open space and that money went to expanding and maintaining city parks instead.

- I understand the height and size for the district, but the lots next door have some of the nicest outdoor seating/garden space in most of downtown. If all of downtown gets this tall and massive, then these few outdoor patio spaces will become increasingly needed. The tall looming buildings only work because they are next to smaller low rise buildings which allow passage of light to the street. Milvia is a very tiny street for such a large building. I hope some consideration for maintaining access to open sunny spaces can be made, rather than allowing absolutely all lots to be built to this size. Publicly accessible ROOFDECKS would help: could allow for taller build up everywhere, but also allow public access to sunlight, sky, and green spaces downtown.
- Given the increase in density, it is essential that construction of hardscape also include greenspace and commons, places for people to recreate and socialize.
- The retail space should be used for an indoor community area because it's constantly empty.
- Additional height and density in the this building would better suit the area. This area already contains many high rise apartment structures, and will be best aided by the addition of new units, regardless of concerns about sight lines or massing mismatch.
- This is not compatible with the surrounding neighborhood.
- This building is better than many but overall architecturally undistinguished and out of scale
- Too high and wrong design or style.
- Just having a railing rather than real balcony seems kind of disappointing though I realize it is a safety measure the sliding door/windows
- As a 20+ year Berkeley single family home owner, I see many of these housing plans as a danger to the quality of living in the city. Homeowners need protections against neighborhood construction projects that add noise (how about limiting construction noise hours), too few parking places for new multifamily dwellings, and multistory (OVER 3 stories) for traditional



neighborhoods

2. 1885 UNIVERSITY AVENUE

2 1885 University Ave. **Trader Joe's**



| MIXED USE RESIDENTIAL 5+ |                     |
|--------------------------|---------------------|
| Zoning                   | C-1 Gen. Commercial |
| Units                    | 148 (22 BMR)        |
| Year                     | 2010                |
| Height                   | 5 stories, 54'      |
| FAR                      | 3.3                 |
| Density                  | 148 units per acre  |
| Coverage                 | 82%                 |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?
- Massing.** Overall building shape, size, and form
  - Lot Coverage.** Percentage of the lot that is occupied by building(s)
  - Placement.** Building location on the lot and distance from the sidewalk
  - Height.** Vertical distance from sidewalk to top of roof or parapet
  - Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
  - Yard Space.** Ground area not occupied by building(s), including landscaped areas
  - Balconies/Terraces.** Upper-story open space used by residents
  - Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?
- Massing**       **Height**       **Balconies/Terraces**
  - Lot Coverage**       **Stepbacks**
  - Placement**       **Yard Space**
  - Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

50



Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)
- This building incorporates many of the materials and details of older buildings in the downtown area and in
  - Berkeley in general. This helps to create the impression that it is a series of buildings (because of the vertical “setbacks” along MLK and Berkeley Way. Trader Joe’s and the Greek Coffee Shop make it feel well used and vibrant.
  - Coming up University I could see that there is a roof terrace but I don’t know if there is any

- landscaped ground space. Both of those features seem important in very large buildings.
- The building itself works and Trader Joes on the first floor is a welcome asset to the neighborhood not just the people in the building. TJ was a terrific part of the plan and since TJ has great staffing the TJ parking lot also works.
- Great that it has some step back on the Berkeley Way side, but I still think it looms too much over the small house on that side of the building. I think this height is better than the Stonefire on Milvia. -I like the breaking up of the mass into smaller perceived units, rather than a single mass on the whole block. Pretending to be several smaller buildings works on the space. I like the courtyard-like insets away from the street on MLK and University sides.
- Its close to public transportation, local community colleges, on top of a grocery store.
- 1. Ground floor texture is good. 2. Recesses in the massing improves proportions.
- The division of this building into distinct blocks (each 5 window bays wide on the University side) moderates the size. Funny how when this building went up, 5 stories seemed tall. Now it seems short. The ground floor is fairly open, visually, and I appreciate the generous covered retail entrance at the corner. The residential entrance is more subtle, which is appropriate.

- The architecture is comparable with the Berkeley style
- Don’t create traffic and parking nightmares!
- Ground floor amenities such as retail and childcare. elimination of setbacks (i.e. building close to the sidewalk) is ideal as it makes for a better pedestrian experience and more efficient use of lot space.
- Great building. Wonderful color, amazing work with the tile and terra cotta insets. I don’t generally favor overtly traditionalist styles, but this is very well executed, and I imagine many in Berkeley think it’s attractive. Ground floor activation is not great, but it’s wonderful having a grocery store here (which I frequent), and I understand that a grocery store does not need many entrances.

2. *What features could be different to improve compatibility? (Other)*

- Every time I go to Trader Joes I see people calling and waiting for Uber/Lyft. Part of the design for all large multiunit buildings needs to include a loading zone specifically for people pick up and drop off and deliveries.
- Architectural style too traditional for a new building
- Great that it has some step back on the Berkeley Way side, but I still think it looms too much over the small house on that side of the building. -I totally can't tell what outdoor spaces residents have, but I assume some nice roof garden/terrace something? -Driveway cut on University is a bit unfortunate, but I like that the heavily trafficked TJ's parking lot has the cul-de-sac on Berkeley Way where its ok for there to occasionally be a mess of cars because it doesn't have thru-traffic to block; it would be much worse to always plug up University Ave. w/ a line of cars trying to get into TJ's.
- More green planting.
- Grocery functions on University create a dead zone that's often too busy for pedestrians to feel safe/comfortable.
- Additional stories on the University side would increase compatibility with the future of Berkeley. Let's look ahead!
- Right style for area and community. Just too high.
- Zero green, except for street trees.
- Parking, noise and traffic must be addressed.
- More height and density, especially close to public transportation.

3. *Would you like to provide any additional explanation or feedback?*

- Same for rooftop deck as for building 1.
- Again, I think this is ok because the surrounding buildings on commercial lots are low. That maintains light down on the street. Once all buildings on all sides are built up, it will feel much darker. Its great to fit a whole grocery store with parking on the same lot as housing. I hope other lots that are largely surface parking, with either grocery or CVS...etc. can add housing to the lot

AND keep grocery/drug store w/ parking....etc. Best of both worlds.

- There needs to be an increased in the requirement of providing open space and green space when constructing for greater density.
- Happy to have a grocery store function here, despite the problems of how loading were dealt with.
- I live in the adjacent neighborhood. It's remarkable how little impact this project has had on traffic. It's really negligible.
- This is a gorgeous building and its mixed use nature fits well into the commercial space along University. The neighborhood would be better served however by greater density on the lot, particularly since this is a desired area to live in.
- Out of all newer buildings this is the best style to fit its existing community.
- Hate the mustard color (but that's a personal opinion). Over-decorated with elaborate mosaics, sculptures and roof railing. (Perhaps an attempt at styling? Looking vintage? Mostly just looks bad.)
- Setbacks on Berkeley Way side respect neighborhood. I prefer the architecture on the north section (shingle style). The south section colors are jarring and the decorative elements are too repetitive and need more variety in design. Still this is a fantastic improvement over the strip mall fronted by parking lot that was there before.
- The City must show respect for longtime home owners' needs for quality of life. I don't see plans for infrastructure improvements that will support greater housing and people density. Already the city doesn't keep streets paved regularly, has inadequate parking, not enough services for seniors and the mentally ill, too many clogged traffic corridors, too many burglaries and safety risks, trash lying everywhere, filthy sidewalks in shopping areas, and rising noise and pollution levels. These problems need solutions and fixes BEFORE thousands of dwellings are built.
- I would love for more buildings of this scale to be constructed in my neighborhood, near Arch and Cedar.

**3** 1805 University Ave.



| MIXED USE RESIDENTIAL 5+ |                     |
|--------------------------|---------------------|
| Zoning                   | C-1 Gen. Commercial |
| Units                    | 29                  |
| Year                     | 1998                |
| Height                   | 4 stories, 50'      |
| FAR                      | 2.16                |
| Density                  | 102 units per acre  |
| Coverage                 | 97%                 |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



**3. 1805 UNIVERSITY AVENUE**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- The building is okay it is just boring beige
- Height should be taller in this location, particularly along University. Taller building could then step back to the north abutting adjacent residential properties
- I like that the storefronts have small local businesses. -Very compatible/human scale size for neighborhood. -Great step down along Grant. -I like that driveway cut is not on the main business street
- Lot coverage is appropriate on University.

- There isn't anything about the massing or lot coverage that makes this building particularly compatible or incompatible. It's just an ugly building, but at least it's housing.
  - In and out facade, ground floor stone tiles, irregular roof line, all add interest. Simple but attractive architectural style and tan color.
  - Parking!
  - This building is great! I don't really have a preference for the varied roof line, but I am happy to see buildings of this size and larger in Berkeley.s.
2. What features could be different to improve compatibility? (Other)
- Overall, this is a functional building and appropriate for University Ave. I like the varying heights of the "building modules" but would have liked to see some improvement in the stepbacks.
  - Give the building some design variation in color to make it more interesting. It is just bland. Variation in the color of the stucco shouldn't break the budget.
  - The overhangs over the sidewalk aren't very nice to be under, but is better than the Jones building on San Pablo because it gets so much southern sunlight, and this has a much more reasonable height than Jones.
  - While fine for the spot this is an ugly building.
  - This building does not have any tree wells, or requirements for trees on the sidewalk.
  - It would be nice for the residents facing University Ave to be able to have a balconies or terrace.
  - 1. Massing on University should be taller. 2. Building seems heavy, creating shadows on the storefronts through it's inept massing.
  - I don't mean to be flip, but a better architect would have helped. Street trees to hide the ugly thing?
  - The architectural style is both undistinguished and incompatible
  - •Zero green, not even a street tree
  - Parking
  - This is the worst of the lot. The massing/shapes are very blocky and obtrusive. University is a tough location. This would be better with more

color/texture on the upper floors, and better coordination between ground floor and upper floors. For the University St. location, I think even more scale might fit better, perhaps with a courtyard to break up the facade. I support scale, but I can imagine many people disliking this implementation.

3. *Would you like to provide any additional explanation or feedback?*

- This corner has a nice wide sidewalk and the corner Talavera shop has some semi bench like stones sticking out at an angle, sometimes used by passengers waiting for their busses at that corner. Perhaps slight tonal color differences in the vertical modules would have made the building look softer and more residential.
- While fine for the spot this is an ugly building.
- Trees need to be an essential component of urban planning. They cool the city, reduce somewhat greenhouse gas accumulations, visually soften the hardscape, and provide habitat. Cities should not be ghettos for humans only and rats
- Close to local public transportation and Trader Joe's a block away.
- The building is like an initial massing sketch that got built, with no thought about materials, textures, interest, or hierarchy.
- Down town Berkeley is in desperate need of additional housing, and this stretch of University would benefit from a 5x1 rather than just this 3x1. Additionally, the City of Berkeley is not currently hurting for open retail space and this neighborhood would be bettered by converting often empty commercial space into residential units.
- Really ugly
- This building is a blight
- Just having a railing rather than real balcony seems kind of disappointing though I realize it is a safety measure the sliding door/windows
- More busses and more parking are needed.

**4. 1807 ADDISON STREET**

Comments

1. *For a building of this scale, what are the features*

**4 1807 Addison St.**



| RESIDENTIAL 2-4 |                         |
|-----------------|-------------------------|
| Zoning          | R-2 Restricted 2-Family |
| Units           | 4                       |
| Year            | 1978                    |
| Height          | 2 stories, 19'          |
| FAR             | 0.56                    |
| Density         | 25 units per acre       |
| Coverage        | 33%                     |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. *Would you like to provide any additional explanation or feedback?*

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

*that make it compatible with the surrounding neighborhood? (Other)*

- Even though this building is basically a box it is very pleasant and the setback from the street is exceptionally nice.
- -Very discreet from the street. It has a lot of greenery in front, so it doesn't feel as much as an apartment. -I like that it's parking is hidden behind plants, unlike the building next door
- -Good that it only has one small driveway cut across the sidewalk.
- The building is perfect for the neighborhood. The building is a good distance from the sidewalk leaving open space which is being used as a parking lot at this moment.
- Front yard.
- There isn't much to say about this one. It's a heavily landscaped one-story building. Does

anyone even notice it when walking by? It is 100% benign. Is that good? More housing would be better, and 'more compatible' with the needs of Berkeley.

- -low second story increases compatibility with residential neighborhood. -set back from sidewalk to create a parking area. -small amount green detail in front of 'front' wall, and tree. Building turned sideways on lot so only see blank side wall front street (mitigated by tree and ivy). Attractive facade but not seen from street.
  - Parking
  - The greenery is nice
2. *What features could be different to improve compatibility? (Other)*
- There are few apartments in the complex. The entire front of the property is taken up by an awkward and unattractive parking lot. The yard space is divided so that each tenant has only a tiny outdoor space. Seems better to create a more pleasant communal sort of area. Building itself has absolutely no character. It looks like a shoebox. However, perhaps the tenants have more privacy being set back from the street.
  - For buildings in the future using permeable paving in the parking lot and native plants as the greenery would be beneficial to the environment and support local ecosystems.
  - Lacks fenestration, orientation or entrances facing the public street. Setback too deep. Too many curb cuts, poor choice of drive aisle fronting the structure
  - Parking in front has nice screening from the street. The building is unattractive. There are no architectural details and no yard space.
  - Any attempt whatsoever to fit with the neighborhood stylistically, and not have parking exposed in front.
  - It would be nice if this building said 'hello' to the sidewalk in any way.
  - Window placement and over all design could be more attractive
  - Side-facing facade is very close to building next door.
  - Parking area a minus and should have been done differently
  - Parking
- The front setback creates a lot of wasted space given that we are experiencing a housing crisis. I would love for sites like this to have less restrictive rules, so that interested developers have the opportunity to provide multiple units on one lot, and use more of the front yard space for housing (if the property owner is interested in doing so, of course!)
  - This is not great. Berkeley has many of these long, motel-style apartment buildings, and they provide much needed affordable housing. They also provide density with low height (I support height, but many don't). But this implementation is bad - completely cut off from the street, no engagement with the neighborhood. The same scale buildings just down the street (1811, 1815, 1819) are all much better. None of them are exactly beautiful, but they are more visually and functionally generous to the street and to their occupants.
3. *Would you like to provide any additional explanation or feedback?*
- Having actually walked by this property, the 2 large trees on the sidewalk median are very helpful in making this property compatible and less intrusive.
  - I would like to see the building possibly add one more floor to the top and use more space in front as a yard.
  - Horrid - a building of this size/massing/ placement could work in a lower-density residential neighborhood if it was detailed, articulated, and designed well. This survey should address design issues, not just massing/ placement. This is an eyesore from the street and from neighboring properties, which is 80-90% of its problem.
  - This close to Berkeley's urban core, such a diminutive building sticks out horribly. The neighborhood character would be improved by construction of a taller, denser structure without off street parking.
  - The poor building design is compounded by the building set back behind a parking area, common in these 1960s-70s designs. Is it not at all in sympathy with the neighborhood and no windows facing the street reduce street safety.
  - Argh. Where's the infrastructure to support new housing?

**5. 2124 MCKINLEY AVE.**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)
  - This older building is really quite sweet.
  - It has fun architectural elements, so even though it feels pretty close to sidewalk, it is still a decent scale to walk by, and not oppressive.
  - Very nice bay windows. The facade has nice features.
  - I appreciate that the parkings is in the back, and that the trash/recycling cans are not stored right up front.
  - Surface articulation (bays, recesses, and parapet detail) and surface interest (texture, window divisions, stucco bands, panels). These are what make the three tall stories more acceptable for a single family residential neighborhood.
  - Bays, arches and cornice bands are classic Berkeley elements...but should you mandate them on new buildings? I do think cornice bands helped the Trader Joe’s building, and yet I would not mandate them. Perhaps there could be a list of features, and the requirement could be to provide at least one element of relief to flat façades, such as bays, cornice bands, OR visible roof treatments.
  - While the building crowds the neighbors it is a traditional Berkeley multi unit building that fits into the overall fabric of the City.
  - Attractive, old style design (1929 building). In and out movement of facade and elaborate entry adds to interest.
  - These represent a good height and look for residential neighborhoods.
  - This building is great. I love that it has 18 units but has bay windows and other features that signify classic bay area housing styles.
  - Great old Berkeley building. This structure would be appropriate on ANY street in Berkeley. I would welcome it next to or across from my own house. It’s not any taller than many of the larger peak roofed houses all over Berkeley,

**5 2124 McKinley Ave.**



| RESIDENTIAL 5+ |                         |
|----------------|-------------------------|
| Zoning         | R-2 Restricted 2-Family |
| Units          | 18                      |
| Year           | 1929                    |
| Height         | 3 stories               |
| FAR            | 1.29                    |
| Density        | 84 units per acre       |
| Coverage       | 51%                     |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**                 **Stepbacks**
- Placement**                     **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



and provides much more housing, with a very beautiful and diverse facade. This is exactly the kind of building I have long imagined I might retire to, provided it has an elevator (I assume it doesn't, but a newer building of similar design might)

2. What features could be different to improve compatibility? (Other)

- Driveway and parking area pure asphalt with no softening features. There is a bit of landscaping in the front which I favor but, like many other buildings, both single family and multunit, it is not well kept up.
- The building looks like it could use some love like new paint otherwise no criticism. It is a good fit in the neighborhood.
- I can't tell if it has any yard space for residents? -Given that it is on a back/side street, not a business street like



- Shattuck or University, I think it should have at least some parts of the street facade set back from the sidewalk a little bit more. The residential area should have more green spaces.
  - While the tallest building on the block it has some very nice architectural features. It is massive on the lot. It is an older building with some charm.
  - A little more landscaping in the front
  - The blank side facades are the most problematic aspect, not the actual height. If the building was set back from the side property lines with a narrow yard, shadows would be lessened, and that as well as windows and articulation would remediate the oppressive side walls.
  - Entire lot covered (building is very deep with parking in rear), leaving almost no space for plantings. More could be grown in available side space. -Tall for residential neighborhood. (How did it get built in an R2 zone?)
  - Just a few feet farther back from street would have been better for neighborhood compatibility. The lack of windows on much of the north and south sides is also a minus.
  - Parking is needed
3. *Would you like to provide any additional explanation or feedback?*
- Since this bldg. was built in 1929 it is very compatible with the rest of the neighborhood and has an attractive design and aesthetic (though it appears to be a bit neglected.) I don't expect future construction in the 21st C. to be inspired by this building but I have noted on other properties, I like buildings to reflect something of the old character of Berkeley Having said that, I love the new parking structure between Center and Addison. It really makes the streets come alive and this is the best example of converting a parking giant to something fun!
  - Good example of multifamily that integrates well with single-family and duplexes on a residential side street. Need to align incentives for this time of small infill--I'm not sure it pencils for most developers.
  - The building doesn't really fit the aesthetic of the neighborhood and it looks out of place. The building is surrounded by single family homes or other apartments with a lot less units.
  - The new standards need to address ALL sides of new buildings and their impact.
  - While the building crowds the neighbors it is a traditional Berkeley multi unit building that fits into the overall fabric of the City. Much better than the new multi-family buildings being built now
  - Restore
  - The architecture is not great but much more pleasant than stops 3 and 4.
  - Will the city insure that these multifamily units will be maintained? There are many rundown multifamily buildings in Berkeley.

**6. 1950 ADDISON ST.**

Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*
- Because this building is on a narrow street with other large multi unit apts. and retail at ground level, I find it's use of glass and steel appropriate and adds light and movement.
  - I guess its good that they put bare minimum effort to not have an entirely flat facade, with the afterthought decorations on the facade, but it really feels like a half-finished afterthought to disguise its uncreative blockiness -I guess the step-down on the west is good.
  - There's a lot of flat surface, but an overall idea of articulation makes the building more interesting. For this street in downtown the density and height are welcome.
  - This fits in on this rather non-descript block of Addison. It's too bad the facade elements don't do anything. They don't provide shade. They aren't balconies. They provide a little relief, I guess. This building passes, but doesn't contribute, in my opinion.
  - Moderne chic glass and silver metal facade is attractive
  - Parking needed.
  - Modern design! Very forward-looking which is great
  - I imagine this building is controversial, but I

**6** 1950 Addison St.

**The Addison Apartments**



| MIXED USE RESIDENTIAL 5+ |                       |
|--------------------------|-----------------------|
| Zoning                   | C-DMU Downtown Buffer |
| Units                    | 107 (4 BMR)           |
| Year                     | 2020                  |
| Height                   | 7 stories, 74'11"     |
| FAR                      | 5.06                  |
| Density                  | 227 units per acre    |
| Coverage                 | 97%                   |

- For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?
  - Massing.** Overall building shape, size, and form
  - Lot Coverage.** Percentage of the lot that is occupied by building(s)
  - Placement.** Building location on the lot and distance from the sidewalk
  - Height.** Vertical distance from sidewalk to top of roof or parapet
  - Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
  - Yard Space.** Ground area not occupied by building(s), including landscaped areas
  - Balconies/Terraces.** Upper-story open space used by residents
  - Other.** Please Specify \_\_\_\_\_
- What features could be different to improve compatibility?
  - Massing**       **Height**       **Balconies/Terraces**
  - Lot Coverage**       **Stepbacks**
  - Placement**       **Yard Space**
  - Other.** Please Specify \_\_\_\_\_
- Would you like to provide any additional explanation or feedback?

This building earned Gold Certification from GreenPoint Rated.

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



support it. It's the right scale for the location right downtown, and the facade has the advantage of being coherent, even if it's probably too corporate for most peoples' taste. I wish the ground floor engaged with the street more - it has lots of windows which is good, but no retail or other public usage.

- What features could be different to improve compatibility? (Other)
  - The Placement of the building is OK but it would have worked much better, I think, if the ground floor (or maybe first two floors could have been recessed to provide more openness on the ground. (I don't know the mechanics of that suggestion but there certainly are buildings designed that way. Yard space isn't too critical at this address because the back side of the building faces on Center St. right across the street from MLK Park. We noted that there appears to be a large terrace

on the roof which is always a great idea, in my view.

- One less story would make this more pleasant on this narrow city street. The horizontal bars/metal banners don't add anything to the design and make it look like an office. The glass is too reflective and really shouldn't be used. Bird safe glass needs to be required.
  - Public art/mural on blank ground-floor wall
  - Can't tell if there is any roof deck yard space type areas. -This type of reflective windows is prone to bird-strike death. I wish Berkeley would adopt an objective standard recommended by Audobon Society to reduce harm to bird populations by mandating measures to reduce/prevent bird strikes on windows. -I put it in the positive features as well, but this building was obviously designed as a giant block, then had some superfluous bars hung on the front to give bare minimum interest to the front. Its better than nothing, but still really ugly. All I can say is that it's super fortunate that this building is on a smaller back street that gets less traffic and use because it would be an embarrassment on a major street like Shattuck or University. I don't hate contemporary design when its actually nice DESIGN, but this just screams low-effort.
  - Pretty small sidewalk median strips. Even with the 4 trees planted, the stingy median strips means that these trees will be stressed, and have difficulty becoming health mature trees.
  - More balconies would make this look less like a commercial building ad more like a place that people who need light and air would live.
  - At least there is one bay.
  - Just awful
  - Wrong style
  - Parking and traffic are already a problem in this area.
- Would you like to provide any additional explanation or feedback?
    - I've always enjoyed seeing the huge signs painted on the back of the building which can be seen from the park, with positive, upbeat messages and bright colors. I would love to see more artwork on the exterior of new buildings.
    - It is essential that as we increase density, we



also provide for appropriate, commensurate green space.

- The building is beautiful and a great use of the building. It includes a gym for tenants and a parking garage.
- On the commercial streets of downtown, even another two stories, if set back a bit, would be welcome. The way the ground floor addresses people on the street (coldly) is a big missed opportunity.
- What’s going on with the ground floor? Is that supposed to be retail? That isn’t likely to work. The block is very quiet, totally unlikely to be competitive with other more active blocks or online shopping. Let’s be realistic so that we don’t have empty storefronts.
- Really ugly. This is a bad design and not compostible.
- This is a horrible incomparable design that makes people feel like widgets
- Apartment should keep with the same style of area.
- As with all the large, downtown apartment buildings on this walking tour, it is massive with no setback from the sidewalk and minimal plantings. Use this answer for all the following buildings....
- The balconies are interesting but I wonder how functional they are. The architecture is tolerable and I like the window design and the large area of the windows that bring in light (especially since they are on the north side)
- How about making this park safe and attractive for families? It’s a filthy bum zone now.
- Without giving too much leeway to really dramatic “starkitects,” I would love for zoning rules to allow for integrating new architecture and design styles into existing streets. Not every building has to look the same in order for a neighborhood to look and feel cohesive. Progress is good. :)

**7. 1935 ADDISON STREET**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- The use of color makes this building more interesting. Six stories is a height that works.
- I like that the full height is not totally visible on the front facade. -I like that it manages to not totally overshadow the little restaurant courtyard behind it. -Broken up facade is good, though dull. -Bay windows look like they would give the residents nicer interior light.
- 1. Ground floor articulation and texture make a difference. 2. Upper floor window detail reduces the apparent scale of the building, creating a more human scale that’s easier to mentally project human life into.
- Bays
- The varied facade is good and makes it appear

**7 1935 Addison St.**

Addison Arts



| MIXED USE RESIDENTIAL 5+ |                       |
|--------------------------|-----------------------|
| Zoning                   | C-DMU Downtown Buffer |
| Units                    | 69 (7 BMR)            |
| Year                     | 2016                  |
| Height                   | 6 stories, 60'        |
| FAR                      | 3.46                  |
| Density                  | 207 units per acre    |
| Coverage                 | 97%                   |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**                       **Stepbacks**
- Placement**                       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



smaller than it really is

- Attractive paint job, interesting in and out facade and grillwork around roof.
- What I see herearw more housing without parking or grocery shops.
- Well done. Traditionally-inspired design, decent coloring (could be a bit more muted, to better replicate the copper cladding it's emulating), good variation in the massing. Masonry/tile on the ground floor is always an easy and popular choice, and lots of good retail space too. Would even say that the various setbacks and forms do not need to be so extreme, if that would help with costs.

2. *What features could be different to improve compatibility? (Other)*

- Just as mentioned previously, we should be thinking of wide sidewalks for the future.
- Feels tall for the area, looming over media building. -Overhanging the sidewalk feels way more intrusive on this little street compared to the one on University at Grant, which was ok because its a wide street with lots of sunlight. This one here is just looming, dark, and unfriendly.
- Planting, integrated or in large pots, would soften the streetscape. Even a few would create a sense of a street that's occupied, rather than barren. The 2010 Milvia St. pots are effective this way.
- Color
- There is not a decent public park in this area.

3. *Would you like to provide any additional explanation or feedback?*

- I like the way the facade is cut up with the two color schemes making it look like a series of smaller buildings.
- Also like that the ground level is distinct from the upper floors; more wood and recessed entrances. It seemed appropriate for its location along with the new Addison Apts. across the street.
- This street feels really small for such tall buildings on both sides of the street. The pedestrian experience feels like a cold dark tunnel. If it weren't for the neighboring smaller

buildings, this street would be lousy, especially with no set-backs from the sidewalk from this and the one across the street. If there is some way to regulate that specific combinations of buildings on a street need to leave some kind of access to green/sky/sunlight in combination with each other. I realize it would be nearly impossible to regulate, but sandwiching these tall buildings all along both sides of a narrow street, with protruding facades overhanging sidewalks both sides of street, will be incredibly hostile and uninviting to pedestrians. Maybe have a bit of courtyardlike setback on street facing facade?

- This is just an ugly building. Not much of an aesthetic or design. The 2 tone colors are not attractive. Uglifies our city.
- Although it's not unusual or terribly creative, the building creates solid downtown infill.
- The colors are ghastly, but that does not mean that I would support the regulation of color in Berkeley. Who is the arbiter of taste?
- Ugly and not compatible.
- This is somewhat better than average
- Apartments are the wrong style. Their too high
- See #6
- There is a nice rhythm on the facade with the window bays. Too bad that only the top floor has decks. I guess the lack of windows on the front part of west and east sides is due to concern about future buildings being placed there.
- Are you building tomorrow's Tenderloin/ghettos? Who's going to enforce maintenance and safety?

**8** 2055 Center St.

**Berkeley Central Apartments**



| MIXED USE RESIDENTIAL 5+ |                     |
|--------------------------|---------------------|
| Zoning                   | C-DMU Downtown Core |
| Units                    | 143 (23 BMR)        |
| Year                     | 2012                |
| Height                   | 10 stories          |
| FAR                      | 7.56                |
| Density                  | 277 units per acre  |
| Coverage                 | 96%                 |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

**8. 2055 CENTER STREET**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- We thought the parking lot next door was way more attractive than the building and gave it a B-
- I like that it doesn't overhang the sidewalk -I like that the storefronts aren't empty -It managed to break up front massing/facade without just looking cheap like the other one down Addison; and it managed to do it without looking like faux 1890-1910 architecture.
- 1. Feels like a downtown building. 2. Balconies (just barely) make it feel residential rather than like a modern riff on old art deco office buildings.

- Balconies give facade some interest.
  - No features make it attractive or complementary.
  - I appreciate that parking is somewhat hidden, but would love to see less space devoted to off-street parking for such a centrally located building..
2. What features could be different to improve compatibility? (Other)
- Why is this building always advertising for tenants. What is wrong with the units.
  - More color. A bit drab given the height and repetition of stories
  - Still concerned with bird strike window design. -Could still maybe use a bit more step back from street, to make it feel less dark, and get a bit more sky access
  - Needs more green space out front. The 3 trees planted - the one in the middle already looks deformed. Why pretend or just go through the motions. There needs to be sufficient care and space for trees really to grow rather than just die or become stunted half broken things. Awful.
  - Articulation of the ground floor surface that pedestrians experience would help mold the streetscape more interestingly.
  - These balconies fail to contribute to the aesthetics. They add no life, no welcome, no warmth because they are dark, flat, and deeply recessed. And is that more ground floor retail? Are offices at least allowed? That would be more promising. Anything is better than chronic vacancy.
  - Massive, fills lot, no set back from sidewalk, 3 skinny street trees, otherwise no green - similar to other downtown apartment buildings. A blocky behemoth.
  - Essentially you're making downtown inaccessible for shoppers and theatre/movie goers.
  - This is mediocre. Size and massing is all good, and perfectly appropriate for the location. Facade is poor. The metal facade elements are good - clean, coherent, a few art deco nods towards the roof. The tile/masonry on ground floor and above look cheap - like bargain basement tile and cinderblock, even though I'm sure it was much more expensive. The balconies are also

terrible - uninhabited, uninhabitable, and ugly to look at - they give the whole building a cheap, uncaring feel. Better to not have balconies than to have these.

3. *Would you like to provide any additional explanation or feedback?*
  - This was my least favorite building; cold, uninteresting design, not distinctive in any way. Looks more like an office building than a place where people live. On the other hand, the parking garage next door is one of my favorite structures in Berkeley. I never thought you could make a massive parking lot look beautiful and fun to look at both day and night
  - Please adopt an objective standard recommended by Audobon Society to reduce harm to bird populations by mandating measures to reduce/prevent bird strikes on windows
  - Downtown buildings are not just their surfaces, bulk, and materials. They sculpt the sidewalk space which has a tremendous effect on pedestrians' experiences of the city. Had this building undulated in and out at the street level, even slightly, imagine the difference in the experience of walking down the street, in comparison with the straight shot of parallel lines of building, curb, and parked cars. It's almost more of a car-speed oriented design vs. a human-speed one. Even 12" to 18" of undulation can create a better rhythm for people.
  - There is nothing to recommend this building; the balconies are too dark to be useful and so look like suicide platforms
  - See #6
  - Nice that many units have "balconies" but the inset balconies/terraces are somehow less attractive than the ones that are not inset. They give a look look to the building.
  - Who'd want to live there? Yuck.

**9. 2120 ALLSTON WAY**

Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*
  - The sculptures on the front of the building

**9 2120 Allston Way**

Gaia Apartments



| MIXED USE RESIDENTIAL 5+ |                     |
|--------------------------|---------------------|
| Zoning                   | C-DMU Downtown Core |
| Units                    | 91                  |
| Year                     | 2001                |
| Height                   | 10 stories          |
| FAR                      | 5.52                |
| Density                  | 267 units per acre  |
| Coverage                 | 97%                 |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?
  - Massing.** Overall building shape, size, and form
  - Lot Coverage.** Percentage of the lot that is occupied by building(s)
  - Placement.** Building location on the lot and distance from the sidewalk
  - Height.** Vertical distance from sidewalk to top of roof or parapet
  - Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
  - Yard Space.** Ground area not occupied by building(s), including landscaped areas
  - Balconies/Terraces.** Upper-story open space used by residents
  - Other.** Please Specify \_\_\_\_\_
2. What features could be different to improve compatibility?
  - Massing**       **Height**       **Balconies/Terraces**
  - Lot Coverage**       **Stepbacks**
  - Placement**       **Yard Space**
  - Other.** Please Specify \_\_\_\_\_
3. *Would you like to provide any additional explanation or feedback?*

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



are really attractive, but they get lost in the background.

- I love the tile at street level: much better pedestrian experience from sidewalk. Also love integration of arches. -I like the facade/massing STEPS BACK from sidewalk slightly; much better than the buildings which have overhangs over sidewalk. -looks like nice roof terraces. -I think I like this building the most out of the ones on the tour. Even though it is very large, it has lots of step backs on top. Lots of windows and roof terraces and looks like a nice place to be inside, as well as pleasant from the sidewalk.
- I know there was controversy when this building was approved but of all the buildings seen so far, this building is the least intrusive, maybe because of the architecture on the ground floor, that makes the face of the building more interesting, and the set-back right above the middle.

- 1. I'm not a big fan of the fake historicism, but the level of detail at the sidewalk does feel like Berkeley. 2. Creating two tower elements on the street facade helps the pedestrian experience by emphasizing vertical lines rather than unrelenting horizontal lines - especially on such a big building.
  - Tower element, window divisions, cornice bands, and arches are all very Berkeley. The landscaped terraces are wonderful.
  - The design is much more compatible with Berkeley design than the more modern buildings
  - Huge, artsy, new building. Attractive ground floor wrought iron, tile, sculpture. Central facade setback creates interest.
  - Such congested living spaces are not good for humans.
  - Wonderful. A testament to what assertive and coherent design can do. So much density, and still so welcoming and humane to passers-by. .
2. *What features could be different to improve compatibility? (Other)*
- I was in this building years ago and if I remember correctly there is a dreary dark courtyard in the center which wasn't inviting.
  - I am concerned that the residents might soon have a view of the side of a building on Shattuck and Oxford faces of the building. Its a nice number of windows now, but how much setback would a new tall building put up on the lots immediately next door to this? Would those windows get any natural light anymore?
  - More greenery and public space.
  - The building could have been conceived as multiple buildings to break up the overall feeling of a large mass
  - 2 trees in front, otherwise zero green
  - This looks like an area to avoid. I guess the residents will shop nearby, but someone who doesn't live there will find it inaccessible and uninviting.
3. *Would you like to provide any additional explanation or feedback?*
- This is an iconic building; a good melding of old and new and fits well with the style of Berkeley. I had the opportunity to attend an event on the

roof terrace of this building, where the view was stunning looking both east and west. I like the treatment of the ground floor and archways which separates commercial from living units.

- Arches are nice element. Not everything needs to be compatibility with whatever happens to be next door
- See #6.
- The step back helps but I still wonder if the height isn't just a bit much for such a narrow street. I do like the architecture.
- I love the tile and setbacks, but I don't think they should necessarily be required for every building. Straight roof lines and rectangular buildings are great too.

## 10. 2119 UNIVERSITY AVENUE

### Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*
- We liked this building, in fact we liked what was being done with the entire site, but the red tiles on the corner building don't work. The variations in style, structure, color when viewed with the entirety of the block all worked together. We felt there was real care in design.
  - Looks decently set back on sides, so that even with new buildings next to it, its residents will still have a bit of natural light. I like the scale of this building, and that it manages to have a lot of architectural mix going on in such a small space
  - This is a funny building, right where shattuck comes into University. For so long it looked empty and not well used.
  - The capped tower element, visible roof overhangs, arched window recesses and ground floor are all very Berkeley, and I like them. But could you mandate these without winding up with a kitsch town? I don't think so.
  - Attractive style and colors make it look sort of old tho it's a new building. Inset balconies add interest to the facade.
  - Not as unattractive as other units shown in this survey.

**10 2119 University Ave.**

**Bachenheimer Apartments**



| MIXED USE RESIDENTIAL 5+ |                      |
|--------------------------|----------------------|
| Zoning                   | C-DMU Downtown Outer |
| Units                    | 44 (9 BMR)           |
| Year                     | 2004                 |
| Height                   | 6 stories            |
| FAR                      | 3.03                 |
| Density                  | 145 units per acre   |
| Coverage                 | 97%                  |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**                       **Stepbacks**
- Placement**                       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

- This building, like 2120 Allston (#9) is distinctive and has all the elements of good design that 2120 Allston has. Also restful colors, melds the past and the present and has very nice ground level elements and arches which distinguish it from the upper residential levels. Good ratio of market rate and BMR.
- Affectatious.
- This is one of my favorite new buildings
- Building is too high
- See #6
- I still think this is the most distinctive and attractive building constructed downtown in the last 20 years.
- This style is more Berkeley-like and attractive.

**11. 2101 UNIVERSITY AVENUE**

Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*

- We liked this whole complex.
- Tower element, visible roof overhangs, cornice bands, arched elements are all very Berkeley. I appreciate the preservation of the ground floor facade. Others may disagree, but that facade has been a navigational landmark for me since 1984, a real place-maker.
- This building is stylistically compatible with the location and adjacent buildings
- Nice styling of new upper building (tho it doesn't quite fit with the old ground floor).
- Not walls of glass and more attractive
- The break in the building a la the equitable building is a nice amenity for residents. I like that this building preserved the street design of the previous building, though i don't necessarily think developers should be required to do so if it will significantly slow housing construction or increase costs..

2. *What features could be different to improve compatibility? (Other)*

- The red on the tile at the bottom does not work,
- Color is very white

- Beautiful first floor retail space
  - Very nice. New buildings in Berkeley should not be forced to copy traditional design elements, but it's a fine approach and can be done very well, as here. The tower element is refreshing, and of course the windows are excellent. It references its neighbors, and fits in perfectly.
2. *What features could be different to improve compatibility? (Other)*
- I was in this building years ago and if I remember We really liked how the whole block is coming together.
  - What is the purpose of the side yards? Building should be taller in this location
  - Sad empty storefronts!!
3. *Would you like to provide any additional explanation or feedback?*



**11** 2101 University Ave. **Acheson Commons**



| MIXED USE RESIDENTIAL 5+ |                      |
|--------------------------|----------------------|
| Zoning                   | C-DMU Downtown Outer |
| Units                    | 205 (18 BMR)         |
| Year                     | Under Construction   |
| Height                   | 6-stories, up to 75' |
| FAR                      | 4.0                  |
| Density                  | 182 units per acre   |
| Coverage                 | 84%                  |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



- As a central downtown, corner building, if could have been another one or two stories higher.
  - As always with the large, downtown, multistory buildings, no plantings.
  - Scale and massing are fine for this one - very appropriate for the downtown location. Design is a bit ramshackle - no coherent vision, sort of slapdash. Both ugly and anonymous.
3. *Would you like to provide any additional explanation or feedback?*
- I understand that the developers were trying to retain the decorative elements of the original building while creating a modern 5 stories above. I don't like their solution. The color scheme doesn't work. It kind of looks like a mistake.
  - Retention of facade is cool and ground-floor details are really beautiful
  - More trees please!! More sidewalk planting!!

- 1. We need to take advantage of parcels that are not adjacent to single-family residential structures, and build even higher. 2. This is another slightly affectatious pseudo-historicist building that, although some details are interesting or done well, is revisionist rather than creative.
- This is my favorite of the new buildings
- Building height too high and too many units.
- All the large, downtown, multistory buildings fill their lots and leave no space for any plantings. I suggest you require roof gardens (including trees and milkweed) on all future buildings like these. This would fit with our desire and policy to go green in Berkeley.\*\* -I didn't answer the individual questions on these large buildings. They are all compatible with a 'large, tall downtown' look, all fill their lots, none have setbacks from the sidewalk or upper story stepbacks, there are no yard spaces and few have balconies.
- This new development is helping complete a more harmonious, taller but still varied facade for the block on University Avenue. The architecture above the ground floor however is rather dull.
- Style-wise these are OK.

## WEST BERKELEY TOUR

The West Berkeley Tour (map shown on right) received a total of 26 survey responses with 88% of respondents completing the entire survey. The West Berkeley tour included 12 tour stops with a range of “missing middle” housing types including multiple detached units on one lot, cottage court housing, and mixed-use projects.

When asked what features made the project compatible with the surrounding area, the most common answers across all tour stops were:

- Placement;
- Height;
- Massing;
- Lot coverage; and
- Other features (See Table C)

Common site features mentioned in the “Other” category included:

- Permeable pavement
- Open space and landscaping
- Shared driveways
- Overall scale of building(s)
- Architectural details
- Light access
- Roof form and facade variation

When asked what other features would create more compatibility, respondents most frequently answered with:

- Other features;
- Yard space;
- Massing;
- Lot coverage; and
- Height (See Table D)

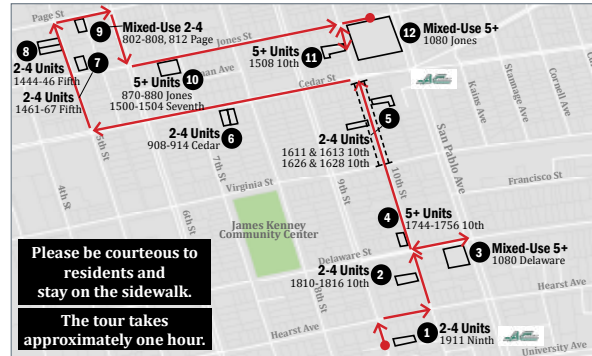
Common site features mentioned in the “Other” category included:

- Garage and driveway location and orientation
- Building separation
- Building orientation to street
- Landscaping, trees, and open space

## West Berkeley Self-Guided RESIDENTIAL WALKING TOUR Nov-Dec 2021

As part of the City’s Housing Element Update and Residential Objective Standards projects, this tour is an opportunity for you to provide input on the development of housing options in Berkeley.

For all new residential construction in Berkeley, projects must be found to be compatible with the scale and character of the neighborhood. With that in mind, please use the walking tour map below to explore a range of multi-unit and mixed-use residential development in the West Berkeley area.



### We would like your feedback!

After the tour, here are TWO ways you can let us know your thoughts:

①

#### TAKE THE ONLINE SURVEY

Scan this QR code or go to [www.surveymonkey.com/r/PV9C7PZ](http://www.surveymonkey.com/r/PV9C7PZ)



For more information, visit: [www.cityofberkeley.info/ObjectiveStandards](http://www.cityofberkeley.info/ObjectiveStandards)

OR

②

#### DROP OFF AT

1947 CENTER STREET, 3RD FLOOR  
MON-THUR, 8:30AM-1:00PM

Write down your comments on the following pages and drop it off at the City of Berkeley Permit Service Center during regular business hours.

For questions, contact: [HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info) 54

Figure F-20 West Berkeley Walking Tour Pamphlet Cover & Map

- Privacy concerns
- Architectural style and building materials
- Density (increase)

### Other Key Takeaways

Looking at the collective results of both surveys, common themes in public comments included the following:

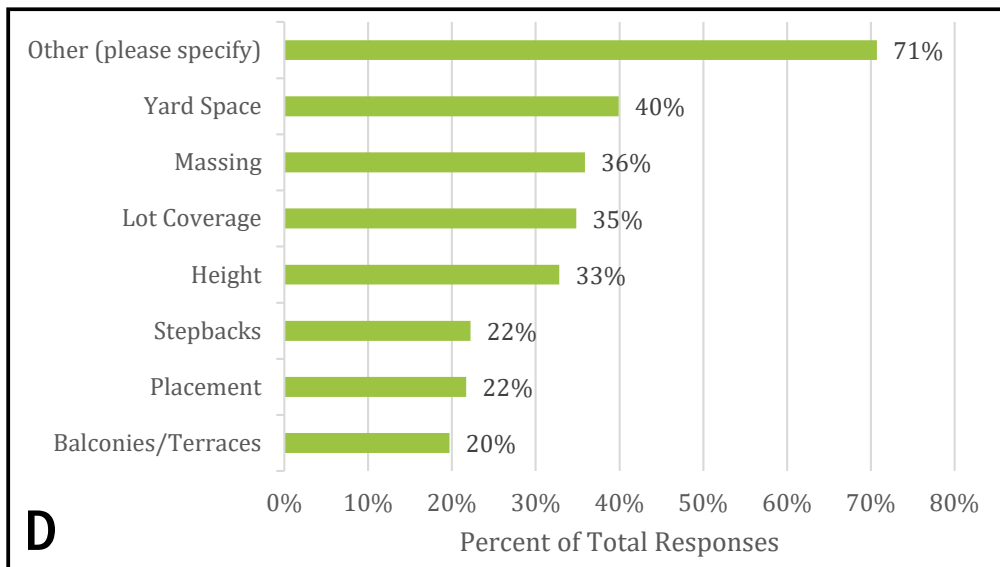
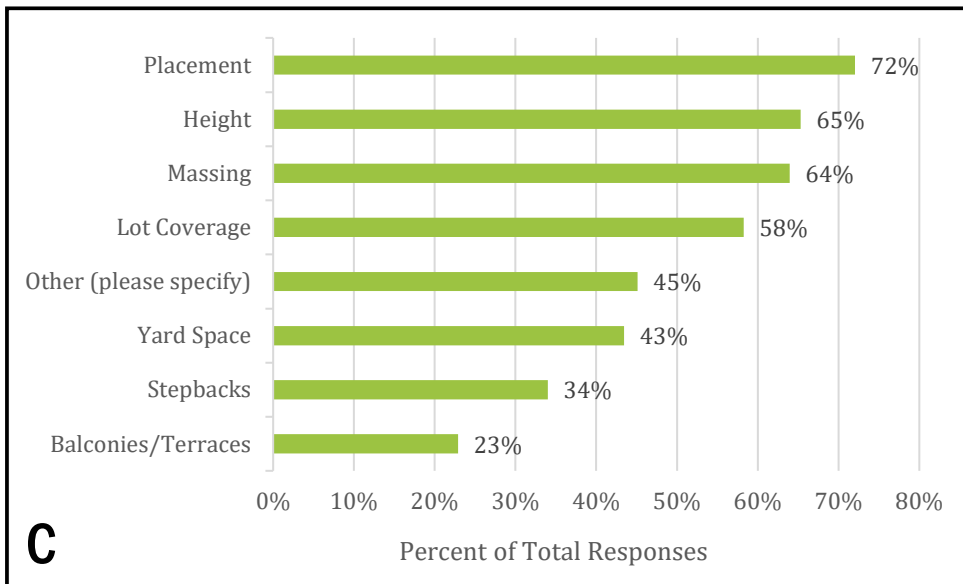
1. Architectural style: Individuals have different preferences for particular architectural styles which can affect what features they consider compatible.
2. Open space: The adequate provision and maintenance of landscaping, private or public open space, and other planting/greenery is integral in creating a compatible project.



3. Ground-floor design: For mixed-use projects, an active, human-scaled ground-floor can help lessen the visual impact and pedestrian experience of a taller and larger building.
4. Amenities: Residential amenities (proximity to transit, walkability, internal community spaces, parks, etc.) are particularly important to provide for projects with more than five units.
5. Storefronts: For mixed-use projects, active storefronts and a lack of vacancies contributes to the overall experience of the site.

In conjunction with being intended as a way for Berkeley residents to understand and experience the range of housing options in the City, all input received will be used by the project team to inform the City’s Housing Element Update and Residential Objective Standards projects. The responses received will help the project team understand what features affect an individual’s experience of particular housing types and where regulations can improve this experience.

Figure F-21 Responses to question "What features made the project compatible with the surrounding area?" (A) and "What other features would create more compatibility?" (B).



## OPEN-ENDED RESPONSES - WEST BERKELEY

### 1. 1911 NINTH STREET

#### Comments

- For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)
  - Stepbacks help, but it depends on the surroundings, right?
  - Permeable paved areas
  - I turned in hard-copy for most of the tour. Didn't get to this building on the walk. One thing I need to say: the overall context is of utmost importance - the whole area needs to be considered for walkability, crowdedness, peacefulness, not only one building or another. Two many massive buildings within a couple of blocks degrades the area. Ample open space is needed.
  - This is a mixed street without a strong character. The building is tastefully done and generally improves the street.
  - I'm wondering why you're asking about compatibility. Shouldn't we be talking about the future pattern of Berkeley, and what constitutes a beautiful street or neighborhood, rather than asking if this "matches" buildings of the past?
  - Aesthetics fit in nicely with the neighborhood.
  - Style of building .
  - Successful design: -Although it is three stories, the entire building is not at maximum height; average building height is lower than the maximum of peak -Combining driveway with setback from fence property line -Permeable pavement in driveway enhances open space so driveway feels more garden-ish invites use for courtyard patio or gathering space -Private yard/green-space in front along the sidewalk seems more useable to residents than open to street -Massing is broken up: Facade of building is not single expanse. It makes it feel like a smaller house than it would if the front were all one single wall. -Use of wood-like siding, window frames and trim fits architectural styles of older houses in the neighborhood. -Looks like

### 1 1911 Ninth St.



| 3 DETACHED UNITS ON A LOT |                     |
|---------------------------|---------------------|
| Zoning                    | R-3 Multiple-Family |
| Units                     | 3                   |
| Year                      | 2014                |
| Height                    | 3 stories, 34'11"   |
| FAR                       | 0.95                |
| Density                   | 20 units per acre   |
| Coverage                  | 39%                 |

- For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?
  - Massing.** Overall building shape, size, and form
  - Lot Coverage.** Percentage of the lot that is occupied by building(s)
  - Placement.** Building location on the lot and distance from the sidewalk
  - Height.** Vertical distance from sidewalk to top of roof or parapet
  - Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
  - Yard Space.** Ground area not occupied by building(s), including landscaped areas
  - Balconies/Terraces.** Upper-story open space used by residents
  - Other.** Please Specify \_\_\_\_\_
- What features could be different to improve compatibility?
  - Massing**       **Height**       **Balconies/Terraces**
  - Lot Coverage**       **Stepbacks**
  - Placement**       **Yard Space**
  - Other.** Please Specify \_\_\_\_\_
- Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



- they have nice number of windows for residents, but don't have giant invasive windows to look into the close-by neighbors on the north side. Maintains neighbor privacy without depriving residents of having good access to natural light
- Very nicely done!
  - Architectural style, windows, & finishes.
  - it is not a box, the 3rd story is a pitched roof which decreases the intrusion and is more visually compatible
  - This is good. Not a lot of yard space for the occupants, but that's their choice, and will be reflected in the price. Does not impact the neighbors at all, and the building overall is of an appropriate scale (could be bigger, but it's fine as is). The two-tone board and batten on the front house is a bit awkward. Looks better in uniform blue with white accents on the second house.

2. *What features could be different to improve compatibility? (Other)*
  - Could be taller in parts, but needs more paving - from unused Wells Fargo?
  - Usable outdoor space, property trees, accessibility
  - I turned in hard-copy for most of the tour. Didn't get to this building on the walk. One thing I need to say: the overall context is of utmost importance - the whole area needs to be considered for walkability, crowdedness, peacefulness, not only one building or another. Two many massive buildings within a couple of blocks degrades the area. Ample open space is needed.
  - One could say this is compatible because of the gabled roof, but what does that mean? There are plenty of Berkeley buildings that have flat roofs or parapets that are perfectly compatible. What are you going to do with these survey results? It would be a mistake to mandate gabled roofs just because you showed a gabled roof next to other gabled roofs and people labeled it "compatible."
  - Upper story set back is on the south side, which would perhaps allow sunlight to a house on the north, if one was there. However it completely block light to an actual house on the north, reducing the comfort and value of that home.
  - Less lot coverage, more yard space. Overall good use of space - all neighborhood-appropriate style buildings that are not imposing.
  - Vegetation (native plants)
  - Its unclear if residents feel the open space meets their needs/interest. It would not be enough sunny yard for me, but not everyone cares about personal gardening space. If Berkeley is going to substantially infill all of our neighborhoods, we should have a plan to identify places for more public community gardens to offset the loss of private garden spaces.
  - More yard space, more open space between buildings, buildings separated by green space/trees
3. *Would you like to provide any additional explanation or feedback?*
  - More height on San Pablo side appropriate if stepped back to retain open space in back or create new open space on side. North setback is too small. Small roof area there now could be improved to function as balcony.
  - Placement of 3 buildings. A "dormitory usage." Buildings on steroids, massive and crowded. There are small courts between buildings which create relief spaces common in the area. The "Block" & Hearst + have mix of 1 to 3+ (one being built) structures, plus a church...
  - I turned in hard-copy for most of the tour. Didn't get to this building on the walk. One thing I need to say: the overall context is of utmost importance - the whole area needs to be considered for walkability, crowdedness, peacefulness, not only one building or another. Two many massive buildings within a couple of blocks degrades the area. Ample open space is needed.
  - Increase in massing and height compared to 1909 to the north appear to be minimal because of the building to building separation and 2-story predominant context in this block.
  - Good example of denser infill. So much comes down to a well-proportioned building with good materials. This is a simple form, but the texture makes its scale feel smaller and clearly residential.
  - What do we value besides "compatibility?"
  - The building in the rear is out of scale with the other back yards adjoining it. If this is supposed to be family housing, I see no outdoor area available for children. Are driveways counted as yard space? If so, that misrepresents the coverage number. Green space is needed for habitat, climate protection, and human needs. This level of density is not appropriate to encroach on so much open land. The fact that it is not BMR makes it all that much worse.
  - way too dense
  - Existing area have 1-2 story homes and the style and height of this building is out place of place.
  - Nice design including materials that fits well into the neighborhood.
  - Plantings encroach on sidewalk. This hinders pedestrian movement.
  - This was a well-done project.
  - Style is attractive tho building is tall for

neighborhood. I think no backyard, tiny front yard, little green. Adequate off-street parking

**2. 1810-1816 10TH STREET**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)
  - Oniste outdoor space and trees
  - Consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz’s book and Chuck Collins: [https:// inequality.org/great-divide/tax-the-rich-global-wealth-report/](https://inequality.org/great-divide/tax-the-rich-global-wealth-report/) See my comments on the previous page.
  - The openness creates a unique opportunity for landscaping, but this is a unique configuration that doesn’t fit into the general density of the neighborhood. It’s nice, but should not be a standard.
  - This is a nondescript building with a lot of wasted space around it. Compatible? Perhaps. Good? Definitely not.
  - I believe these are legacy one bedroom units. I have nieces and nephews (immigrants from Latin America) who grew up in a very similar complex on San Pablo near Delaware when their families were very low income. Four families with a total of eight children. The large space around the units allowed kids living in contained space to have play area.
  - None it fit in the existing community.
  - Great open space, and obviously great access to sunlight for residents, and for pedestrians on sidewalk. -While Massing is a dull solid block, it works because the scale of the building is very compact (not oversized on the lot) and very far from neighbors/property line/sidewalk -Shared driveway: excellent that so many units only have one driveway cut across the sidewalk out front, and it leaves most of the lot open, rather than taken up by paving and parking. -Older architecture fits neighborhood.
  - Exterior stairs up to second floor - attractive and a nice touch.house.

**2 1810-1816 10th St.**



| 4 UNITS IN ONE BUILDING |                       |
|-------------------------|-----------------------|
| Zoning                  | R-1A Limited 2-Family |
| Units                   | 4                     |
| Year                    | 1943                  |
| Height                  | 2 stories             |
| FAR                     | 0.26                  |
| Density                 | 19 units per acre     |
| Coverage                | 19%                   |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?
  - Massing.** Overall building shape, size, and form
  - Lot Coverage.** Percentage of the lot that is occupied by building(s)
  - Placement.** Building location on the lot and distance from the sidewalk
  - Height.** Vertical distance from sidewalk to top of roof or parapet
  - Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
  - Yard Space.** Ground area not occupied by building(s), including landscaped areas
  - Balconies/Terraces.** Upper-story open space used by residents
  - Other.** Please Specify \_\_\_\_\_
2. What features could be different to improve compatibility?
  - Massing**       **Height**       **Balconies/Terraces**
  - Lot Coverage**       **Stepbacks**
  - Placement**       **Yard Space**
  - Other.** Please Specify \_\_\_\_\_
3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



2. What features could be different to improve compatibility? (Other)
  - Orientation to street and other houses.
  - Kid-positive
  - All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz’s book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the previous page.
  - This block has some large boxes and so this building fits in, thought stepbacks and balconies

would improve the social aspects and outdoor opportunities for residents.

- Landscaping would help.
- If these units are BMR, leave them alone. If they are not, it would be OK to add another story and allot space to BMR.
- Could use landscaping, the large bark area does not provide a nice transition between public and private space.
- None
- Needs vegetation (native plants)
- -While this has a lot of open space, it provides little or no privacy for the tenants: how can anyone have patio furniture or a bbq without it getting stolen here? The size of open space is great, but it maybe more than the residents need, and not arranged in a way that is most useful to residents: I can't tell from looking if the whole apartment comes out and plays ball games, or fetch with dogs in their vast front lot or parking area or not, so I can't judge its utility. -Massing design is just a single block -uninteresting, but unoffensive because the building size doesn't overwhelm the lot. -My preference is for permeable pavers, but at least the driveway seems decently maintained. Again, given the open space on the lot, the driveway material is less important.
- Landscaping: Small bushes and a few tall trees.
- More density
- Make better use of the lot.
- Ugly from street tho good height (at only 2 stories). Needs more plants, especially in front.
- anything to make it less a box
- This is not great. The lot is huge, but you're ultimately not getting very much housing, and it also completely turns a cold shoulder to the street/neighbors. This would be much better with more and smarter lot coverage, like a generous green courtyard entrance to a single building, and smarter parking placement. More height would also be good - an extra story would go entirely unnoticed given the surrounding buildings, and assuming some more trees

3. *Would you like to provide any additional explanation or feedback?*

- Garden would be good in front as at 1802
- Gathered 4-plexes are my favorite local housing approach. The buildings may be arranged variously, as is seen throughout the area. This particular example shares a sizable lot with its twin with plenty of open surroundings - great for kids. However, it seems a bit under-utilized.
- I turned in a hard-copy for this building.
- This is a rare find in the R1A zone - to have 4 units and only .26 FAR - and has to do with the enormous amount of surrounding yard space. Also has an "enclosed" feel because of how far it's set back from the sidewalk and separated from neighboring buildings.
- Would fit better if the landscaping matched it's companion building next door.
- This is a suburban site development pattern, not a more urban one. Not a great example to ask about - I would think people will respond more about this very different typology rather than the "compatibility" you're asking about.
- This space needs some trees and other greenery. Landlord should be required to add them.
- Overall, thumbs up. Nice setback, off-street parking, lots of open space. Could probably add buildings/units (thoughtfully) to create more housing here.
- It's the right height and style for existing community.
- Pretty simple 1943 design but quite pleasant including the way the two buildings face each other across the landscaped drive area.
- In reviewing this project I kept in mind the period in which this was built. But, for today the property is wasted with yard space no one uses, the finishes are low quality, the FAR could be higher.
- Nice big lot with ample parking.
- It is a box devoid of architectural interest Style is attractive tho building is tall for

### 3. 1080 DELAWARE STREET

#### Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding*

neighborhood? (Other)

- Best large building in san pablo corridor!
- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz’s book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the previous page.
- At four stories, this is a large building for the area but doesn’t loom over the adjacent buildings, and in fact steps back so as not to infringe on the house to the west. This is going to be the future of the San Pablo corridor and that is OK.
- Tower elements. Eaves visible from street level.
- Part of the building has good set back, allowing tree scape. The portion on Delaware just before San Pablo should have same setback and trees for human scale. The step backs for light access to adjacent buildings looks well done.
- I like the attempt to make it appear to be multiple buildings so that the massing is in scale with the neighborhood
- Color
- Overall style is compatible with neighborhood
- Great that there is no driveway cut along San Pablo sidewalk. -Great step downs to small neighboring house -Materials of wood, some decorative choices, arches, peaked roof...etc. match neighborhood. -The variation in massing on facade helps offset the overhanging parts over the sidewalk on San Pablo (small overhanging bay windows, rather than the entire facade overhanging the sidewalk).
- Excellent stepbacks from neighboring properties.
- Architectural style, windows, & finishes.
- Way too tall for Delaware St./neighborhood but very nice design, especially in and out facade.
- architectural interest, variations in height & color. 4 stories is ok for san pablo avenue but It

**3** 1080 Delaware St.



| MIXED-USE 5+ |                            |
|--------------|----------------------------|
| Zoning       | C-W W. Berkeley Commercial |
| Units        | 51 (4 live/work)           |
| Year         | 2012                       |
| Height       | 4 stories, 49'             |
| FAR          | 2.15                       |
| Density      | 108 units per acre         |
| Coverage     | 83%                        |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**               **Stepbacks**
- Placement**                       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



overshadows the homes to its west

- Well done. San Pablo location warrants height and full lot coverage. The design has the randomness very typical of this kind of project, and is already looking dated, but that’s fine - buildings aren’t timeless until they’re very old. The step down to neighboring houses is well done, but not necessary.
- 2. *What features could be different to improve compatibility? (Other)*
  - Design Review: please no more faux traditional architecture.
  - Open space on the street--include a break in the facade to provide a green space or a plaza for residents, neighbors, and people strolling by to enjoy
  - I’m somewhat concerned about those on the 2nd floor dealing with noise and fumes. I can’t tell

what the set-backs in the back are. .

- More height is OK for San Pablo
  - This building is not “compatible” with the one story stucco commercial building across the street nor with the residence behind it on Delaware Street. Does that matter? Probably not. I would like to see the zones behind the major corridors up-zoned to create a transition, rather than asking buildings on the corridors to step down to R zone height.
  - Most of the units have very little outdoor space for families.
  - No public park/green space
  - Needs landscaping (native plants)
  - UNENGAGING STOREFRONT. Even if retail spaces are empty, or if they are live-work spaces, Berkeley needs to work on a way to match up local artists to fill the empty windows, or ANYTHING to make it more interesting. -can’t tell if there is open space provided for residents. -Substantially larger than neighboring buildings
  - No yards, some plantings packed into tiny green area in front.
  - Decreasing height to the west more setbacks
3. *Would you like to provide any additional explanation or feedback?*
- Except for its height and utter lack of life presence, this side of this recent “sentinel” is easier to take than the San Pablo frontage. The street aspect from the 10th/Delaware + is rather impressive- at night. No evidence of street-level life, along a wide inviting sidewalk. Very gloomy. The facing shingles are a disgrace [“sentinet” = a prominent neighborhood landmark]
  - All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz’s book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the previous page.
  - This is an excellent example of setbacks away from the commercial area into the R1A zone, which really reduces the feeling of “mass” from the west side.
  - Good setbacks/downs to blend with properties in back.
  - It’s more successful as a transitional building abutting the smaller-scale residences than as a San Pablo building. Zoning standards that would force this much fracturing of a facade could lead to chaotic-looking compositions. This one is verging on that.
  - This survey is asking about architecture, not streetscape or urban pattern. Just keep that in mind when you try to make use of the “findings,” because what you’ve found will be whether people can match shapes and features. I’m not sure how this will be helpful.
  - We need family friendly BMR units. That is the “missing middle” we really need, since market rate is for upper income people.
  - Nice transitions between public and private spaces. Good that highest walls face busiest street (San Pablo)
  - Building’s height is too high. Style is wrong style for existing community.
  - If San Pablo Ave is going to mostly be built to 5+ stories, which currently doesn’t fit the general neighborhood or street, there needs to be a plan to make the street levels engaging, support more retail, or arts, or nonprofits, or community uses... etc.
  - Nice lively design in facade and use of materials and attractive garage entry (which is unusual). It steps down to the neighbor homes very well.
  - SPA is where housing should be targeted. This is a great example of what can be done. This has great sidewalks, commercial space, and the garage entrance on a side street.
  - This is a really well-done project and its size is appropriate for its location. The way it steps down toward the neighborhood works well. The Architectural style and finishes used relate well to the neighborhood.



**4. 1744-1756 10TH STREET**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- This apartment building is acceptable in the neighborhood.
- This building matches the scale of others on the block. Is that what you mean by “compatible?” Could taller be “compatible?” Sure it could. Must the building have the same setback all the way down the streetscape? I don’t think so. It makes it flat and boring. It would be better to allow a 50% encroachment for a portion of the property line, for interest.
- Architectural style
- Nicely very little driveway cut across sidewalk
- OK but 1810-1816 10th from the same year is a much better design.
- Placement with street feels good for structures of this era.
- Pitched roof line, square interspersed with rectangle shapes.

2. What features could be different to improve compatibility? (Other)

- Site and street trees
- Blocky forms like this connote rental and multifamily ‘plexes.
- Why would we want to increase the degree to which this building is ‘compatible’ with a very boring block that isn’t dense enough to meet the needs of this community?
- This property could be improved if one units was removed and a third story added to the two units fronting 10th St. With a step back the unit fronting Delaware could also support a 3rd story. This would. These actions would improved density and add family friendly open space.
- Fits in nicely with the neighborhood, nicely set back with attractive plantings in front yards. Mini front porches facing street a nice touch. Giant parking lot kind of a bummer, would be nice if some of it were yard/recreation space for the dwellings.

**4 1744-1756 10th St.**



| 5 UNITS IN TWO BUILDINGS |                       |
|--------------------------|-----------------------|
| Zoning                   | R-1A Limited 2-Family |
| Units                    | 5                     |
| Year                     | 1943                  |
| Height                   | 2 stories             |
| FAR                      | 0.67                  |
| Density                  | 52 units per acre     |
| Coverage                 | 53%                   |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



- None
- Needs landscaping with native plants
- Looks like yard space lacks privacy: no way to have patio furniture or bbq without it being stolen
- Improved landscaping to buffer the building from the street.
- More density
- Very plain and unattractive shape. No yard, skinny strip of green around outer perimeter.
- These buildings could be denser, and much more beautiful and welcoming for their occupants and the neighborhood. They’re “appropriate” in so far as they match the scale of some neighboring structures, but there are taller buildings nearby. They could definitely use better differentiation between the units (e.g. better stoops/porches). It’s nice that the parking is back away from the



sidewalk, and it could be improved by putting up a nice portico and gate/door over the driveway - nicer for residents, and nicer for the neighbors, as it would disrupt and hide the concrete expanse.

3. *Would you like to provide any additional explanation or feedback?*

- Superficially good, but really no usable common open space. Close to street okay now, but if large buildings/more traffic nearby, seems could be degraded livability. Stepback ok on north, but twin buildings in back shade yard next door to North.
- The “yard” space is the lawned green buffers between sidewalk and buildings. The interior spaces are all to the benefit of vehicle parking, however. There is one shaded passageway with some planting. This “walker-built” arrangement of gathered 4-plexes is found throughout West Berkeley/Oceanview. I love them...
- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz’s book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> =See my comments on the first page.
- Though the lot coverage is 8-13% above what’s permissible in this zone, it seems to not be noticeable because of the nice job of creating relative setback from the sidewalk and a front yard. The predominant context of this part of the block contains 2-story buildings.
- Like that parking is behind and doors, and small porch & overhang, open up to sidewalk
- Lack of thoughtful residential design elements that you’d find on single-family homes. People like those elements not just because they are single-family, but because they are more human-scale and interesting.
- The city should plant, or require landlords to provide street trees.
- Again, for the time in which this was built, it

makes sense. But today’s standards, it’s a poor use of land. The FAR is too low. The pitched roof, windows, and siding are appropriate.

- Nice backdoors/steps decorated by tenants with flower pots. Altho backyard is a concrete parking area it has a ‘communal’ feel since all backdoors open onto this space.

**5. 1611 & 1613 10TH STREET**

Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*

- This back building seems to span two properties. How is that possible? Is it a single parcel despite appearances otherwise?
- Matched predominant 1 story context of that part of the block (with second stories occasionally set back from the sidewalk)
- Taller height in the rear, adjacent to CW zoning, is great.
- It’s compatible because it’s low density. Is that kind of compatible “good?”
- Only one driveway cut shared by two units -Highest part of back building is very tall, but at least not the entire footprint of building, so it isn’t looming
- This works. Because of the color, it’s nearly invisible from the street anyway. the only person impacted by the density here is the immediate neighbor in the gray house.

2. *What features could be different to improve compatibility? (Other)*

- No vehicle parking on site, high portion backs to San Pablo commercial, but NOT 2 stories! 3 story “observation tower” highly intrusive to western neighbors...
- This building works well in the neighborhood and doesn’t affect the character at the street.
- Appears congested due to forced rear setback.
- Stylistically incomparable with existing house on property
- Strange access to back unit
- Driveway is not enough for occupants

**5 1611 & 1613 10th St.**



| 2 UNITS ON ONE LOT |                       |
|--------------------|-----------------------|
| Zoning             | R-1A Limited 2-Family |
| Units              | 2                     |
| Year               | 2007                  |
| Height             | 2 stories, 31'        |
| FAR                | 0.45                  |
| Density            | 13 units per acre     |
| Coverage           | 32%                   |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



- Needs landscaping (native plants)
- Can't tell if massive windows of back unit interfere with privacy of either houses on the street?
- 3. *Would you like to provide any additional explanation or feedback?*
- Two small and dreary houses. No frontage appeal. Hills view to East is blocked by tall recent addition to a property on next block over. While in physical concert with the street, they are less-than-ideal representatives.
- Hard to tell how the rear building looks or is massed, etc. from these images.
- Nice way to integrate two story building in back with one-story buildings in the neighborhood.
- Missing Middle housing, and ADUs, need to be allowed to be AT the property line is situations like this, where a residential neighbor isn't

affected. Be aware that people taking the survey may not go to Google's aerial view and see that there's a big unit in the rear.

- It's perfectly compatible with old Berkeley. Once again, is that good?
- The back building is really tall and very close to the back of the property. In this case it backs up on a commercial area so it's fine, but I'd be very concerned if there were private residences behind it. Strange lot shape with unclear access to back unit.
- Need drive for occupancy for street sweeper service. Also, to cut down parking issues on street.
- Rear unit does not respect front unit design and materials seem inferior as 5 years old and already looking dingy.
- Nicely done!
- Good mix of styles, like the use of porous materials for the driveway. This is a good example of adding additional housing without losing existing housing.
- Altho original house is quite attractive with a typical (for neighborhood) front yard, the words that immediately come to mind to describe the back house are modern monstrosity. I suppose no backyard due to second house back there.
- its cramped and the 2nd story addition looks like it was dropped on - out of place.

**6. 1626 & 1628 10TH STREET**

Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*
- We can't see the yard, but this building is respectful of the neighborhood and doesn't alter the character at the street.
- Like the previous example, matched predominant 1-2 story form on this block.
- It's typical, therefore "compatible".
- Is that an ADU in the back? (The blue building with the shed roof.) It's not particularly compatible in terms of form, but I don't think that matters. It is compatible in scale with old

**8** 1444-1446 Fifth St.



| 8 DETACHED UNITS ON 2 LOTS |                           |
|----------------------------|---------------------------|
| Zoning                     | MUR Mixed-Use Residential |
| Units                      | 8 total, 4 per lot        |
| Year                       | 2021                      |
| Height                     | 3 stories, 33'            |
| FAR                        | 1.32                      |
| Density                    | 30 units per acre         |
| Coverage                   | 42%                       |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



Berkeley.

- Nicely maintains neighborhood character with new home WAY back
- Height feels lower because roof line isn't uniformly at maximum building height. -Good shared driveway and semipermeable pavement -looks like residents have small amount of private yard in middle
- This works - very typical all over Berkeley right now. They kept the exact scale of the street (which is VERY low - too low), and even ameliorated any noticeable height using that slanted roof. I think they should be free to build at least two full stories on any residential street, but this is fine. There's no yard, but that's a choice for the occupants, and does not impact anyone else.

2. *Would you like to provide any additional*

*explanation or feedback?*

- Ruinous addition in back
  - Trees
  - With full driveways separating homes, there's plenty of opportunity for a higher building.
  - What do you mean by "improve compatibility?" Make things match? Preserve the scale of a previous century?
  - Make it more stylistically compatible with existing homes; color is awful
  - Back unit VERY close to edge of property.
  - Needs landscaping (native plants)
3. *Would you like to provide any additional explanation or feedback?*
- Can't see back - appears to be well-planned.
  - The structure in back blocks the view of houses to its West.
  - Good way to preserve one-story character of neighborhood, with stepback.
  - Although this is obviously "compatible" with (the same as) the houses around it, it's too suburban for what Berkeley needs to be today and tomorrow.
  - I wonder if the people behind the tall home on the next street over feel awful about a new, tall building pressed up against their back fence and looming over them. Hoping this kind of thing is accounted for when signing off on new buildings.
  - Building is the wrong style for area. It do not fit in with existing community
  - Rear unit a bit incongruous in design. Works as a way to increase density in single family neighborhood but not as compatible design. One doesn't have to do the same style, just respect what is there.
  - Nicely done!
  - Good mix of styles/old & new. I like the porous materials for the driveway. This is a good example of adding additional housing without losing existing housing.
  - Original house very nice. Modern back house wouldn't fit character of neighborhood if it were seen. Probably no backyard but small front yard/plantings typical of neighborhood.

## 7. 908-914 CEDAR STREET

### Comments

- For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)
  - This building is fine for the neighborhood. I don't like the buildings- they are clearly built by a developer for a profit, but they are acceptable from a planning perspective.
  - Separation between front of subject building and adjoining 1 story building to the west (driveway goes to rear building and serves as separation barrier).
  - Overall scale and residential detailing and materials.
  - I do think these buildings are compatible, even though they are taller than their neighbors.
  - Very attractive, integrates well, really nice setbacks
  - Shared driveways; reduced driveway cuts across sidewalk -Architecture styles vary from classic-isn to modernisn, but all compatible with neighborhood -Nicely set back from sidewalk with garden -Looks like residents have private garden space.
  - Yard space front
  - This is great. Cedar is a busy street, and has no business having so many single-story buildings. This development has nice diversity of textures and depths across the frontage, good materials and landscaping. It fits in perfectly with the neighborhood. They've even reduced the impact of their driveway/parking space by splitting it to both sides.
- Would you like to provide any additional explanation or feedback?
  - More open space. Why does the City not have residential open space/storm water management requirements?
  - Landscaping, trees, street trees
  - Nothing. They are compatible enough. Personally, I would like to see a third story and an extra unit.
  - A traditional duplex would be better than

## 6 908-914 Cedar St.



| 4 DETACHED UNITS ON 2 LOTS |                       |
|----------------------------|-----------------------|
| Zoning                     | R-1A Limited 2-Family |
| Units                      | 4 total, 2 per lot    |
| Year                       | 2020                  |
| Height                     | 2-stories, 25'3"      |
| FAR                        | 0.69                  |
| Density                    | 16 units per acre     |
| Coverage                   | 39%                   |

- For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?
  - Massing.** Overall building shape, size, and form
  - Lot Coverage.** Percentage of the lot that is occupied by building(s)
  - Placement.** Building location on the lot and distance from the sidewalk
  - Height.** Vertical distance from sidewalk to top of roof or parapet
  - Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
  - Yard Space.** Ground area not occupied by building(s), including landscaped areas
  - Balconies/Terraces.** Upper-story open space used by residents
  - Other.** Please Specify \_\_\_\_\_
- What features could be different to improve compatibility?
  - Massing**       **Height**       **Balconies/Terraces**
  - Lot Coverage**       **Stepbacks**
  - Placement**       **Yard Space**
  - Other.** Please Specify \_\_\_\_\_
- Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



- shoving two SFH onto one lot
- More units in a space this size.
  - None
  - Needs landscaping (native plants)
  - Buildings are bigger/bulkier and taller than other homes on block, don't fit with character of neighborhood. 2 more buildings in back, probably no back yard, small yard in front.
- Would you like to provide any additional explanation or feedback?
    - Appears to be well-planned. Could be wider setback on Cedar. Can't quite see back south set back. Appears to respect neighborhood.
    - A rear (hidden here) building is huge; IT is the affront here. Although recent and rather brusque, they are not unsympathetic to that stretch of a changing Cedar St.

- This is a pretty low-key intervention of four units. Development like this throughout this neighborhood could maintain the general scale of buildings and overall experience of the neighborhood, while easily doubling the number of housing opportunities.
- Just the sort of yuppie buildings that are driving out diversity from historically diverse neighborhoods; the type of cars in the drive ways say it all.
- We need to increase density in Berkeley in general. These units are HUGE! I would like to see twice as many in a space this size. Otherwise, everything about this development is lovely.
- Building should be the style as existing community.
- Interesting how front units have varied design on similar floor plan (though back units kind of boring in design). Another good model for moving beyond single family residential zoning.
- Nicely balanced.
- A well-done project. I like these very much. I call houses on a lot like these “dualies”. I like that we’re seeing more and more of them. I feel it’s a great use of our limited land. The architectural styles and the finishes here are very good.
- Two different styles which don’t complement one another. Create a very dissonant effect since they are the same size, have a single front fence, strong horizontals and very similar colors.

**8. 1461-1467 FIFTH STREET**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)
  - Great site landscaping in limited area, good street trees
  - Conformity with transitional industrial-residential area. Though taller than confronting properties, it works because the nearest residential units are across the street.
  - Ideal infill for a formerly industrial neighborhood with less concern about casting shadows on existing residential SF neighbors.

**7 1461-1467 Fifth St.**



| 4 DETACHED UNITS ON 1 LOT |                           |
|---------------------------|---------------------------|
| Zoning                    | MUR Mixed-Use Residential |
| Units                     | 4                         |
| Year                      | 2015                      |
| Height                    | 3 stories, 33'            |
| FAR                       | 1.29                      |
| Density                   | 34 units per acre         |
| Coverage                  | 43%                       |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**                       **Stepbacks**
- Placement**                       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

- This is an eclectic neighborhood, so the fact that these homes introduce a new form is in fact “compatible.” The materials relate more to the industrial building next store, and less to the other residential buildings on the block, but that’s fine. This scale is more “compatible” to the future of Berkeley.
- This only fits the industrial aspects of neighborhood because of the faux-warehouse look cladding. -Distance from front sidewalk is good -Permeable pavement is good
- nod to quonset huts
- NOTHING! This is an ugly lazy corrugated tin eyesore!! Yuck!
- Haha, oh yes, this building. The technicolor silos. I’m actually surprised to learn this was built in 2015 - looks more like 1997 to me. Anyway, this design is awkward. The spacing between the

buildings seems incoherent, and they need more landscaping to really respect the surroundings. But the scale and facade materials are fine, given the semi-industrial character of the neighborhood.s.

2. *Would you like to provide any additional explanation or feedback?*

- Too close together.
- Design. I know it's a matter of taste... Also, windows for the people who live there.
- At three stories, these new developments in this neighborhood (this is one of three) change the area and I question whether this substantial change is intentional. There is limited outdoor space and the building creates excessive shade. To me is not an improvement.
- Stylistically these don't intend to be compatible; the "trees" out front are a joke. Looks like we are putting people in tire shops
- Needs landscaping (native plants)
- Too many driveway cuts across sidewalk. -Barely any private yard space. -Massing too monolithic. Even though it is the same height as 1446 Fifth St., this one \*feels\* taller because there is no break in the facade. -For three stories, this seems substantially taller than the three story townhouses on tenth (part of Jones development).
- -Height with no stepback/stepdown overpowers neighborhood
- A dramatic design that overwhelmed the neighborhood. It should have been set back or upper story stepped back to take away from thence of them towering over the sidewalk and neighborhood. Perhaps one less unit would reduced the enormous impact this development has.
- Great use of space. Great design, but could use more useable outdoor space (larger balconies).
- Driveways are too small and difficult to use.
- Everything! This belongs in Emeryville!

3. *Would you like to provide any additional explanation or feedback?*

- As long as shorter commercial building is on North, setback is maybe okay. First floor units looked cramped and dreary. Offset somewhat by

still peaceful location.

- Very sympathetic predictors of rising seas. "Dormitory" housing - recreate elsewhere. No relation to transitorientation meaning all residents drive.
- Using color stripes to break up a monolithic facade isn't effective.
- Fits in with other buildings on that block. One block down though are smaller Victorians so shouldn't be there.
- You can't divorce the discussion of industrial materials and stark forms like these from the massing, open space, etc.; these tall buildings would be inappropriate towering over long-time single-family yards a few blocks east, but for this corner, in this block, in this neighborhood, they are channeling both residential and industrial expression, so work well. This neighborhood offers more opportunities for this sort of innovation than others do.
- I hope people can adjust their eyes to this density quickly, because it really is the absolute minimum we should be thinking about.
- What was the design review commission thinking
- Not enough outdoor-yard space. Would be too tall and imposing on similar residential blocks with 1-2 story homes but seems to work here. Again, could probably fit more units in buildings of this size.
- It doesn't fit with existing community
- Unattractive, stands out as ugly
- I felt the third floor makes it seem a bit high but perhaps the neighborhood is moving that way. A shame that the front is so much taken with parking. I know it is in a kind of industrial district and trying to be hip but I don't care for the corrugated metal siding.
- More housing supply is the goal; any design that meets existing code (primarily life/safety/sustainability vs aesthetic) is fine; Berkeley aesthetic is eclectic
- I've liked these since there were built. Unique look, single-family homes without the land waste. I like the finishes. As I was studying the site, an occupant came out on the balcony. I ask how he liked living there and he said he loved it,



**5 1626 & 1628 10th St.**



| 2 UNITS ON ONE LOT |                       |
|--------------------|-----------------------|
| Zoning             | R-1A Limited 2-Family |
| Units              | 2                     |
| Year               | 2021                  |
| Height             | 2 stories, 25'        |
| FAR                | 0.43                  |
| Density            | 17 units per acre     |
| Coverage           | 39%                   |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

60

and the neighborhood.

- Crazy architecture (tho I like it) which doesn't fit character of neighborhood (except the other new building across the street). Much taller than original homes on block. No backyard, small central front yard. Clever off-street parking (angled so as not to overlap sidewalk).

**9. 1444-1446 FIFTH STREET**

Comments

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)

- Design, especially the street facades, is better than the previous example.
- The stepbacks and balconies help. The large mass is broken by the building form, which is

appreciated.

- Same comments as previous around separation from nearest residential properties. Units under construction to the north are the same developer's so residents can anticipate additional buildings with similar height next door.
- Lovely, rich materials.
- Nice aesthetics, landscaping, setback
- Great that driveways are shared, and provide setbacks from neighboring property line; fewer driveway cuts across sidewalk, and parked cars/garage doors are hidden from sidewalk -Good broken up facade, so it doesn't feel overwhelming. -Front greenspace along sidewalk looks small, but because it is well landscaped, it doesn't feel insufficient -driveways look like they could double as gathering spaces for residents.
- Nod to industrial quonset huts (and neighboring buildings)
- NOTHING!
- Better than the last one. Acknowledges that it's in a mostly residential area, with some industrial hints.

2. Would you like to provide any additional explanation or feedback?

- This type of building signifies a new neighborhood in the making
- Trees used too close to property lines and buildings, rooftop and balconies intrusive to neighbors, inaccessible
- At three stories, these new developments in this neighborhood (this is one of three) change the area and I question whether this substantial change is intentional. There is no yard.
- Better modulation of the side facades could have made these less imposing to the SF neighbors.
- Replace the older single family homes on the block with this level of density, minimum.
- Materials! Cheap faux wood is not a proper exterior material. Makes the whole thing look like it came from IKEA
- Better density than #7
- Needs landscaping (native plants)
- Also, there is so little ground (soil) left on these

lots. Better use of semipermeable surfaces would make this a more earth-friendly development.

3. *Would you like to provide any additional explanation or feedback?*

- Okay for people who only want private/semi private common space. Otherwise, not enough open space.
- Wadlund did great on these.
- That “yard” space from sidewalk to building unit easy to render appealing. This will help - with 7 and 9 - determine the future appearance of West Berkeley. They do nothing to help with the greater housing problem. “Neighborhood folk” are unlikely to be found here.
- Fits well with other buildings on the block.
- Although these are on the edge of being too imposing to the smaller neighbors, this mixed-use block needs this sort of infill.
- Yes, please. Build these everywhere. They are a very nice half step between single family residential and a multifamily building.
- These are out of scale and have the worst sort of exterior materials. I don’t mind aluminum, just not with the wood/faux wood veneer.
- Wrong style
- Same question on height as 1461-67 Fifth. Maybe it is OK but I still find it higher than the historic homes. At least the parking is handled better than 1461-67 Fifth. There is some playfulness in the design which I also like better here. Not much garden space but it does achieve fairly high density.
- Updated/better version of the prior example; same comment: more housing supply is the goal; any design that meets existing code (primarily life/safety/sustainability vs aesthetic) is fine; Berkeley aesthetic is eclectic
- Beautiful design. Great rooftop space.
- Another new and great project. Architectural style, finishes, and big windows are a plus. Nice articulation and different rooflines.
- Too tall, too bulky, too massive, too modern for neighborhood. (I like the architecture but you asked about compatibility). No yard, tiny front strip with plantings.
- Yuck!

**9** 802-808, 812 Page St.



| 4 DETACHED UNITS, 1 OFFICE |                           |
|----------------------------|---------------------------|
| Zoning                     | MUR Mixed-Use Residential |
| Units                      | 4                         |
| Year                       | 2017                      |
| Height                     | 3 stories, 35'            |
| FAR                        | 1.3                       |
| Density                    | 27 units per acre         |
| Coverage                   | 54%                       |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**       **Height**       **Balconies/Terraces**
- Lot Coverage**       **Stepbacks**
- Placement**       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

**9. 802-808, 812 PAGE ST.**

Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*

- Permeable driveway with accessible walking path
- Conformity with existing transitional residential industrial boundary, relative separation from adjoining residential buildings.
- Parking hidden, not in front.
- Yard in front, albeit small, is important for a residential character and, for the residents, at least a suggestion of privacy.
- Compatible? No. Progress? Yes! These blocks are so underutilized. These new houses are an



inspiration toward the rich life we could have if we actually thought of Berkeley as a 21st century city rather than a 20th century bedroom community.

- Unattractive
  - I like single driveway for multiple units
  - Nod to sawtooth building
  - Really like the mix of uses. Would really like to see a science base business or other commercial use in the one unit.
  - NOTHING!
  - Scale is fine for the neighborhood, which is just filled with weird buildings. They could probably be improved by being less blocky, and having more windows and other engagement with the street.
2. *Would you like to provide any additional explanation or feedback?*
- Accommodation is clearly not the idea here!
  - Height is fine, but the design could be improved. Where's the creativity? It'd be nice to have a balance between increased units (good) and a beautiful place to live and relax. More green space.
  - Site landscaping
  - These are just big boxes with parking and are depressing. They might as well be a huge building with two more units and parking underneath. Not well done.
  - Side facade modulation and interest is missing.
  - Up-zone everything around them.
  - Looks like it should be in the modern part of Copenhagen, not Berkeley
  - Needs landscaping (native plants)
  - -This only fits industrial parts of neighborhood, not the residential parts of the neighborhood; except that the industrial parts aren't usually this tall. -Facade is single unbroken plane. Same problem as 1461 Fifth St. It \*feels\* taller because it is one flat surface. -No open space for residents? Driveway parking area doesn't look like an inviting substitute for open space. -Barely any step back from sidewalk
  - This is going from bad to worse. if this is Berkeley's vision for the future - corrugated

tin boxes with awful curves and angles - I'm moving!t.

3. *Would you like to provide any additional explanation or feedback?*
- Appears to need open space other than driveway.
  - Alas, this 7 and 8 are representative of a new brave residential architecture for notables who choose not to relate to city outdoor life (backyard, front yard) The well-proportioned drive/passage has few windows facing it. Overall, businesslike, closed-off. But not all that awful. (The atelier, top left!)
  - Integration with alley is poor. Don't like the courtyard driveway that bisects the buildings. It's car-centric and not ped-friendly.
  - A huge industrial-looking monster! Blocks sunshine from neighbors. Who would want to live next door to oversized shipping containers?
  - Design and parking layout is less successful than 1444-46 Fifth.
  - More housing supply is the goal; any design that meets existing code (primarily life/safety/sustainability vs aesthetic) is fine; Berkeley aesthetic is eclectic
  - Great layout for guest parking.
  - Overall, a well-done project. Like the dense use of the property.
  - I guess these go with the semi-industrial nature of West Berkeley. (They're nice but bigger & taller than single family homes in neighborhood.) No yards, just tiny green spot with plantings in front. Good Off-street parking

**10. 870-880 Jones S 10 t., 1500-1504 Seventh St.**

Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*
- Light can penetrate all units as well as adjacent properties
  - These are acceptable.
  - Though taller than surrounding buildings, pitched roof design makes it fit in.
  - I want to say the gables are compatible with

**10** 870-880 Jones St., 1500-1504 Seventh St.



| 5 ATTACHED TOWNHOMES |                       |
|----------------------|-----------------------|
| Zoning               | R-1A Limited 2-Family |
| Units                | 5                     |
| Year                 | 1989                  |
| Height               | 2 stories             |
| FAR                  | 0.48                  |
| Density              | 18 units per acre     |
| Coverage             | 28%                   |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**                       **Stepbacks**
- Placement**                       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



the single-family typology in terms of massing, but the overall building's blunt-ness is not compatible. The questions you're asking are not allowing for the nuances of what REALLY make buildings work or not.

- These are compatible in many ways, which is why I checked the boxes. But are they good? No. The are boring and ugly. The facades are so flat despite the breaks in roofline and massing, and the window proportions are mismatched and senseless. Is bad architecture "compatible?" In this case, yes. Is that good? No.
- Unattractive
- Livable scale -Nice private yard space for residents -Good setbacks on all sides -Peaked roof matches older neighborhood buildings.
- Not much to like.
- Yard space is minimal - little backyards, front bit

of lawn and plantings..

2. *Would you like to provide any additional explanation or feedback?*

- Less driveway, more green space.
  - Needs street trees
  - This building is clearly low income housing and making that designation so apparent does not seem necessary or dignified for the residents. Some landscaping and stepbacks would make this building more appealing.
  - Don't like parking spaces in front.
  - These are blunt, the big swath of parking is ugly, and the screen walls create a brutal feel.
  - That big wide driveway is ghastly. I don't think that you should force parking to the rear of Berkeley's small residential lots because long driveways waste so much space, and backyards should be for people, not cars, however I do object to this swath of concrete.
  - Could be taller, larger units
  - Needs landscaping (native plants)
  - Lots of Driveway cuts across sidewalk
  - More density
  - Set too far back from street. Doesn't use lot space well. Grass in front of structures is a waste of space.
  - Just build an apartment building instead of these. The residents don't benefit from something that looks like a house but doesn't function like one, and neither do the neighbors. Build an apartment building, with three stories and a flat roof, just a tiny bit taller than these, with better materials and a more creative design, and better, more
  - hidden parking management. that will yield more housing, with a more coherent and honest design.
3. *Would you like to provide any additional explanation or feedback?*
- Severe appearance will be mitigated by that one tree's growth. The parking apron could be permeably paved, and the trash/"yard" space re-designed.
  - These are good example of having open space available.
  - All over the country, houses sit empty because

they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.

- These questions, throughout both surveys, are missing the point. Why ask about "compatibility"? That's not a useful gauge of what the future of Berkeley should be; most people will interpret that to mean matching, and that's not useful in thinking about the future cityscape of Berkeley. Think about it: A building that's larger than its neighbors, and different than its neighborhood may be "appropriate" in the immediate context of architectural "fit" and our high demand for more housing, and not be "compatible" / "similar" to what's there now. I wish this survey had more of a preamble to get people in the right frame of mind. As it is, I don't think the checkbox selections will be meaningful. I also REALLY wish you'd asked people, once they're done with reviewing all the building examples, to step back and think about their responses and impressions in the aggregate, and express their thoughts on each of the seven categories you're asking them to box each project into. In my many years of creating surveys and questionnaires, those opportunities for big-picture feedback are often the most valuable part of a survey like this.
- Placement is poor – despite large setbacks, it doesn't transition smoothly from street to building. Buildings feel disconnected.
- This building blends better in the community than newer buildings
- By stepping back the upper floor 4 feet or so, a balcony could have provided some additional outdoor space on the 2nd floor. Residents could then "oversee" their neighborhood, thus adding to the security and visual enjoyment of the street.
- These scattered site public housing developments are holding up fairly well with proper maintenance and the sort of generic traditional design goes well with the

neighborhood. As always parking is difficult to deal with but at least there is some yard space.

- Very little land available for residential; more density per parcel = more sustainable development
- These look cheap and uninteresting.
- A very uninspiring project. Front are all about parking cars. Wasted lot use. Large, unused yards, poor design, and cheap finishes. One of the poorest projects on the tour.
- Simple, nice design. Only 2 stories but with the peaks appear taller and a little out of sync with surrounding single story homes.

## 11. 1508 10th St.

### Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*
  - I didn't get this one completed on walk. I do think these convivial shared paths can be wonderful - especially if they're not just driveways. Please see below.
  - These fit in the neighborhood but they seem like a missed opportunity for improving the block.
  - Like that parking is hidden, not in front.
  - 1. Scale on the street, window detail, and materials create a low-impact facade. 2. Six units on a smaller lot is great, but these are clearly small units, so not a great reference point. 3. Yes, they are "compatible" with the neighbors, but twice the unit count, as a 2-story building, could be just as "compatible".
  - This complex is perfectly compatible, but is that good? I vote for change. Not radical change, but a steady, meaningful increase in density. It's a city.
  - Stylistically fits into existing neighborhood.
  - Aesthetics really fit in with this neighborhood
  - Nice shared driveway that feels like a courtyard for gathering space. -Noticed that unit is easily converted to ADA accessible with ramp -Nice garden spaces
  - They did it right! Low visual impact, fairly earth friendly landscaping and hardscaping.

**11 1508 10th St.**



| 6 UNIT COTTAGE COURT |                       |
|----------------------|-----------------------|
| Zoning               | R-1A Limited 2-Family |
| Units                | 6                     |
| Year                 | 1926                  |
| Height               | 1 story               |
| FAR                  | 0.37                  |
| Density              | 30 units per acre     |
| Coverage             | 46%                   |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**                       **Stepbacks**
- Placement**                       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area

57



- Low, single story units like original homes in neighborhood.
  - This grouping invites neighborly interaction..
2. *Would you like to provide any additional explanation or feedback?*
- These older ‘garden court’ complexes add character to our neighborhoods. They could certainly be more than one story, say, a mix of one, two and three story units.
  - Trees
  - I would like to see these buildings with some two story areas- taller would be better! That would allow for more open space rather than just a driveway down the middle.
  - Solid walls are uninviting and a security concern.
  - Why do we want to increase compatibility with a low density boring neighborhood? We need to let the pattern change. Not radically, but steadily.

- If a remodel were to be done, these could all be 2-story and increase density quite a bit.
  - None
  - Needs landscaping (native plants)
  - More density/height
  - Teensiest of ‘yards’.
  - I love these, and there are several examples all over Berkeley, but they’re just too short. Creating density on scarce land without height by covering the whole lot is the worst best option. The overall layout is charming though.
3. *Would you like to provide any additional explanation or feedback?*
- This is a very cute example, but not something that translates to building today.
  - The overall relation to the west side of 10th and nearby streets is sound. A replacement structure(s) wouldn’t hurt (m)any more than this very cozy attractive set of cottages. It is dominated by an anachronistic driveway, useful also as a play area. All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz’s book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.
  - While it fits that side of the street, the Jones St development overwhelms this.
  - Why do you want to know how something that’s already matching exactly the pattern of a neighborhood, could be changed to “improve compatibility”? I don’t see what that can teach us in tis exercise about where to go. I think a lot of people would agree that doubling the height of these buildings would be just as compatible. Many of these 7 aspects would be better asked as a sliding scale, like whether a project should be less dense, is just right, or should be more dense. Or have more or less yard space, or be taller or shorter.
  - This is what should be built

- Should be updated to 2-story units.
- A OK example of the cottage compound though the parking drive seems non-functional compared to 1810-16 10th
- These were great for their day and add to the diversity of housing types.
- Very indicative of the time built. Charming cottage look. For today's needs, this is too low in density. But adds to the charm of the neighborhood.

**12. 1080 12 Jones St. - Along San Pablo Ave.**

Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*

- Being along a busy corridor makes this feel compatible. It's got some character to the design. Perhaps not all of the first floor needs to be retail? First floor units are great for people who need wheelchair or other accessibility.
- This isn't particularly compatible today, but I hope it will be compatible with where we are headed. It's certainly an appropriate site for this scale of development.
- The varied facade is the buildings only redeeming quality
- Unattractive
- Good break up of facade into multiple surfaces
- I go by this building all the time. It's great. San Pablo can accommodate any height, and of course the trees humanize the whole thing. We don't need to force developers to use 19 different facade materials, but it's fine here.

2. *Would you like to provide any additional explanation or feedback?*

- Again, creating open space, green space, a small plaza on the street front would be VERY welcome. Look at these kinds of complexes in other countries -- South America, Europe, some places in Asian countries.
- Trees, privacy for western neighbors, direction of traffic from building to San Pablo v increased neighborhood traffic
- The fifth story seems too big for the street. That's

**12 1080 Jones St. - Along San Pablo Ave.**



| MIXED-USE 5+ |                            |
|--------------|----------------------------|
| Zoning       | C-W W. Berkeley Commercial |
| Units        | 170 (16 BMR)               |
| Year         | 2020                       |
| Height       | 5 stories, 60'6"           |
| FAR          | 3.55                       |
| Density      | 99 units per acre          |
| Coverage     | 70%                        |

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**                 **Stepbacks**
- Placement**                     **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



a big jump and there is nothing nearby over four stories. Too tall.

- Step backs on the 10th side were as thoughtful as possible to maintain feasibility but nevertheless somewhat dwarf the 1- and 2-story buildings across the street.
- Height on the backside is too much. Should have more of a stepback to blend in with the part on 10th st and with the houses across the street. It effectively makes the lower height part on the 10th St. seem taller when viewed from across the street. the 1080 Delaware St building does it much better.
- Could be taller along San Pablo
- Why do we still have little residences on San Pablo Ave? If we want this new development to be compatible, then make sure that the zoning encourages redevelopment of those underutilized parcels.

- OMG: no more wood/faux wood veneer on buildings.
  - We need to fill that commercial space when possible!
  - Needs landscaping (native plants)
  - Really dislike driveway cut across sidewalk on San Pablo. Not sure why the driveway on Jones was insufficient. -EMPTY, UNENGAGING STORE FRONTS on San Pablo AGAIN. -Dislike the amount of overhang over sidewalk. Some is ok, this is too much
  - Do not put garage entrances on San Pablo Avenue! This hinders the development of future bike and bus lanes.
3. *Would you like to provide any additional explanation or feedback?*
- Hard to see some from street. From Delaware, house next door has adequate setback that improves the west setback on 1080 Jones - otherwise it might be too small. Seems to need open space.
  - Those sapling trees will eventually mask much of the brutal effect. This is after all a major housing addition. The really sad part of this and TOC residential construction in general is the utter gloominess of the ground floor's (empty) tenancies. The San Pablo sidewalk width is very considerate for a major street's foot traffic!
  - All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz's book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.
  - Shows the continuing challenge of maintaining conformity with 2 very different zoning districts (C-W and R1A in this case).
  - 1. Planter boxes are a definite plus for the pedestrian experience. 2. Overall building is okay-ish, but far from imaginative. With the exception of the odd triangular terraces it's yet

another piling up of Lego blocks.

- Yet another IKEA box for yuppies. thanks berkeley city council
- Wrong style and too high.
- I really notice how much this building shades San Pablo Avenue sidewalk FROM ACROSS THE STREET. If we are building up San Pablo Avenue to this height, please make a plan for improved street lighting starting at 3pm.
- A solid wall on San Pablo Avenue that casts a huge shadow. Stepping back from San Pablo, like the other side of the development would have made it less Manhattanesque.
- It steps down to the 10th St side and goes to townhome style to interface with the neighborhood there but unfortunately on the Cedar Street side it looms menacingly over its neighbors. Less successful than 1080 Delaware.
- Appropriate for location
- With the exception of the garage entrance on SPA, this is a great example of what I would like to see on transit rich corridors.
- Rather plain and uninspired architecture. Overall, makes sense as it's right along San Pablo Av. Like the large windows and active ground floor space.
- What can I say, it's an apartment house. But it's on a commercial corridor so altho huge for Berkeley (by the old standards), it's ok.

### 13.1080 Jones St. - T 12 ownhomes Along 10th St.

#### Comments

1. *For a building of this scale, what are the features that make it compatible with the surrounding neighborhood? (Other)*
  - This building is appealing at street level and the massing works well by increasing density without challenging the existing character of the neighborhood.
  - It's compatible with the future of Berkeley. You can't fault this building for expressing new conditions, while the parcels around it reflect the conditions of 60 years ago.
  - The varied facade again is better than a flat plane, but that is the only redeeming quality



- Good placement of driveways
  - Unattractive
  - Great stepping down from massive San Pablo side to 10th St. side. -This three stories in front feels far lower than the other three story building in this tour near/on fifth. Maybe it is? If it is much lower than the other three story buildings, could we encourage more three stories at this height? Maybe relate lot coverage to story height (like average roof height?) -Despite many driveway cuts across sidewalk, these have been arranged to feel less obtrusive across sidewalk. -
  - I love the change in height from SPA to 10th Street.
  - Overall, well done. I like how the building steps down here, toward the neighborhood. I like the townhouse look to these eastern units. I like how the project is tied together on the northern side with the community space and parking entrance.
  - Nice metal-work balconies but small and not private.
  - Yes, very well done. The stepbacks in particular enable high density while keeping everything at a human scale for the neighborhood. As do the individual parking/entrance allotments. Every “house” is distinguishable by its facade design, without trying to pretend that these are any kind of traditional row house. Some neighboring houses are one story, but there are two and three story buildings in every direction within one or two lots.
2. *Would you like to provide any additional explanation or feedback?*
    - Better design
    - These same building heights could be executed in a gentler, more sensitive way, that would fit with the SF residential neighborhood they are confronting. The harsh boxes, despite being “broken up”, are harsh.
    - Needs landscaping (native plants)
    - Looks a little sparse in landscaping and trees.
    - Massive and massively long (almost entire block); bigger and taller than older buildings in neighborhood. Ugly blank wall (garage) and small front yards on Jones..
  3. *Would you like to provide any additional*

**12** 1080 Jones St. - Townhomes Along 10th St.



(Same development information as table on pg. 14)

1. For a building of this scale, what are the features that make it compatible with the surrounding neighborhood?

- Massing.** Overall building shape, size, and form
- Lot Coverage.** Percentage of the lot that is occupied by building(s)
- Placement.** Building location on the lot and distance from the sidewalk
- Height.** Vertical distance from sidewalk to top of roof or parapet
- Stepbacks.** Upper stories pushed back from the sidewalk or adjacent buildings
- Yard Space.** Ground area not occupied by building(s), including landscaped areas
- Balconies/Terraces.** Upper-story open space used by residents
- Other.** Please Specify \_\_\_\_\_

2. What features could be different to improve compatibility?

- Massing**                       **Height**                       **Balconies/Terraces**
- Lot Coverage**                       **Stepbacks**
- Placement**                       **Yard Space**
- Other.** Please Specify \_\_\_\_\_

3. Would you like to provide any additional explanation or feedback?

BMR = Below Market Rate, affordable to households that are moderate income or below  
 FAR = Floor Area Ratio, calculated as gross floor area divided by lot area



*explanation or feedback?*

- A crowded row as compared to structures on the west side of the street. No “relief” sidewalk area trees will help shield the brutal effect.
- All over the country, houses sit empty because they are bought in large part by hedge funds and the very wealthy while the pretense continues that this new housing will benefit anyone except the super wealthy. Also, consider whole area, not only house by house. Did you know a great percentage of new housing is bought by hedge fund companies, not individuals? Maybe over 50%. See Aaron Glantz’s book and Chuck Collins: <https://inequality.org/great-divide/tax-the-rich-global-wealth-report/> See my comments on the first page.
- See comment for the San Pablo side of building
- Dwarfs buildings across the street.

- I know that you're trying to control the responses here to solicit information on your first phase of "massing" work, but the success of any given massing is SO tied up with the materials, details, colors, and other factors, that these check-box responses really can't provide useful, dimensional, contextual feedback.
- Another Ikea box for yuppies.
- The style need to keep with existing homes in the community.
- Bunching the driveways/parking is helpful. Otherwise see comment on previous part of number 12
- Good use of space
- This is a beautifully executed project. I love how most of the block was redeveloped to create more housing.
- A well-done project, overall.
- Since this is the end, I'd like to add a couple of additional comments: For a city that claims to be environmentally progressive, none of the new buildings have enough actual green stuff, as in trees and other plants. And if the standard is compatibility, none of the new structures are compatible with the original 1 and 2 story homes in West Berkeley. Thank you for this opportunity to give input.



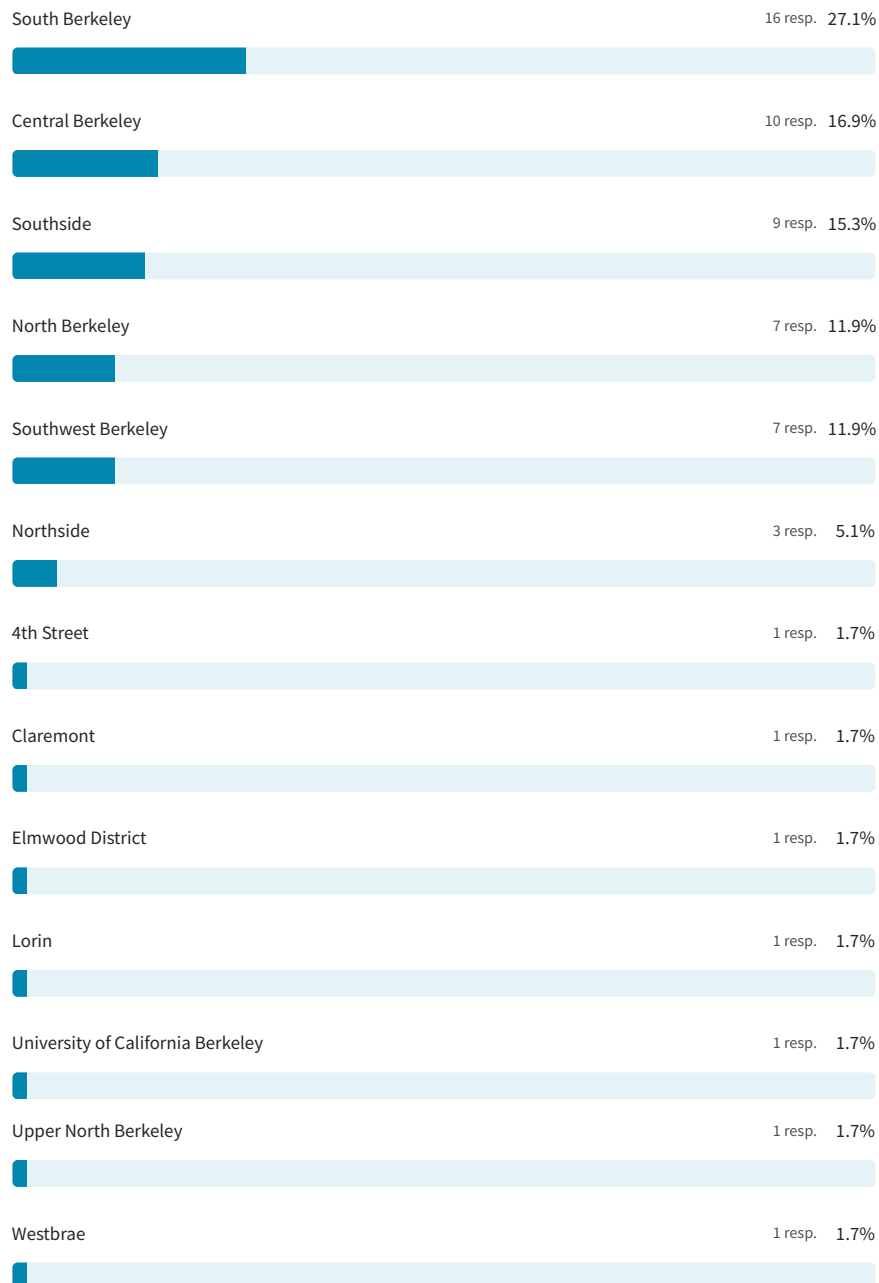
## F5.3 RENTER SURVEY

### OVERVIEW

In order to collect feedback directly from renters, a flyer was handed out to people, requesting they fill out a four minute survey on renting in Berkeley. The survey received 195 views and 59 individuals filled out the survey. The results are included below.

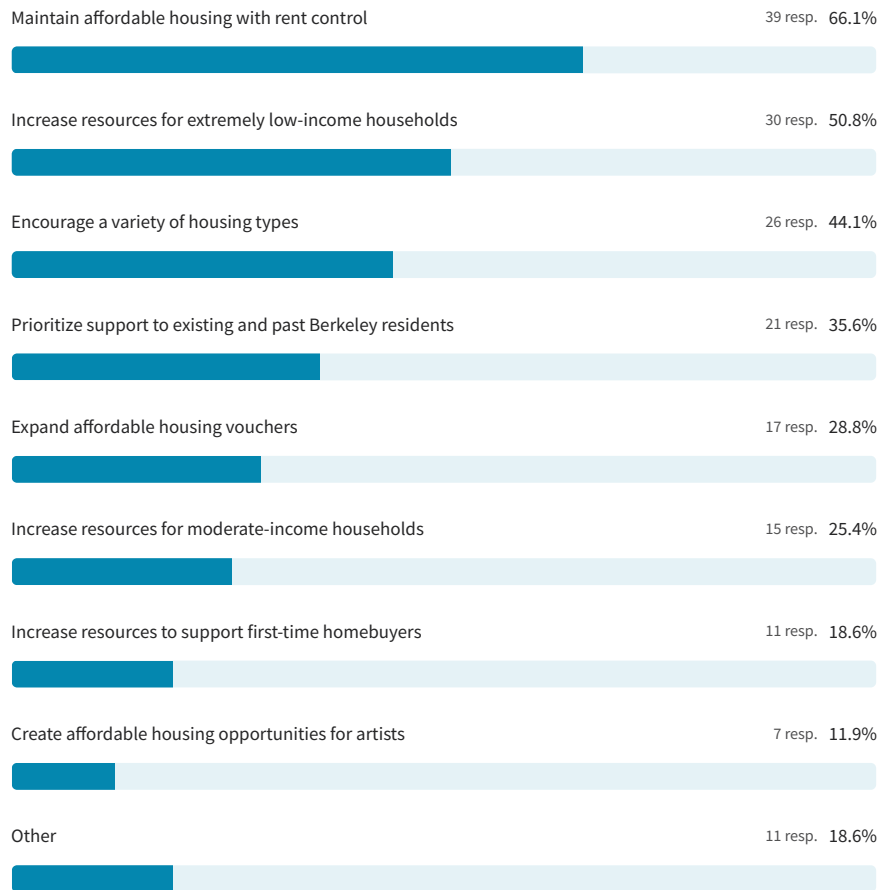
**Figure F-22 Renter Survey Results**

What neighborhood of Berkeley do you live in?  
59 out of 60 answered



What are the top 3 strategies that the City should consider or maintain to protect tenants and prevent displacement?

59 out of 60 answered



Other:

- Upzone neighborhoods across the city
- Focus on creating more rental units at all levels of income. Encourage new construction
- 1. Increase funding for Section 8 Vouchers and 2. Include resources for low income renters and home buyers
- Build more transit oriented multifamily housing
- More affordable housing
- Streamline approval for market-rate housing projects
- Returning the land back to natives
- Same as H (affordable housing opportunities for artists) expanded to local teachers as well
- Encourage the development of more affordable housing.
- Allow much more housing to be built, and make approvals quick and predictable with by-right ministerial review
- Stop flipping w programs such as land trust

**What tenant programs are working well in the City of Berkeley?**

- Berkeley Tenants' Union
- I don't know any
- I have no idea
- Not sure what are available
- None
- Rent Board, HHCS, BHA (mostly)
- "Rent Just Cause eviction law Control law tenant financial assistance programs"
- I don't know of any.
- None. The BMR program is a fat mess that's constantly abused by the landlord. They made us live with roaches, tried to charge us \$180 for water(city pays this) and jack our rent up over a hundred dollars every year.
- I haven't used any. Rent transparency is useful via the city website.
- I'm not aware of specific tenant programs.
- No idea
- i dont know of any
- rent board
- Rent board
- Shelter Plus Care
- Rent Control
- I'm not sure what this question is asking. Examples would be nice. Do you mean things like rent control?
- Shelter + Care
- none
- For me absolutely nothing!
- I've lived in and rented in Berkeley for 6 years, and I can honestly say I have no idea about any tenant programs besides rent control. I don't feel like rent control is succeeding in the goal of making renting more affordable—there are just too many people who need to live here and not enough housing. Perhaps rent control is preventing abuses like super high and sudden rent increases? I'm not sure
- Rent control, I guess
- rent control
- Project Base Vouchers
- Berkeley Rent Board - Moni Law
- I don't know
- Not aware of any
- I appreciate rent control because it allows me to continue to live here.
- I do not know of any of the tenant programs and thus cannot comment on their efficacy
- Just Cause Eviction
- I don't know of any, that will help people from becoming homeless.
- Rent stabilization
- I don't engage with any
- Rent control
- I don't know any of them
- I don't know what are them
- None that I know of
- I am not sure
- I am unsure
- rent control
- Shelter Plus Care
- Tenants Together, Rent Board (to degree its understaffing allows it)
- It's difficult for me to express judgments about specific tenant programs (which were designed to protect low-income tenants like me), because I recognize a failure of the overall system. Ironically, Berkeley's system discourages investment in and development of affordable housing >> producing economic conditions that are leading to the displacement of longstanding population of renters (people I love). The situation is becoming tragic.
- Rent control
- Rent control, security deposit interest
- Berkeley Housing Board
- NONE. For example, the City has no enforcement teeth and refuses to enforce cases of toxic mold, which drove me out of my rent control department of 30 years to a place where my rent quadrupled and where I am starving to death literally. if I want to know what is happening to support tenants in the city of Berkeley, I go to the Berkeley

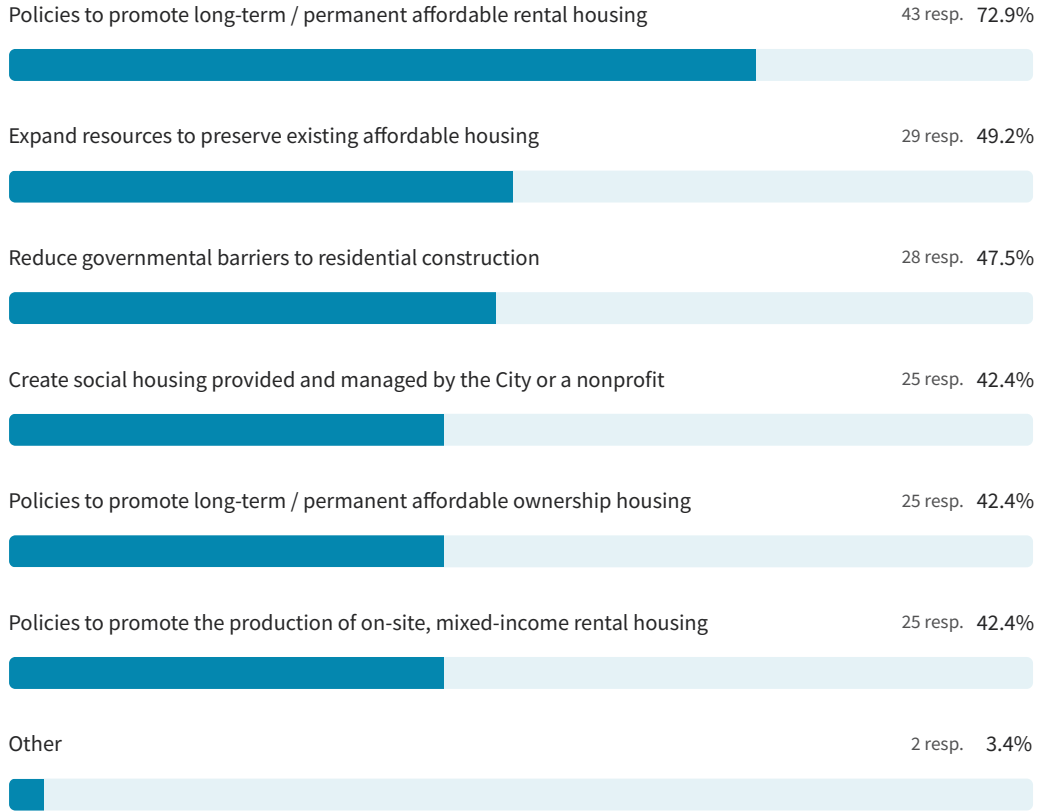
Tenants Union website. Increasingly the mayor and the City Council are obviously apathetic and hostile to the needs and plight of disabled renters like me who are falling more and more behind. Berkeley needs a better rent control and expanded rent control to address the housing crisis faced by low income folks, homeless folks, and students. Also, as an immunocompromised person, when we interact with City of Berkeley officials, it is mandatory that they wear high-quality masks. They won't. The City has no provision to protect immunocompromised tenants from landlords who take advantage of this and terrorize us by refusing to mask up, by workers, etc. WE NEED PROTECTION AND ACCOMMODATIONS PUT INTO LAW NOW TO PROTECT IMMUNOCOMPROMISED TENANTS LIKE ME.

- Berkeley's Rent Board and it's policies is what enables us to live in the city we love.
- Rent Stabilization
- Rent protection, but my apartment doesn't qualify for it.
- The program that makes the landlord do inspections.
- Berkeley Rent Board, as far as I know.
- rent board, rent control
- Baclt
- I haven't accessed any specific tenant programs but the snail mail communication has always been helpful (e.g., notifications about lawful rent increases). It would be great if you could sign up for e-communication but I understand that the letters are tied to the units, not to individuals.
- Hud vouchers, land trust coops, housing first programs, rent control
- Housing Trust Fund, Housing Retention monies

## APPENDIX F OUTREACH AND ENGAGEMENT

What are the top 3 strategies that the City should consider to facilitate the construction of affordable housing?

59 out of 60 answered

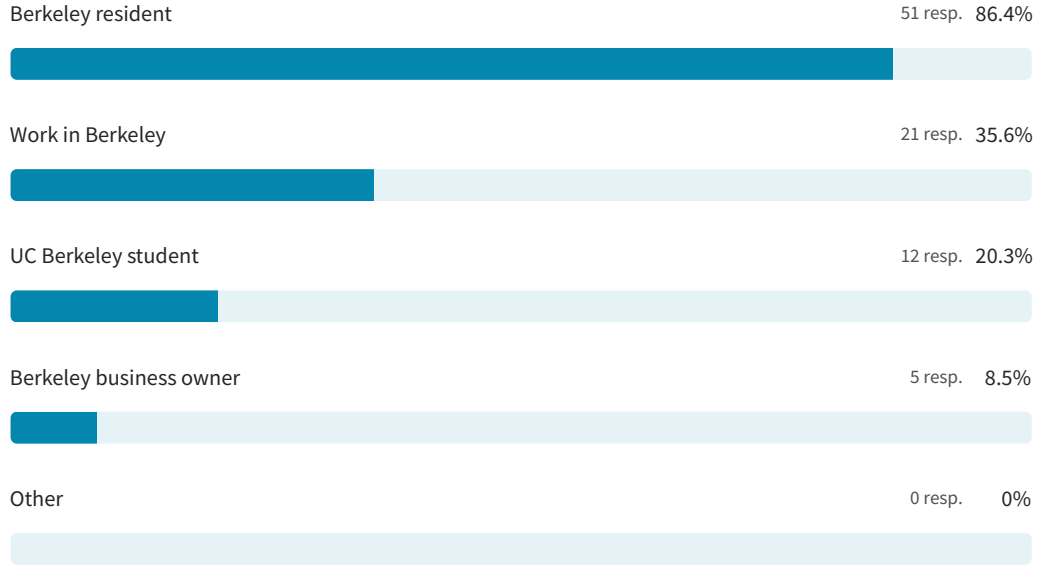


### Other

- Do not monetize public property for private gain
- Stop caving in to developers and Cal!

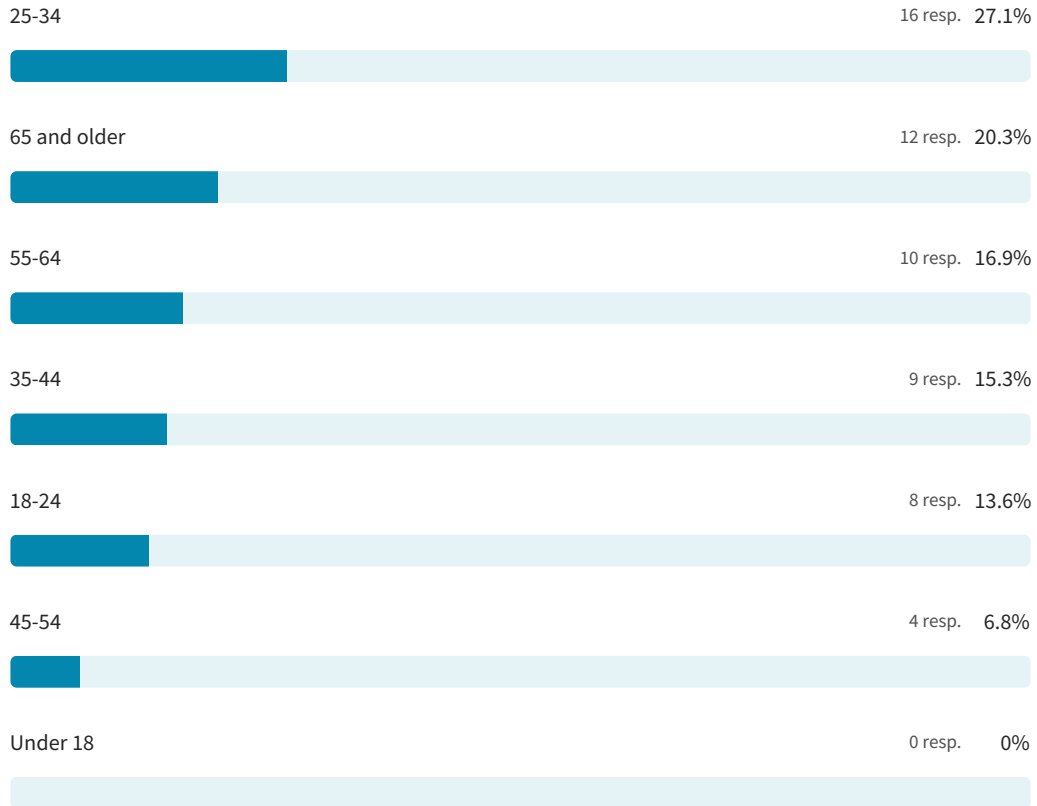
What is your affiliation to Berkeley?

59 out of 60 answered



What is your age?

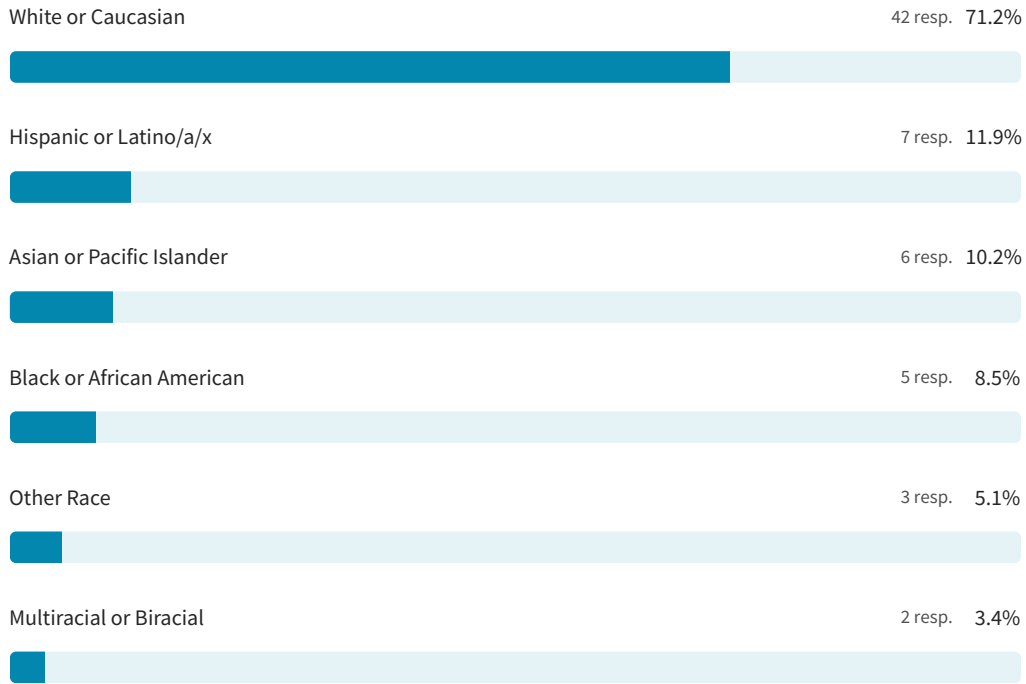
59 out of 60 answered



**APPENDIX F OUTREACH AND ENGAGEMENT**

How do you identify?

59 out of 60 answered



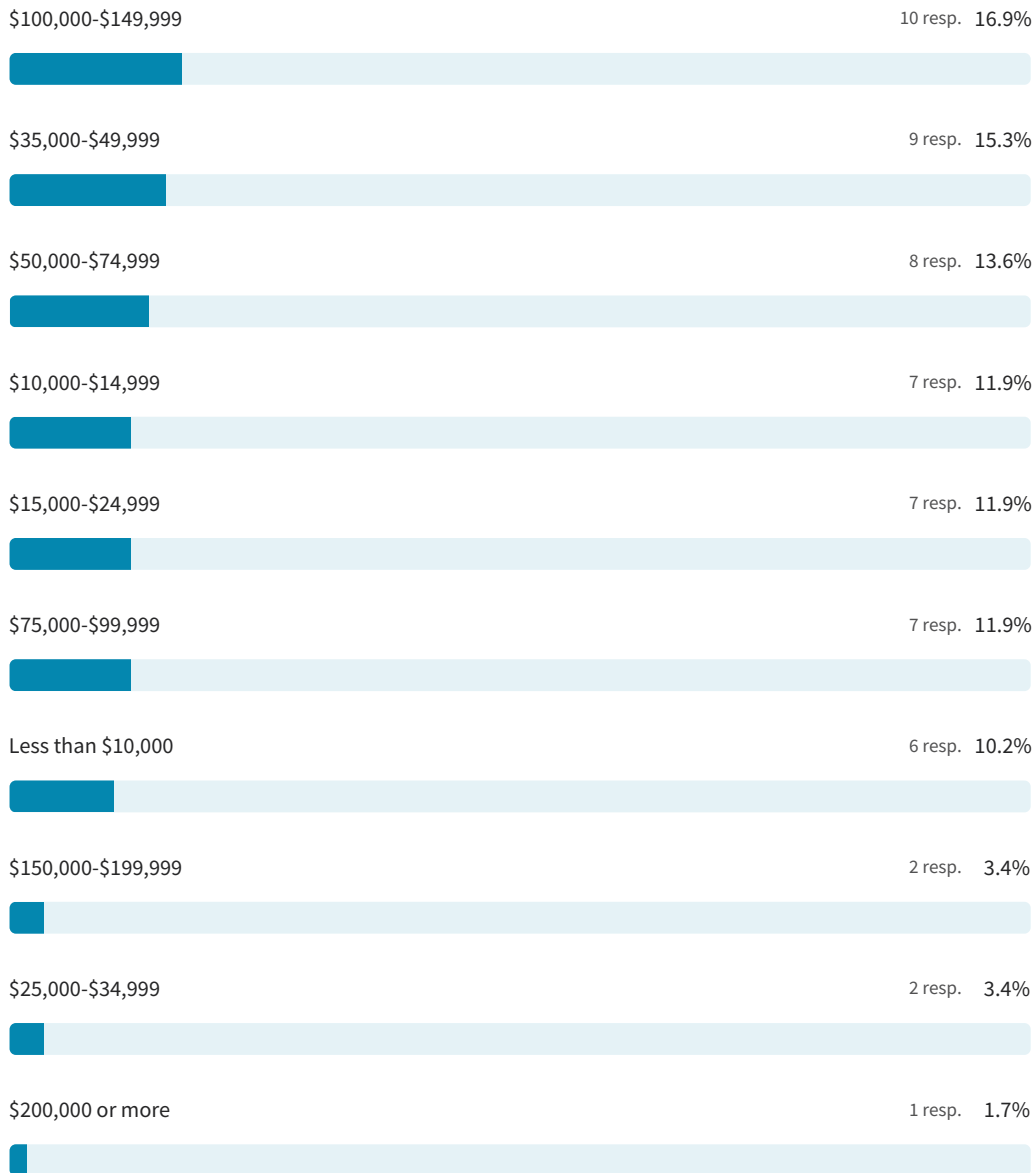
Do you have a disability? (e.g. hearing, sight, physical, mental)

59 out of 60 answered



What is your annual income?

59 out of 60 answered

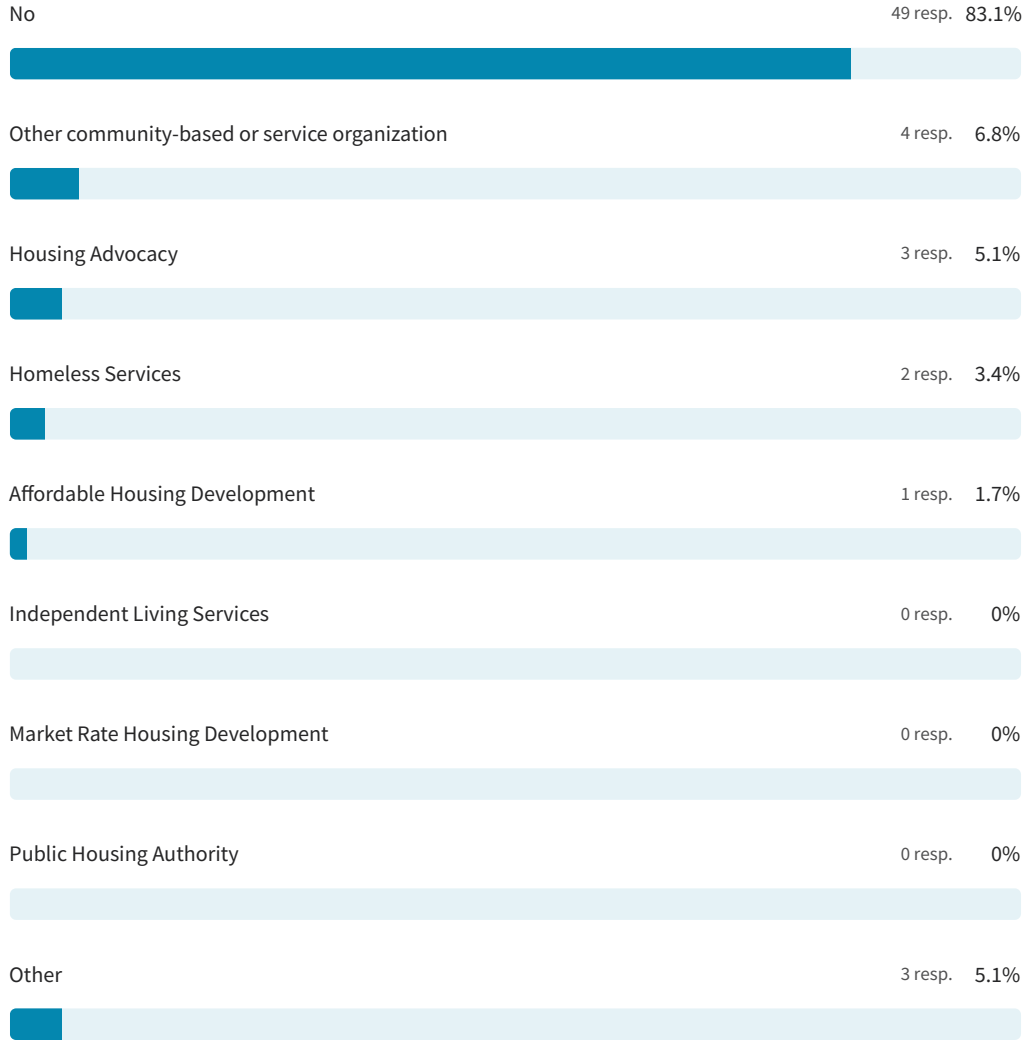




APPENDIX F OUTREACH AND ENGAGEMENT

Do you work in a housing-related field? If so, in which area?

59 out of 60 answered



Other

- Construction
- Evaluation for social services and programs, including non-profit community development corporations
- City commissions-it is work but don't know if you consider it such.



**Would you be interested in participating in a small group Zoom meeting to discuss your housing experience?**

We are seeking 10 participants and the meeting will be held on **Wednesday, May 25th at 12pm** and will last for 90 minutes. Participants will receive a \$20 gift card to Berkeley Bowl after the meeting.

59 out of 60 answered

Yes

32 resp. 54.2%



No

27 resp. 45.8%



# F6 STAKEHOLDER MEETINGS

The City of Berkeley held stakeholder interviews between the Fall of 2021 and the Spring of 2022 with individuals and groups that have insight into or a critical stake in local housing. The goal was to establish a baseline understanding of the community's housing needs, historical and current housing production, housing constraints, housing opportunity sites, and goals, priorities, and desired outcomes for the updated Housing Element. The interviewees also provided guidance for future community outreach and engagement.

This report briefly summarizes key themes and insights shared during the interviews.

## F6.1 OVERVIEW OF STAKEHOLDERS INTERVIEWED

Interviewees included representatives from housing advocacy groups, community organizations, organizations representing special needs, market-rate housing developers, affordable housing developers, and real estate professionals.

- **Housing Advocacy:** Housing advocacy groups advance housing justice by organizing, building coalitions, providing resources, and empowering communities. While housing advocacy organizations can cover many topics, those interviewed specifically focused on the three Ps: Preservation, production, and (tenant) protection.
- **Community Organizations:** Community organizations aim to serve the community's needs, with housing being a primary concern. Members work with other organizations, local government, and individuals to address housing insecurity and homelessness. These organizations advocate for and support their members, which often represent specific populations such as Latinx or African American members.
- **Organizations Representing Special Needs:** These organizations offer support services tailored to the needs of the groups they serve, including seniors, disabled, and homeless. In addition to providing assistance in securing housing, these organizations often offer a safe space to go and a wide array of other community resources, such as meals and transportation.
- **Institutional Representatives:** Both UC Berkeley and the Berkeley Unified School District (BUSD) are involved in housing planning and development that impact the needs of Berkeley's workforce and significant University population.
- **Market-Rate Housing Developers:** Market-rate developers build housing and mixed-use projects to meet market demand -- to be rented or sold without income restrictions.
- **Affordable Housing Developers:** Affordable housing developers build and preserve housing for low-income and special needs populations. These organizations create affordable housing that are deed-restricted for households who meet certain income criteria.
- **Real Estate Professionals:** Real estate professionals include brokers, property managers, and leasing agents. Working with both residents and property owners, they are knowledgeable about the housing needs, real estate market, and demands of the local community.

## INTERVIEW THEMES

### GENERAL COMMENTS

Berkeley stakeholders highlighted the following as examples of housing success in the City:

- **Diversity of housing options and amenities.** Berkeley provides a variety of housing options and local amenities. Amenities identified include: street trees, good schools, mixed-use corridors, and a sense of identity.
- **Proximity of housing to campus.** Students, faculty, and staff are generally able to live in the city and close to campus.
- **Tenant-landlord relations.** The Ellis Act is not an issue and tenants abide by lease terms.

### HOUSING DEVELOPMENTS

Stakeholders also identified the following housing developments as successes:

#### Specific Projects

- **Maudelle Miller Shirek Community** affordable housing development near the Ashby BART station.
- **Harper Crossing** affordable housing development for middle- and low-income seniors, located close to the Ashby BART station.
- **Berkeley Way** affordable housing development, including a homeless shelter and on-site supportive services. Additionally, this project's use of funds from the City's Housing Funding Trust Fund was highlighted as a success.

#### General Development Successes

- **Development along Shattuck.** Participants identified recent increase in multi-family and denser housing throughout the city, but particularly downtown along Shattuck.
- **Transit-oriented development projects near BART.** Participants highlighted the plan for housing near both the North Berkeley and Ashby BART stations, and in particular efforts to provide affordable housing near these sites.
- **Market rate development projects.** The success of for-profit development and the contributions to both the Housing Trust Fund and the provision of inclusionary housing.
- **Non-profit development projects.** The nonprofit sector's ability to work with limited sites.

### CITY PROGRAMS AND INITIATIVES

#### General

- Provision of a broad mix of programs, including both housing and complementary programs demonstrate and support City priorities of creating more affordable housing, protecting tenants, preserving existing housing stock, and making it easier and more affordable for residents to stay in the city.
- Successful communication and leadership from the Mayor and City Council.

#### Tenant support and services

- City's support of the Tenant Opportunity to Purchase Act (TOPA).
- Rent control allowing residents to stay in their homes and is the most well-known form of support amongst renters.
- Rent subsidies.

#### Affordable housing policies and funding

- Effort to get a policy passed for residents to stay in the city and not lose "naturally occurring affordable housing" (term for housing in the market that is still available for low income)
- Passage of Measure O (2018) to fund housing for low-, very-low, median-, and middle-income individuals and working families.
- Funding for limited equity coops.

#### University relations

- Negotiations with the University of California to keep rents down and ensure that it does not continue to increase enrollment without providing additional housing.

#### Housing for people with disabilities

- Efforts to keep residents in their homes via the loan program for disabled property owners to upgrade their homes and ensure continued home access.

## CONCERNS WITH HOUSING IN BERKELEY

### Homelessness

- Serious concern about people who are sleeping outside and on the streets - there is a need for better support of support services by the County and City.
- Service providers and nonprofits lack of capacity and resources.

### Lack of Housing (especially Affordable Housing)

- There is a general lack of supply across the whole city.
- Too few affordable housing units available. Wait lists are too long and it is not meeting the needs of low- and moderate-income residents.
- Lack of housing diversity when it comes to affordable and subsidized housing. There is a need for more Section 8 housing.
- Unbalanced provision of market rate housing as compared to affordable housing.
- ADU's are market rate rentals, and should not be considered affordable.
- You have to have preservation of existing housing alongside production of new housing to ensure there is enough, affordable housing.

### Affirmatively Furthering Fair Housing

- Making sure that a city is affirmatively doing fair housing. Need a strong needs analysis that will support policies to address the needs and robust community engagement process in that work.
- Need to include disability, low-income people in these efforts.

### Lack of Affordable Ownership Units

- Non-profit affordable housing is all rental; little opportunity for ownership and building equity.
- Need a plan that distributes affordable housing across the whole city.

### Lack of Family Housing Options

- There's not enough affordable housing provided for families – most new developments appear to target young professionals and students.
- Section 8 family housing in close proximity to green space , recreation centers, and outdoor activities is needed.
- Lack of housing options for families. Many

families are priced out of homes and there aren't enough apartments large enough or affordable enough for families.

- Berkeley has a "Missing Middle" problem and is especially lacking affordable missing middle housing.

### Lack of Accessible Housing

- Would be helpful if everyone applied principles of universal design to ensure that housing benefits and is accessible to the widest possible range of people.
- There should be incentives to make ADUs (and all types of housing units) accessible.
- Low-income, disabled housing needs are not being met. There is a need for subsidized housing for the disabled.
- Need more affordable and accessible housing for the growing older adult population.
- Accessible housing that allows communities to age in place should is not provided to the Black community.
- Disconnect between housing developers and the needs (both affordability and accessibility) for the disabled -- particularly for affordable, low-income housing (both nonprofit and for profit)
- There are too many constraints making it difficult for non-profits to make housing more accessible. For example, non-profits needs permissions from owners/managers before it can start work (e.g., adding ramp or handrail).

### Parking Need for People with Disabilities

- People with disabilities need their cars because of their disability, so the increasingly common calls for less parking raise concerns.

### Unhealthy Homes

- It is challenging to find an acceptable home to live in, making finding housing a taxing process.
- Mold is increasingly a problem, as homes age – sometimes it exacerbates disabilities. Need mold abatement (and avoidance) strategies.

### Vacant Homes & Buildings

- The City should penalize owners of housing units that sit vacant for too long.
- There are many vacant buildings and storefronts along major arterials - there is an opportunity to reimagine these spaces as housing units.

### Displacement and Loss of Diversity

- Housing unit production is not keeping pace with the significant increase of jobs in the Bay Area.
- Berkeley residents are getting priced out of homes by Silicon Valley tech employees, out-of-state investors, and corporations, leading to gentrification and cost of living increases.
- Fears of changing neighborhoods.
- Lack of transparency around who is buying homes.
- Need for a tax on foreign investors.
- Lack of affordable housing options is forcing people to move out of the area (often only to commute into the city for work and to maintain social ties) and contributing to a lack of resident diversity.
- Racial inequality in housing. Low income and communities of color are often displaced and have a more difficult time finding housing in Berkeley or staying in Berkeley. There is a need for a right to return policy to maintain ethnic and economic diversity in the City.
- There needs to be a Right to Return policy, specifically so renters pushed out due to gentrification have the option to return.

### Employer-Assisted Housing

- Concern over whether teach housing as it is currently proposed in the city is the right policy. Teachers should be given agency to decide if they want to live in Berkeley and how they want to live.

### Lack of Live/Work Opportunities

- Would like to see more, affordable live/work opportunities, particularly geared towards artists.

### Lack of Funding for Housing

- The 20% affordable requirement and option to pay into the Housing Trust Fund is not enough.

### Safety for Bicyclists, Pedestrians, and Transit Users

- Walking and biking should be made safer through bike lanes, street lights, and other accommodations.

### RHNA and Housing Element Site Inventory

- When the city identifies a site for affordable

development, they should do so across the city in high resourced neighborhoods and real sites.

- The City should also consider if a site could realistically be developed within 8 years. There is a shell game of identifying sites and not building anything. If supported by adequate zoning, then that would influence how competitive sites would be for LIHTC (Low Income Housing Tax Credits). If it is out of the area and not conducive to Tax Credits, then it should not be a site.

### Tenant Protections

- Would like to see the restriction of owner move-ins and Ellis Act evictions.
- Rent-controlled tenants may feel too precarious to report landlords, there should be anonymized or automatic quality inspections.
- There needs to be stronger rent regulations in general.

## *MARKET TRENDS*

### Retail and Office Markets are Declining

- Government constraints and the cost of tenant improvements make it hard for small businesses to survive.
- Declining uses, like single-story retail on arterials
- Retail is in decline – there are many brand-new buildings with vacant retail. We should convert retail into residential or live/work, allowing for more flexible uses of the spaces.
- Offices are also in decline. Not likely to have a lot of new office construction. Making conversions of upper floor office space to housing easier and less expensive should be considered.

### Institutional Impacts on the Local Housing Market

- Churches with parking lots are an opportunity, especially if parking requirements for the new housing can be reduced.
- UC Berkeley housing more students on campus, which frees up housing for other residents and reduces issues related to move-in and move-out (which is a pain point for the community)
- Berkeley Unified School District (BUSD) is building staff/faculty housing (workforce housing)

*BARRIERS AND CONSTRAINTS TO HOUSING PRODUCTION*

Hazard Mitigation

- Don't reduce permitted housing in hazard zones. Focus on hazard mitigation.

Historical and Landmark Sites

- Historical and landmark sites (local, state, and federal) create challenges, e.g., usually not possible to put a second story on top

Site Constraints

- Small sites
- Best parcels are in retail, but most have existing tenants. Hard enough to get one to sell, let alone more than one.

Permitted Uses and Zoning

- R1 and R2, especially along the corridors, should be rezoned
- Bring back the 1970s zoning – Berkeley was downzoned. Any block with a building over 10 units should be rezoned to allow the same density.
- Height limits should be increased well beyond 35' - especially in areas near campus.
- Look at zoning. COVID and downfall of retail, and a lot of industries have moved. City could facilitate conversion of the industrial space to housing units by providing incentives.
- Not a lot of large of opportunity sites in Berkeley under the current zoning.
- The City should consider building on a per bed basis for student housing.

Permitted Densities and Heights

- Land use laws and ordinances that prevent development density and height
- Need to be able to develop in excess of 100 units – ideal is 150 units. This is mostly mid-rise (5-8 stories)
- Height is the biggest constraint
- The density bonus allows for greater flexibility with building higher; however, if a building goes above 8 stories, the construction type changes and costs increase, creating additional barriers.
- Lack of political will to relax development standards. Housing is very expensive to build.
- The City should encourage greater density along major arterial streets.

Development Standards

- Open space as calculated in some neighborhoods is a bit high

Use Specific Plans with a Master EIR

- Recommend using Specific Plans with Master EIR so as to streamline approach to design the project

Entitlement and Permitting Delays

- Design review and the permitting process takes too long
- More predictability is always better for developers
- Cost continues to go up due to the amount of time to get entitled

Lack of Funding for Affordable Housing

- Lack of funding
- Need for a local match to be available. Measure O was helpful, but three years later, most of the funding is committed to projects online or coming online. No new money needed for new projects.
- Need subsidies and/or density bonuses for market-rate student housing. The market economics do not work. Need incentives for building student housing by private market.
- Use of housing choice vouchers is hard for owners due to onerous processes, such as the HQS inspection.

Workforce Housing Funding

- Institutions have land but no funding (for what is subsidized housing). Successful projects depend on local bond to provide financing.

Community Resistance

- Lack of consensus about housing amongst leadership with some in support of housing and other opposing density.
- City has 33 committees; there is only one that is pro-business, so a lot of resistance from a lot of fronts.
- Community organization pushback to development makes it difficult to build anything. Some housing projects downsized because of pressure.

Community Benefits Agreements (CBAs)

- CBAs are a black box process – there needs to be more certainty, predictability.



## BEST HOUSING TYPES AND LOCATIONS

### Key Locations

- Close to transit, amenities, schools, restaurants, cultural resources – developers interested in four block proximity.

### On-site Services

- Affordable housing with on-site services, such as social workers or medical support, to better serve tenants with special housing needs.

### Tiny Houses and ADUs

- Tiny houses and ADUs will be some help in terms of increasing the amount of available housing and allowing for increased density in single-family neighborhoods.
- Would be helpful if there were incentives to make ADUs (and all types of housing units) accessible

### BART Stations

- BART housing at Ashby and North Berkeley is a huge opportunity for the neighborhoods they're in, but are facing pushback from residents who want to maintain their single-family home neighborhoods.

### Corridors

- Shattuck
- San Pablo
- Sacramento
- Telegraph
- College
- Solano

### Downtown

- Downtown area still provides different opportunities
- Some of the best sites are anywhere within 5-6 blocks of downtown Berkeley.
- The 12 blocks south of Campus (Bancroft, College, Dana, Dwight) could be a great opportunity to build higher, but is currently limited to four stories right now.

### Higher Density in Residential Neighborhoods

- Density and height are increasing in neighborhoods, but there is a need to focus on retaining scale. 2-3 story, 4-6 unit seems to have worked. When you get much bigger than that, it gets more impersonal & out of scale.

### South Berkeley

- There is a general need for development in South Berkeley.
- South Berkeley Senior Center. The site is currently two stories with lots of activities for seniors; it could be developed to have more housing above it.

### West Berkeley

- There is a general need for development in West Berkeley
- Industrial sites in West Berkeley. If designed correctly, people are willing to live in industrial area.

### Ground Floor Housing

- Security and privacy concerns
- Want to keep it active use
- Can also be an opportunity - there's a lot of commercial vacancy right now. Consider using ground floor spaces for affordable housing for artists who would be better able to activate the space via live/work designations.

### Site Amenities Needed

- Bike storage



## COMMUNITY ENGAGEMENT RECOMMENDATIONS

### Recommended Channels for Outreach

- Email – top preference although noted students don't read email actively
- City emails/City website (although can be overwhelming with all competing city initiatives/meetings)
- Text/phone calls – varying individual preferences
- Existing organizational listservs
- Inconsistent / unreliable use of social media
- Through school district (day care the great equalizer)
- Door knocking/ on the ground
- School-based partnerships - send information home to families, set up referral channels between community-based organizations and counselors, etc.
- Community bulletin boards
  - South Berkeley Senior Center bulletin board (outside now because of Covid)
  - Bulletin board outside City Hall

### **For the disabled population**

- The more the modes of communication the better
- Communication in large print
- Mail
- Email
- Keep in mind that for deaf residents closed caption is not perfect – some automated systems don't translate perfectly; English is second language for those born deaf; need sign interpreter.
- YouTube videos (including ASL) work well
- Center for Independent Living (CIL) could help distribute info about the planning process (and via its partners)

### **For the homeless population**

- Improved engagement with the homeless population
- Can distribute information/surveys at resource centers like Women's Drop in Center

### **For students & renters**

- More education on what renter rights are

### Locations for Potential In-Person Meetings

- Local institutions, such as churches and other faith-based locations, parks, libraries, fire stations, elementary schools, the university
- Senior centers and recreation centers
- Nonprofits, like the Ed Roberts Center

# F7 COMMUNITY OUTREACH EVENTS

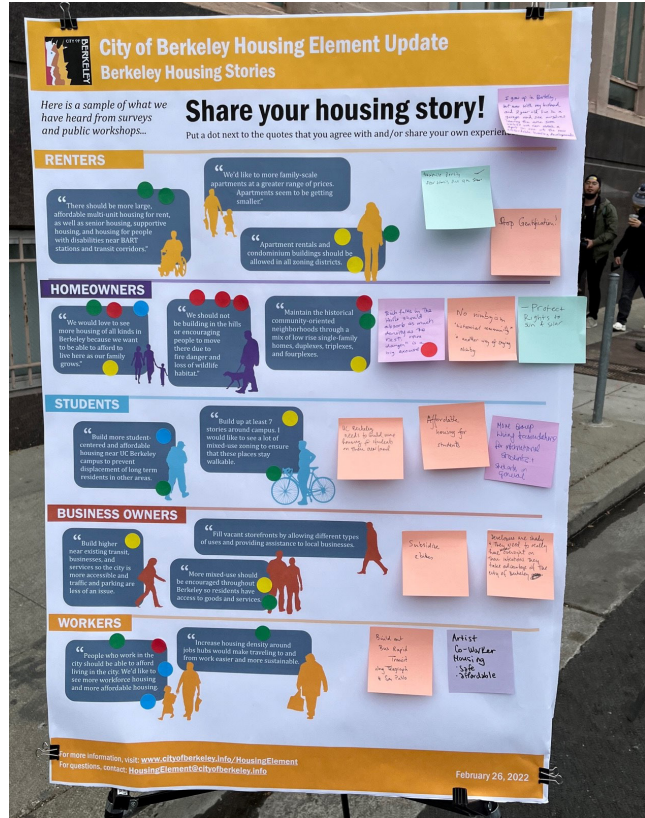
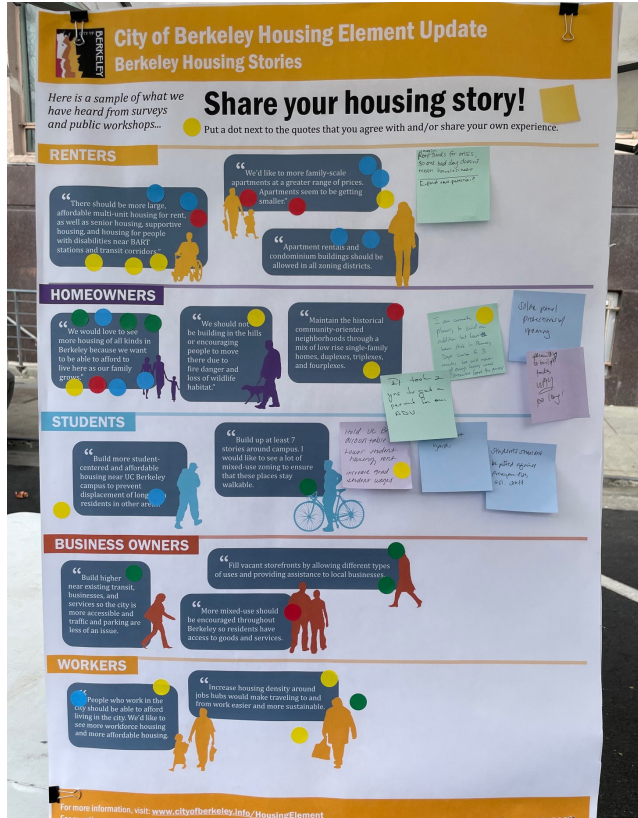
In the Spring of 2022, four community outreach events were conducted at community gathering locations, including local businesses, farmers' markets, and recreation events to receive input on housing. Interactive poster boards, flyers, QR codes linking to online surveys, and other informational items were provided to interested participants. A total of 14 hours were spent engaging with the public at these events and 55 written public comments were collected.



Figure F-23 Housing Element Update Community Outreach Locations

# F7.1 DOWNTOWN BERKELEY FARMERS' MARKET

Figure F-24 Downtown Berkeley Farmers' Market Board Results



## What We Heard

"I grew up in Berkeley but now with my husband and 2 year old live in a agrage and see ourselves leaving the area soon..."

"More rent funds for crisis so one bad day doesn't mean homelessness."

"Expand rent protections!!"

"Maximize density"

"Stop gentrification"

"Permits to build takes way too long."

"No NIMBYism - "historical community" is another way of saying NIMBY."

"Protect rights to sun and solar"

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

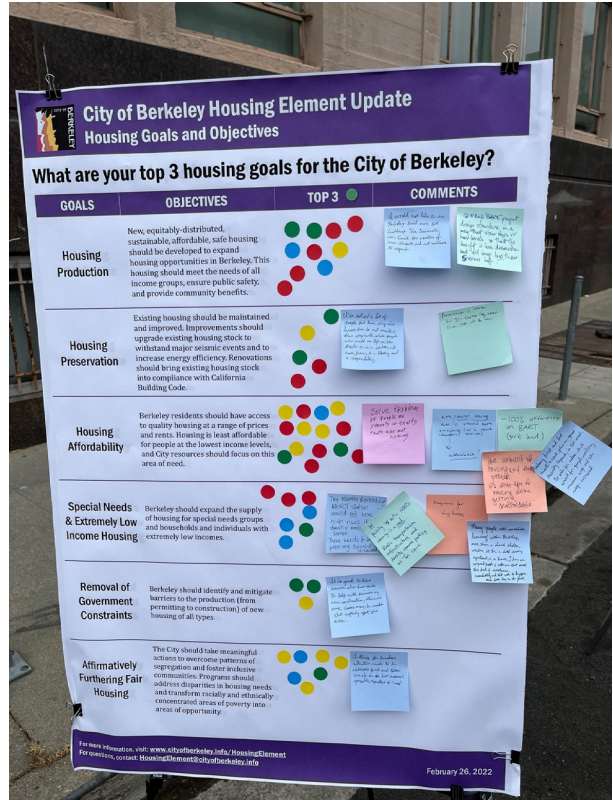
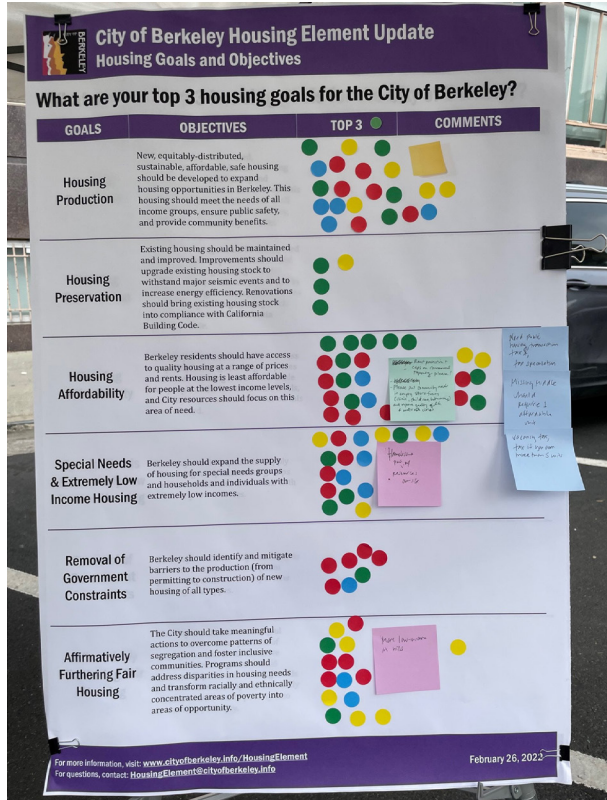
"Affordable housing for students."

"More Group Living Accommodations for international students + students in general."

"...They really need to have better oversight on their [developer] intentions. They take advantage of the City of Berkeley."

"Artist co-worker housing - safe and affordable."





**What We Heard**

*“The amount of housing isn’t the problem - it’s the type of housing we’re getting. Unaffordable housing.”*

*“N Berkeley BART project - design structure in a way that stair steps or has levels so that the height is less dramatic and still keep less than 5 stories high.”*

*“Solve problem of people on streets in tents. Tents are not housing.”*

*“More affordable senior housing that is around more amenities (w/in house services).”*

*“Rent protection and caps on commercial properties please.”*

*“Please put community needs in empty storefronts (clinics, childcare, bathrooms) and improve quality of life and walkable cities.”*

*“Need public housing transition tax and tax speculation.”*

*“Vacancy tax - tax if you have more than 5 units.”*

*“More low income in hills.”*



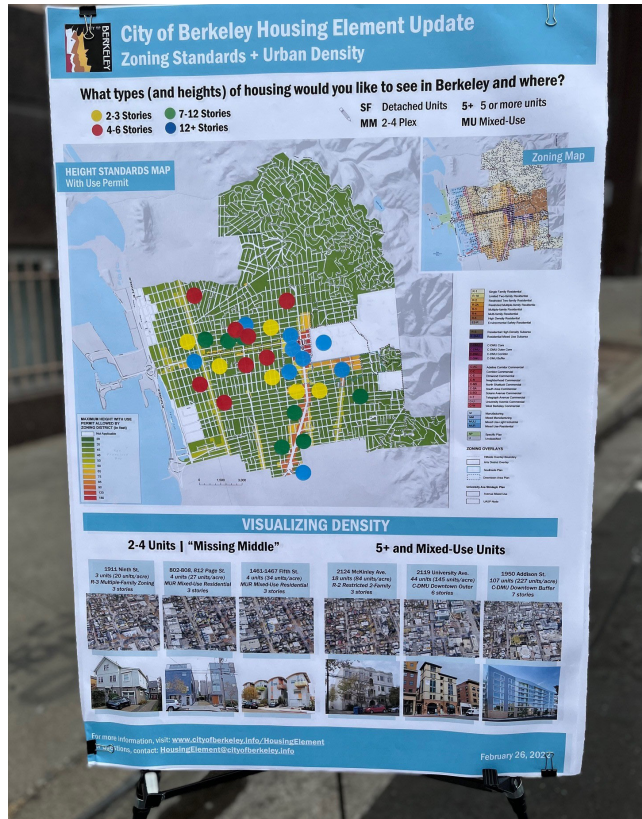
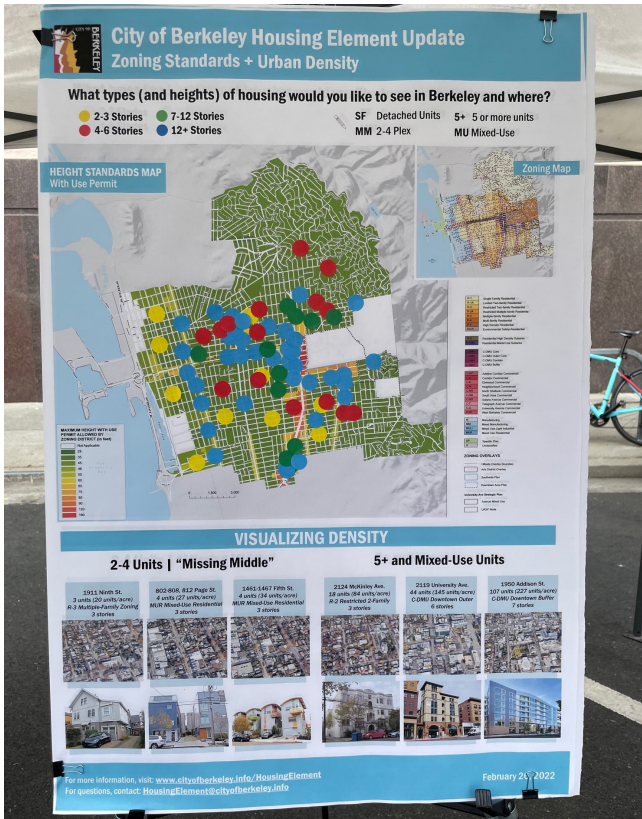


Figure F-25 Downtown Berkeley Farmers' Market Photos





# F7.2 BERKELEY BOWL RENTER OUTREACH

Figure F-26 Berkeley Bowl Renter Outreach Board Results

**City of Berkeley Housing Element Update Housing Types & Density**

Are you a renter or a homeowner? Find your housing type and put a dot next to it.

**Housing Types**

- Single-Family
- ADU
- 'Plex Duplex, Triplex, Fourplex
- Multi-Family 5-10 Units
- Multi-Family 10+ Units

**Renters**

**Owners**

What types of Housing would you like to see more of?

**Guess the Density (units/acre)!**

|  |   |   |   |  |  |
|--|---|---|---|--|--|
| 1911 Ninth St.<br>3 units<br>R-3 Multiple Family | 802-806 812 Piper St.<br>4 units<br>MUR Mixed-Use Residential | 1445-1467 Fifth St.<br>4 units<br>MUR Mixed-Use Residential | 3124 McKelvey Ave.<br>18 units<br>R-2 Restricted 2-Family | 2133 University Ave.<br>44 units<br>C-DMU Downtown Outer | 1950 Addison St.<br>107 units<br>C-DMU Downtown Buffer |
| A. 3 du/ac                                       | A. 9 du/ac  | A. 17 du/ac   | A. 33 du/ac   | A. 97 du/ac  | A. 130 du/ac   |
| B. 20 du/ac                                      | B. 15 du/ac   | B. 34 du/ac   | B. 71 du/ac   | B. 102 du/ac   | B. 227 du/ac   |
| C. 31 du/ac                                      | C. 27 du/ac   | C. 50 du/ac   | C. 84 du/ac   | C. 145 du/ac   | C. 239 du/ac   |

**City of Berkeley Housing Element Update Housing Goals and Objectives**

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

| GOALS   | OBJECTIVES   | TOP 3                | COMMENTS      |
|---|--|----------------------|---------------|
| <b>Housing Production</b>                               | 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.                          | [Marked with 3 dots] | [Sticky note] |
| <b>Housing Preservation</b>                             | 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. | [Marked with 1 dot]  |               |
| <b>Housing Affordability</b>                            | 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.   | [Marked with 3 dots] | [Sticky note] |
| <b>Special Needs &amp; Extremely Low Income Housing</b> | Berkeley should expand the supply of housing for special needs groups and households and individuals with extremely low incomes.   | [Marked with 3 dots] |               |
| <b>Removal of Government Constraints</b>                | Berkeley should identify and mitigate barriers to the production (from permitting to construction) of new housing of all types.  | [Marked with 2 dots] |               |
| <b>Affirmatively Furthering Fair Housing</b>            | 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.          | [Marked with 3 dots] |               |

**What We Heard**

“More housing.”

“Don’t be like E-ville (the sun never hits the sidewalk and nobody walks anyway). The big ones are ok (on Shattuck and University).”

“Neighborhood preference for Affordable Housing Lotteries.”

“Everyone should have affordable housing --> social housing.”



Figure F-27 Berkeley Bowl Renter Outreach Photos









Figure F-29 Roses in Bloom Youth Outreach Photos









Figure F-31 Poppin' Thursday All Ages Skate Party Youth Outreach Photos



Figure F-32 Graphs showing the breakdown of responses to the questions on each board.

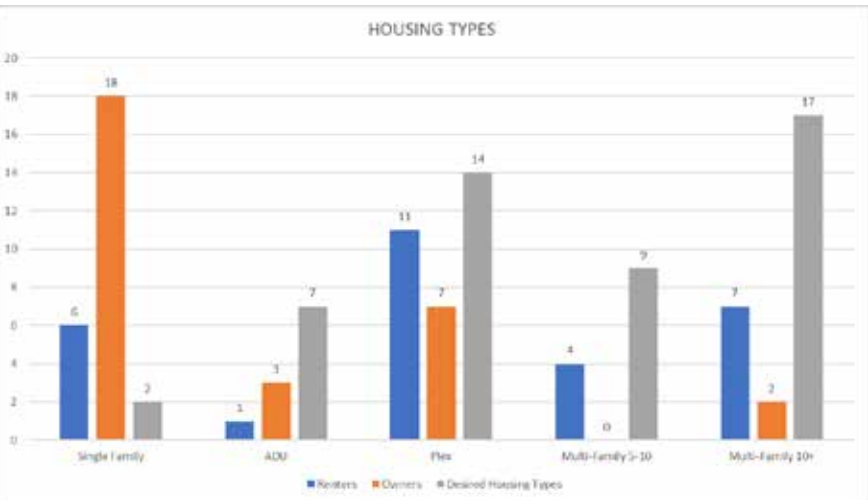
**Events**

Farmers' Market  
Berkeley Bowl  
Roses in Bloom  
Poppin' Thursday



**Events**

Berkeley Bowl  
Roses in Bloom  
Poppin' Thursday



Events

Roses in Bloom  
Poppin' Thursday

