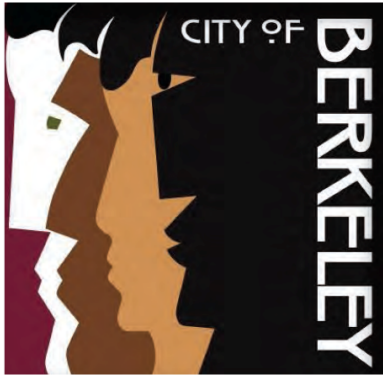


PLANNING COMMISSION

LATE COMMUNICATION PACKET

As of Noon, January 16, 2019



Help us re-imagine the Solid Waste & Recycling
Transfer Station into a state-of-the-art

Zero Waste Facility

The City of Berkeley welcomes your input to re-imagine the City's Solid Waste and Recycling Transfer Station to meet Berkeley's Zero Waste goal.

During the initial listening sessions held in November and December, community members shared their ideas for a new Zero Waste Facility. Now, we're looking for you to come help translate those ideas onto paper.

Please join us at the upcoming scheduled public workshops. All workshops will be held at the **James Kenney Community Center** at 1720 8th Street.

Session 1: Ideas to paper

January 16th (Wednesday): 6:00 p.m. – 8:00 p.m.

Session 2: Analyze first night's outcomes

January 17th (Thursday): 6:00 p.m. – 8:00 p.m.

Session 3: Recap

January 18th (Friday): 10:00 a.m. – 12:00 p.m.

The goal for these three sessions will be to fully flesh out at least two options for the City's Solid Waste & Recycling Transfer Station with potential facility and equipment layouts. We'll come back with more detailed designs in a few months.

Light refreshments will be served. This is a Zero Waste event – please bring your own reusable beverage container.

For more information, or to submit written input, please contact Greg Apa, Solid Waste & Recycling Manager, (510) 981-6359 or gapa@cityofberkeley.info.

Help lead us – and all of Berkeley – toward a future with Zero Waste.

Pearson, Alene

From: Matthew Lewis <mrlewis125@gmail.com>
Sent: Monday, January 14, 2019 3:01 PM
To: Pearson, Alene
Subject: Letter to Planning Commission Re "Options for Encouraging Student Housing in the Southside"

Dear Secretary Pearson,

Below is a communication intended for the members of the planning commission regarding their meeting this Wednesday.

Sincerely,
Matthew Lewis

Subject: Implementing SB 1227 so That Coops Are Not De Facto Excluded

Dear Members of the Planning Commission,

My name is Matthew Lewis and I am a Housing Advisory Commissioner and the Chair of the HAC's Student Housing Subcommittee (though I am not speaking on behalf of the commission nor the subcommittee (nor the Berkeley Student Cooperative, for that matter)) writing to you regarding your *Options for Encouraging Student Housing in the Southside* agenda item. One of the recommendations in the staff report for this item is to implement SB 1277 (density bonus for student housing). While SB 1227 was a positive development, the way it was drafted had the unfortunate effect of making it unreasonably difficult for student housing cooperatives to effectively utilize it (and possibly de facto excluding them altogether; the language is not completely clear).

Under SB 1227, if a cooperative developed student housing, it would have to enter an operating agreement with one or more institutions of higher education in order to utilize an SB 1227 density bonus. While this may not seem like a major issue, it is highly anathema to the principles of cooperativism to allow an external organization to be able to exercise such a substantial degree of unnecessary control over the organization. (As a historic example, UC Berkeley used its authority up through the 1960's to impede co-ed housing. On other occasions, the university was able to block the Berkeley Student Cooperative from accessing federal loans for expansion because federal law was poorly written to require university approval; the university did so in part because they wanted to avoid competition to the dormitories they were constructing, and a similar situation could easily play out today.) It's also unlikely the university would agree to enter a legal agreement (and thus signal approval) without significant control out of fear of being exposed to liability. A school like UC Berkeley could also try to extract unrelated concessions in exchange for approval; for instance, in the 1960's, UC tried to force the BSC to hand over its second largest property for free - with the intention of tearing it down to build parking - in exchange for approval to build and lease Rochdale Commons, despite the fact the BSC would pay for the construction (and that the University had previously told HUD it would lease Rochdale to the BSC for a nominal rate). **In fact, research by experts in the field of student housing cooperatives suggests that university control can be extremely dangerous to the success of student housing cooperatives, and is perhaps the leading causes of their failure** (Jones, Jim. "Death in the Co-Op Family: 70 Years of Murder, Suicide and Tragic Accidents."). Furthermore, a coop would be required to negotiate an agreement with every single educational institution to allow its students to live in such developments, an impractical situation for students who attend schools that which do not send the BSC the bulk of its members (larger institutions could also try to pressure the BSC to exclude students from other schools; for instance, UC Berkeley could attempt to

condition its approval on only allowing UC Berkeley students to live there, thereby depriving BCC and other students of desperately needed affordable housing. I could provide additional reasons why this requirement would be impractical and/or dangerous for cooperatives, but have decided not to to avoid making this letter unnecessarily long.

For all these reasons (and others), I strongly encourage you to write a density bonus law implementing SB 1227 such that student housing cooperatives may receiving it without having to enter a legal agreement with a college or university. (This would not conflict with SB 1227 because developers could still utilize the process set-out in SB 1227; nothing in the bill precludes other density bonuses.) **Doing so would an easily overlooked but crucial step towards creating more affordable housing in Berkeley.**

Finally, I want to note that **the Housing Advisory Commission's [workplan](#) specifically identifies fixing this mistake in SB 1227 so student housing cooperatives can realistically utilize such density bonuses, so this has the de facto endorsement of the HAC** (though again, I am not speaking on behalf of the HAC).

Sincerely,
Matthew Lewis

P.S. For student housing cooperatives, during summer the requirement that all residents be full-time students should be waived. Students housing cooperatives everywhere face drastically lower occupancy rates during summer sessions, and the Berkeley Student Cooperative mitigates this by expanding eligibility during the summer. Not including an exception such as this could have the effect of unnecessarily kicking students out of their housing for three months of the year (some of whom do not another home outside of Berkeley that they can go to).

Pearson, Alene

From: Steve Martinot <martinot4@gmail.com>
Sent: Tuesday, January 15, 2019 10:14 AM
To: Pearson, Alene
Subject: Re: FW: Housing supply and affordability

Hi, Alene,
Sorry this is late. Would you please forward it to Jeff and the rest of the Commission. Thanks.
Steve

Hi, Jeff,

Thank you for those articles on housing supply. Here are some thought on the first one on supply skepticism.

“Adding new homes moderates price increases.” Yes, but if the beginning of the moderated trajectory is already out of reach (unaffordable) to the unwealthy, then slowing down the rate at which it gets further out of reach does not resolve any problems.

What is omitted from the discussion are analyses of demand. In the bay area, there are two types of demand, meaning that there are two different markets. The first is the market of the wealthy, those who have pushed rents too high for most residents. The second market is created by the first one, that of the unwealthy who cannot find affordable housing when displaced. These two markets are separate, incommensurable (requiring different laws for each), yet in intimate relation to each other. (The article gives lip service to this difference, but does not respond to the problem of unaffordability raised by the skeptics. p.28) To increase supply in the first market does nothing to increase supply in the second. Thus, it exacerbates the crisis (which is political). The article does not recognize the incommensurability. It assumes there is only one market, with submarkets, and thus all demand is demand in that market. That is a dogmatic way of looking at housing. To understand the incommensurability, one has to look at the financial economy’s relation to housing.

Ultimately, the target of the argument is that “supply skeptics continue to oppose the creation of new housing.” Some do. But the “supply skeptics” in Berkeley oppose new housing in the first market because they see that new housing must be built in the second. And isn’t. They are calling for housing to be built, not opposing it. But that can’t be seen if one looks at them through a Manichean lens – that is, a lens that sees things as all or nothing, support constructing new housing or oppose all construction. All or nothing arguments are always dogmatic.

Steve



Virus-free. www.avg.com

On Thu, Dec 20, 2018 at 2:58 PM Pearson, Alene <apearson@cityofberkeley.info> wrote:

Dear Commissioners.

See email below and attached articles.

From: Jeff Vincent
Sent: Thursday, December 20, 2018 2:50 PM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Housing supply and affordability

Hi Alene,

Would you mind sharing this with my Planning Commission colleagues?

Thank you,

Jeff Vincent

Hi all,

We frequently have robust discussion about the link between housing supply and housing affordability. To aid that discussion, I wanted to share two new pieces on this:

First is a recent commentary by Rick Jacobus, a national affordable housing expert (who happens to live in Oakland). He briefly outlines Weiner's new housing bill and notes the debate on supply vs. affordability.

<https://shelterforce.org/2018/12/11/hey-yimbys-thanks-for-listening/>

Second, is a brand new article in the academic journal *Housing Policy Debate* (that Rick links to an early white paper draft of). The article, "Supply Skepticism: Housing Supply and Affordability" (by Vicki Been et al.) reviews what research has shown about housing supply and its effect on affordability. It is attached here in PDF for your holiday reading pleasure.

(Also attached is the short commentary on the article by Paavo Monkonnen, UCLA professor, Berkeley alum)

[FYI: here is the Table of Contents for this volume, which is a special edition on the Future of Housing Policy: <https://www.tandfonline.com/toc/rhpd20/29/1?nav=toCList>]

I hope everyone one has a fabulous holiday and I'll see you in January.

Jeff Vincent

Pearson, Alene

From: Amir Wright <awright@asuc.org>
Sent: Monday, January 14, 2019 8:00 PM
To: Pearson, Alene
Subject: More Student Housing Now

Dear Members of the Planning Commission,

My name is Amir Wright, and I am an ASUC senator, a student at UC Berkeley, and Housing Advisory Commissioner.

I am writing to you today to reiterate the great need for student housing development in the Southside area. It pains me that we are still having these discussions, despite having fought for a year for the More Student Housing Now Resolution.

I strongly support the immediate, short-term, and long-term options to increase the city's housing stock as outlined in the staff report. Specifically, the densification of the Southside, expansion of car-free housing, and an updated environmental analysis of potential Zoning Ordinance amendments are crucial to alleviating Berkeley's housing crisis.

Insufficient student housing is a severe problem that must be addressed with urgency, and I urge the Commission to expedite these policies without delay.

Thank you,

	<p>Amir Wright ASUC Senator Associated Students of the University of California (443) 504-4813 bCal: amir.w@berkeley.edu</p>
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Pearson, Alene

From: Jonathan Corn <joncorn8@berkeley.edu>
Sent: Tuesday, January 15, 2019 6:52 PM
To: Pearson, Alene
Subject: Support for new housing

Dear Members of the Planning Commission,

My name is Jonathan Corn and I am a student at UC Berkeley. I am writing to reiterate the great need for student housing development in the Southside area. I strongly support the immediate, short-term, and long-term options to increase housing supply as outlined in the staff report. Specifically, the densification of the Southside, expansion of car-free housing, and an updated environmental analysis of potential Zoning Ordinance amendments are crucial to alleviating Berkeley's housing crisis.

Insufficient student housing is a severe problem that must be addressed with urgency, and I urge the Commission to expedite these policies without delay.

Thank you,

Jonathan Corn

Sent from my iPhone

Pearson, Alene

From: Natasha Ham <natashaham@berkeley.edu>
Sent: Tuesday, January 15, 2019 5:56 PM
To: Pearson, Alene
Subject: student housing

Dear Members of the Planning Commission,

My name is Natasha Ham and I am a student at UC Berkeley. I am writing to reiterate the great need for student housing development in the Southside area. I strongly support the immediate, short-term, and long-term options to increase housing supply as outlined in the staff report. Specifically, the densification of the Southside, expansion of car-free housing, and an updated environmental analysis of potential Zoning Ordinance amendments are crucial to alleviating Berkeley's housing crisis.

Insufficient student housing is a severe problem that must be addressed with urgency, and I urge the Commission to expedite these policies without delay.

Thank you,
Natasha Ham

Pearson, Alene

From: Nuha Khalfay <eavp@asuc.org>
Sent: Monday, January 14, 2019 9:05 PM
To: Pearson, Alene
Subject: Re: 1/16/2019 Meeting - In Support of Student Housing

Dear Members of the Planning Commission,

My name is Nuha and I am the ASUC External Affairs Vice President and student at UC Berkeley. We met at the Planning Commission meeting regarding this subject earlier in 2018, and I appreciate the dedication you all demonstrated through your actions for student housing.

I am writing to reiterate the great need for student housing development in the Southside area. I strongly support the immediate, short-term, and long-term options to increase housing supply as outlined in the staff report.

Specifically,

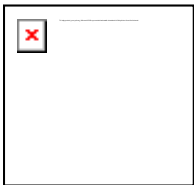
1. the densification of the Southside
2. expansion of car-free housing
3. an updated environmental analysis of potential Zoning Ordinance amendments are crucial to alleviating Berkeley's housing crisis.

Insufficient student housing is a severe problem that must be addressed with urgency, and I urge the Commission to expedite these policies without delay.

Thank you.

Best,
Nuha

--



Nuha A. Khalfay
External Affairs Vice President
[Associated Students of the University of California](#)
(415) 290-1018 | bCal: nuhak@berkeley.edu
she/her pronouns

Follow ASUC EAVP on our social media channels:



Pearson, Alene

From: Samuel Taplin <samtaplin@berkeley.edu>
Sent: Tuesday, January 15, 2019 7:03 PM
To: Pearson, Alene
Subject: Student Housing

Dear Members of the Planning Commission,

My name is Sam Taplin and I am a student at UC Berkeley. I am writing to reiterate the great need for student housing development in the Southside area. I strongly support the immediate, short-term, and long-term options to increase housing supply as outlined in the staff report. Specifically, the densification of the Southside, expansion of car-free housing, and an updated environmental analysis of potential Zoning Ordinance amendments are crucial to alleviating Berkeley's housing crisis.

Insufficient student housing is a severe problem that must be addressed with urgency, and I urge the Commission to expedite these policies without delay.

The University is doing its part to increase the supply of student housing, but as I am sure you all know most students still live off campus and many cannot find affordable housing.

Personally as a freshman last year, the difficulty of finding off-campus housing for the next year created months of stress for me. Even though I started looking in February, it wasn't until May that I found somewhere to live. Apartments we were looking at were taken in a matter of days. For others, we were competing with a bunch of other applicants. Moreover, prices are absurdly high. I had one friend who never found housing. The only way to address the crisis is to increase housing density around campus. The city of Berkeley must prioritize the needs of its residents, and students need places to live.

Thank you,
Sam

Pearson, Alene

From: Sarah Abdeshahian <sarahabdesahian@berkeley.edu>
Sent: Tuesday, January 15, 2019 5:56 PM
To: Pearson, Alene
Subject: More Student Housing Now!

Dear Members of the Planning Commission,

My name is Sarah Abdeshahian, I am a student at UC Berkeley, and the ASUC Campus Organizing Director.

I am writing to reiterate the great need for student housing development in the Southside area. I strongly support the immediate, short-term, and long-term options to increase housing supply as outlined in the staff report. Specifically, the densification of the Southside, expansion of car-free housing, and an updated environmental analysis of potential Zoning Ordinance amendments are crucial to alleviating Berkeley's housing crisis.

Insufficient student housing is a severe problem that must be addressed with urgency, and I urge the Commission to expedite these policies without delay.

Thank you,

Sarah Abdeshahian
UC Berkeley Class of 2020
Political Science and Economics
(949) 743-4780 | [bCal](#)
[Register to Vote Here](#)



Berkeley Tenants Union

2022 Blake Street, Berkeley, CA 94704 | berkeleytenants.org | (510) 982-6696

January 16, 2019

Dear members of the Planning Commission,

The Berkeley Tenants Union is an organization dedicated to defending and advancing the rights of Berkeley renters. We advocate for the voice of tens of thousands of tenants throughout Berkeley.

We are writing to you about the implementation of SB 1227 (student housing density bonus) to close a loophole/oversight in the law which could otherwise prevent the Berkeley Student Cooperative from effectively utilizing the density bonus. One of our steering committee members, Matthew Lewis, has already sent you a personal letter outlining the mechanics of the problem, so we will direct you to that letter instead of unnecessarily replicating it here. **Our steering committee's unanimous recommendation is that the city should write the student housing density bonus so that student housing cooperatives are exempted from any requirement to receive approval from a college(s)/university(s) to utilize it.**

Failing to do so could stifle the growth of the Berkeley Student Cooperative. Not only would that hurt student-tenants by depriving them of more affordable housing, it would also hurt them because student living in public-private-partnership dorms (ie those owned and developed by corporate developers) would have less rights and democratic control than they would in cooperative housing.

Thank you, and please write the city's student housing density bonus to make it as accessible as possible for the Berkeley Student Cooperative to utilize.

Sincerely,

The Berkeley Tenants Union

Pearson, Alene

From: Jane Hood <janehood@berkeley.edu>
Sent: Wednesday, January 16, 2019 8:31 AM
To: Pearson, Alene
Subject: Support for More Student Housing Now

Dear Members of the Planning Commission,

My name is Jane and I am a student at UC Berkeley and a lifelong resident of Berkeley. I am writing to reiterate the great need for student housing development in the Southside area. I strongly support the immediate, short-term, and long-term options to increase housing supply as outlined in the staff report. Specifically, the densification of the Southside, expansion of car-free housing, and an updated environmental analysis of potential Zoning Ordinance amendments are crucial to alleviating Berkeley's housing crisis.

Insufficient student housing is a severe problem that must be addressed with urgency, and I urge the Commission to expedite these policies without delay.

Thank you,
Jane Hood