

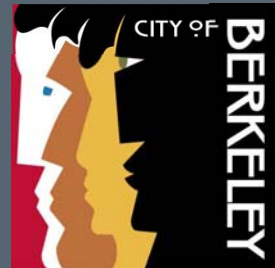
# HOUSING ELEMENT UPDATE OVERVIEW

## 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)
  - Berkeley RHNA 5<sup>th</sup> Cycle and 6<sup>th</sup> Cycle
  - RHNA & Sites Inventory
4. Sites Inventory
5. Housing Considerations
6. 6<sup>th</sup> Cycle Housing Element Update Process
7. Discussion

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**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.**

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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

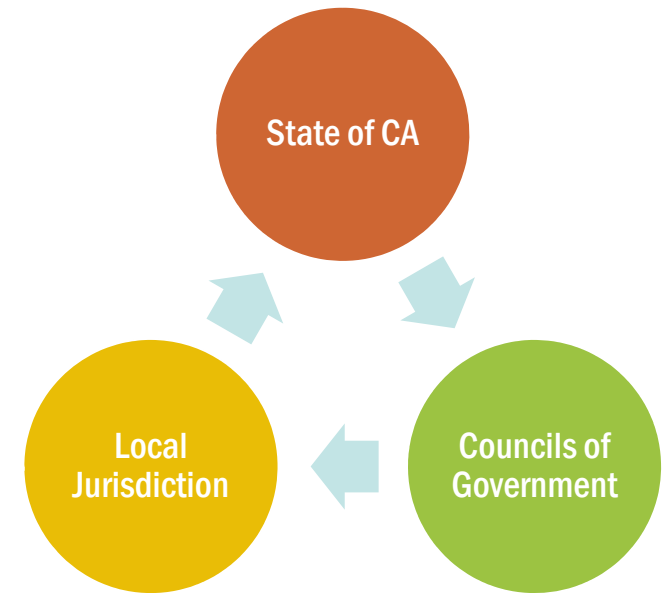


- Required Element of the General Plan
- Must be updated on an 8-year cycle, certified by HCD
- Currently planning for the 6<sup>th</sup> cycle (2023-2031)
- The certification process takes several months and the statutory deadline is January 31, 2023

# 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

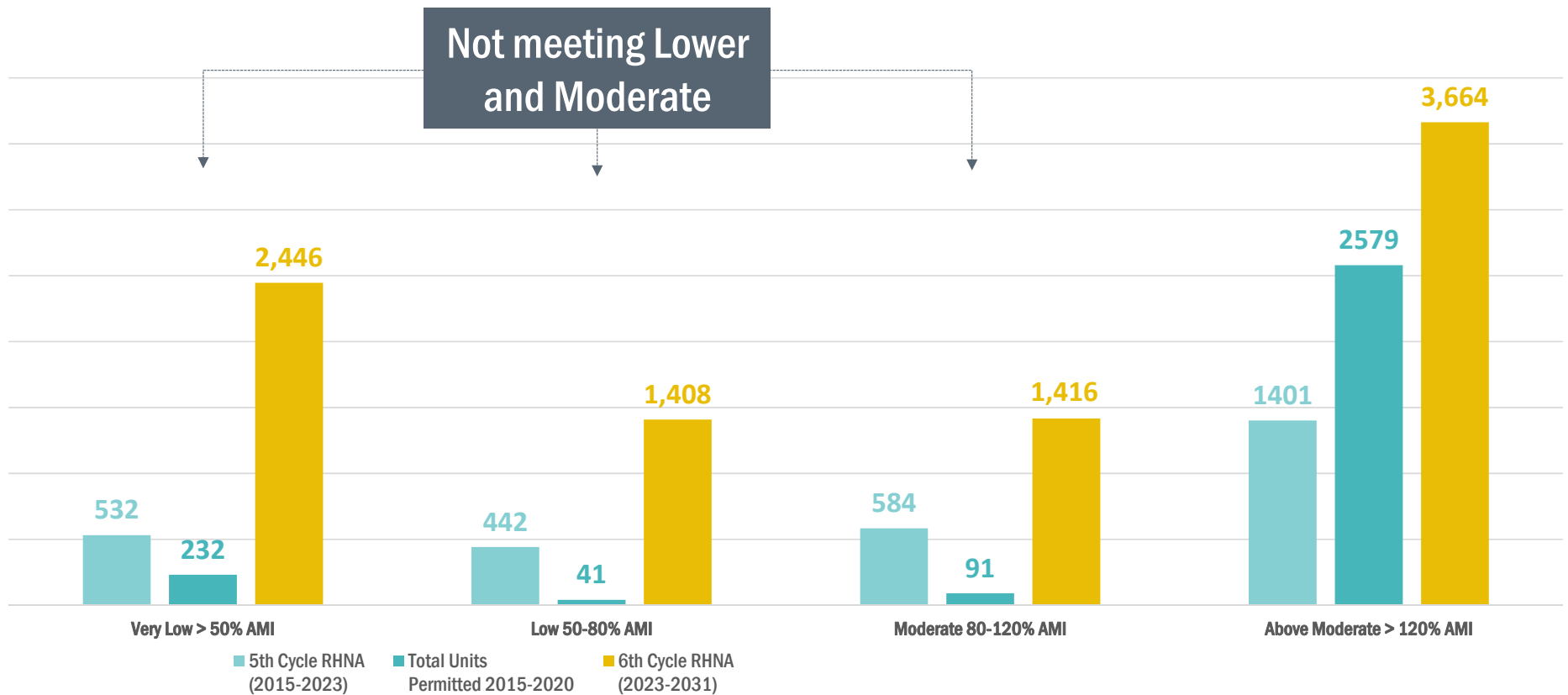
Progress 2015-2020: 2,943 units

6<sup>th</sup> Cycle 2023-2031: 8,934 units

+ 202%

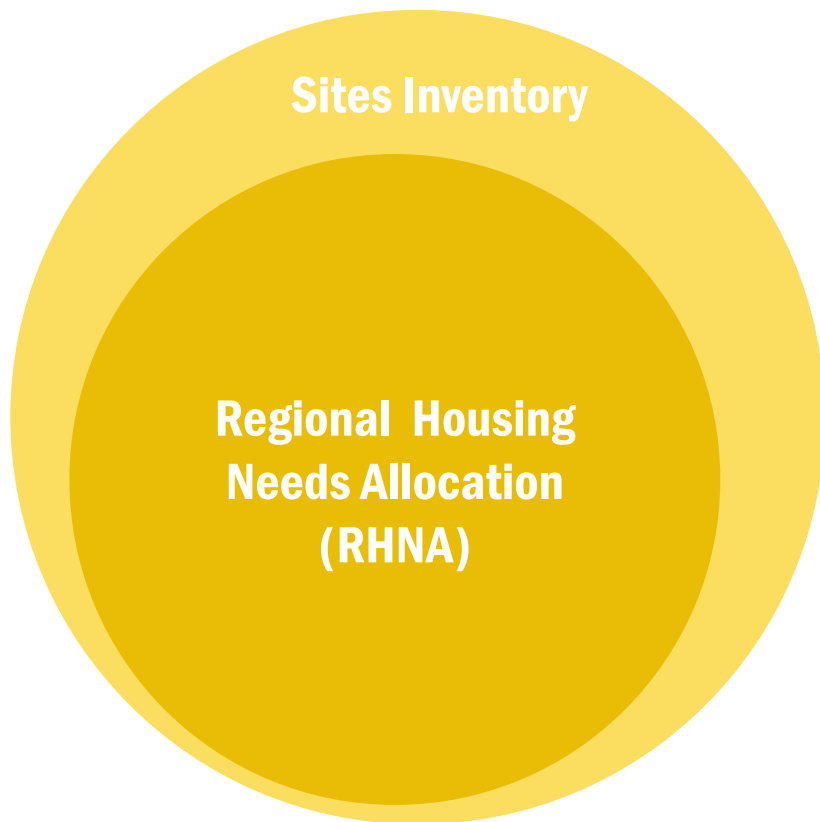
# Regional Housing Needs Allocation (RHNA)

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



Source Revised 2015-2020 APR, accepted by HCD on July 14, 2021

# 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



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 to construct housing units

# Housing Considerations



- Access
- Priority Development Areas (PDAs)
- Reducing Vehicle Miles Traveled
- Transit Proximity



- Population & Demographics
- Household Characteristics
- Student Housing
- BUSD Housing




- Tenant Protections
- Anti-Displacement
- Tenant Selection Criteria
- Anti-Speculation



- Public Safety
- Wildfires
- Physical Features
- Pollution



- Diverse Housing Types
- Missing Middle - "plexes"
- Neighborhood Context
- Historic Preservation



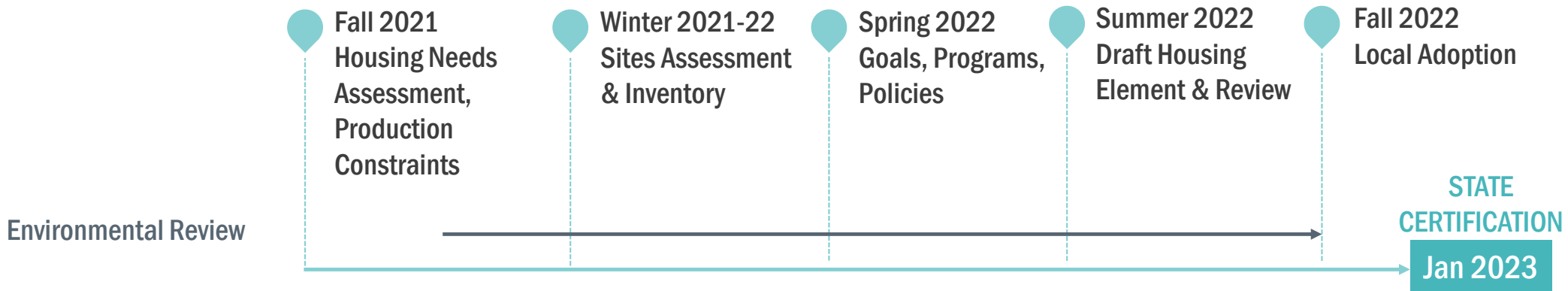
- Affirmatively Furthering Fair Housing
- Geographic Equity
- Community Benefits
- Environmental Equity



- Affordability
- Jobs-Housing Fit
- Middle Income

**LIKELIHOOD OF DEVELOPMENT**

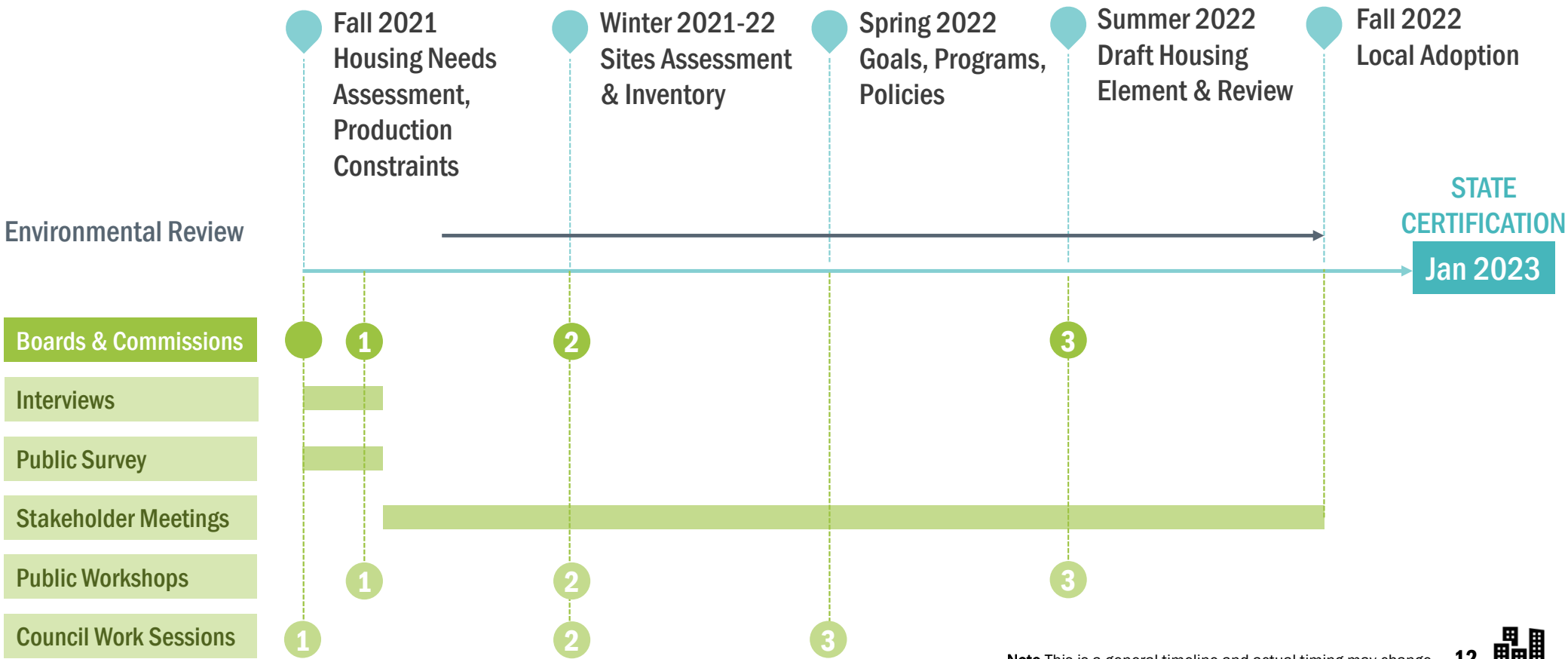
# The 6<sup>th</sup> Housing Element Update Process



**Note** This is a general timeline and actual timing may change.



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



Note This is a general timeline and actual timing may change.



# 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 2012, early 2022, summer 2022)
  - Report back at future board / commission meetings.