HOUSING ELEMENT UPDATE
6th Cycle 2023-2031

**Community Workshop #1:
Assets, Issues, & Opportunities**

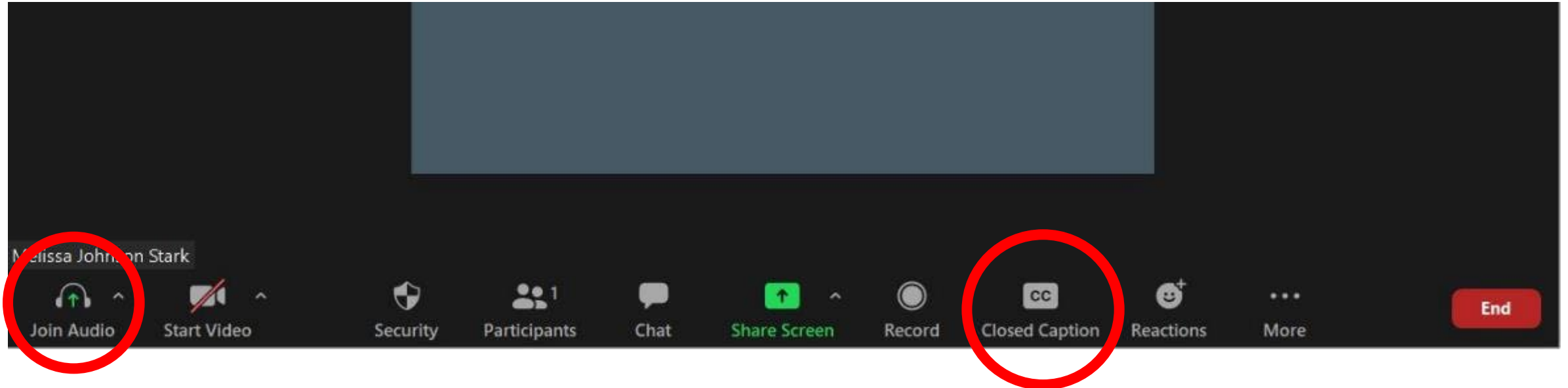October 27, 2021

CITY OF BERKELEY

Welcome!
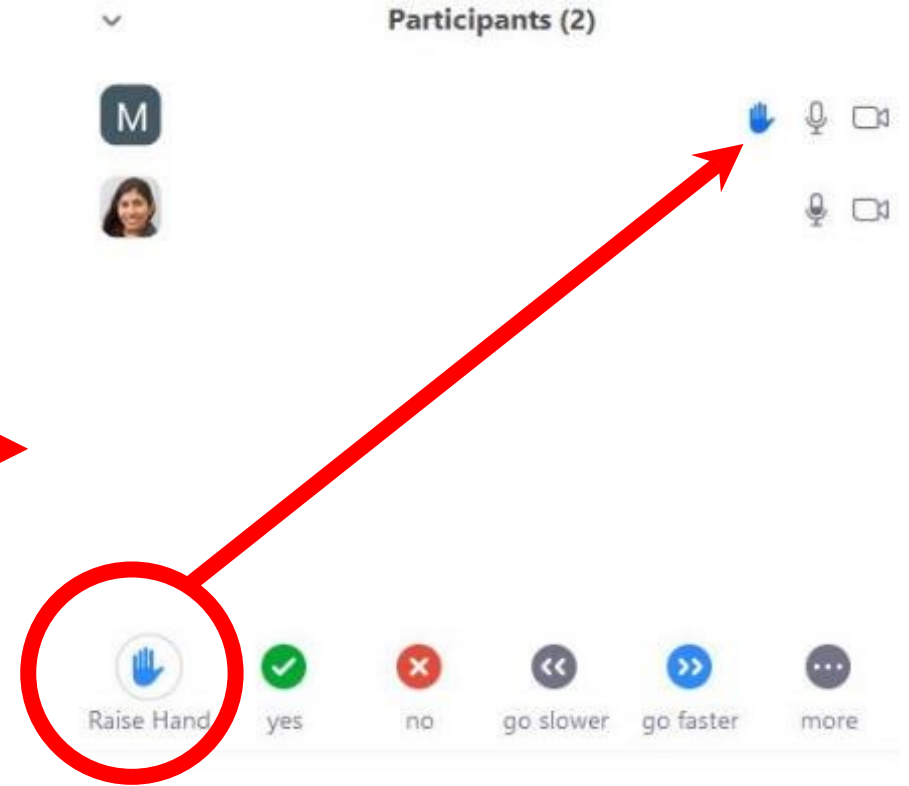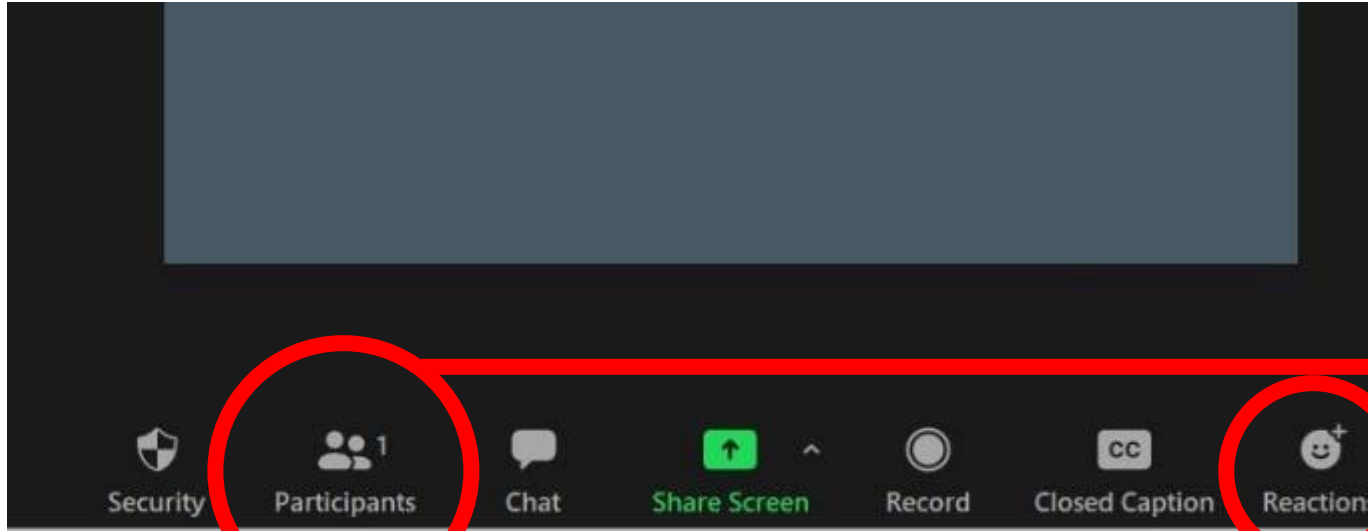
Logistics

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.

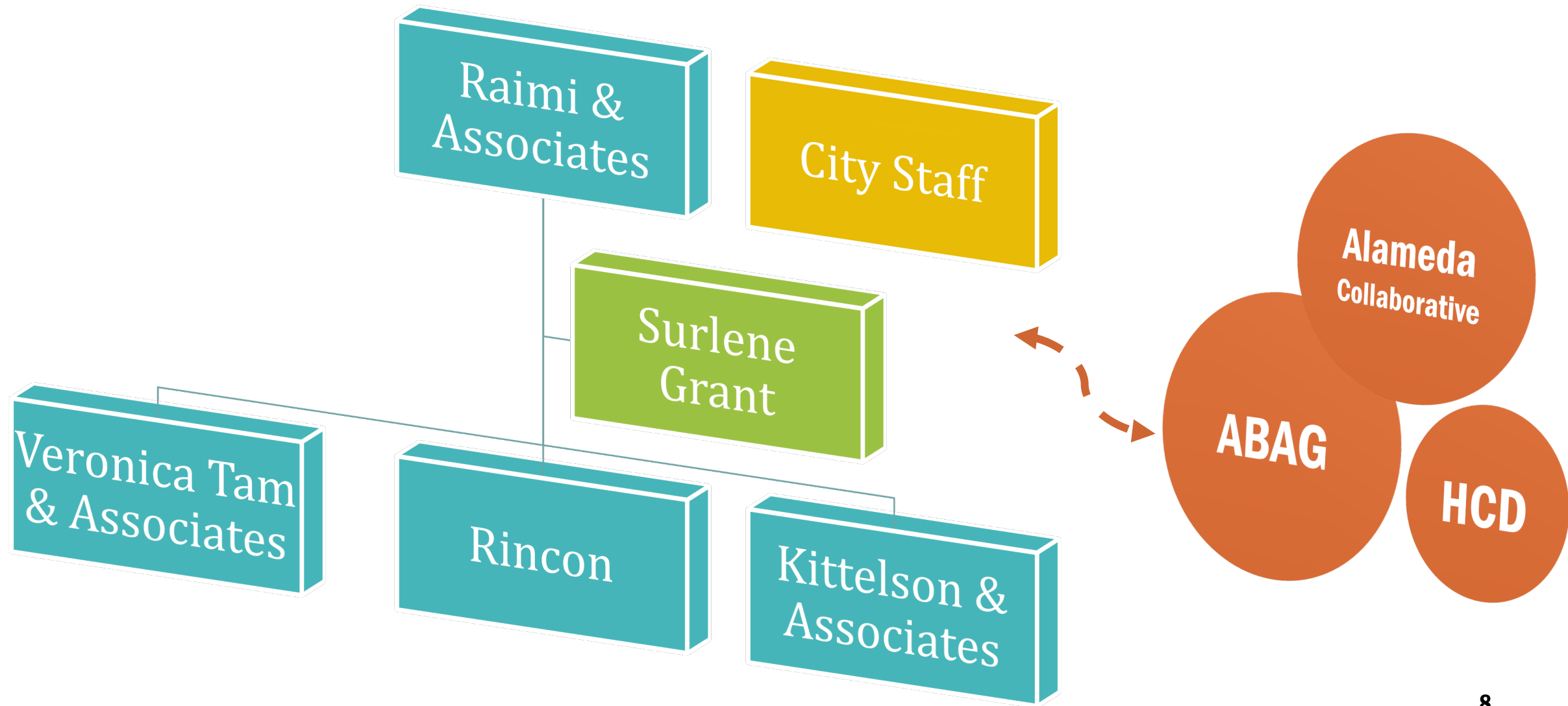# Help with Technical Issues

Zoom Host

Email: sami@raimiassociates.com

Overview

Housing Element Team

Raimi & Associates

City Staff

Surlene Grant

Veronica Tam & Associates

Rincon

Kittelson & Associates

Alameda Collaborative

ABAG

HCD
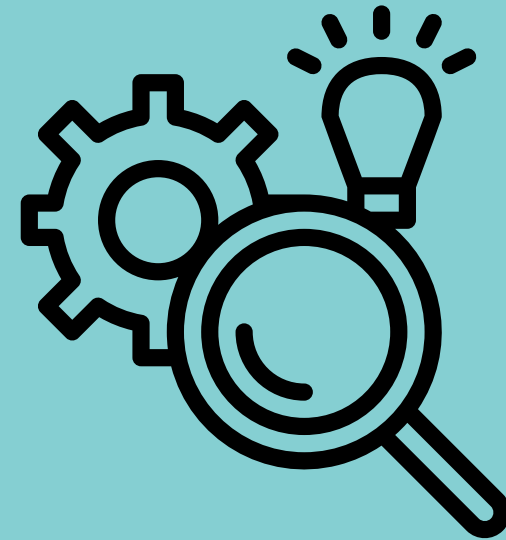
Meeting Objectives

- 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":

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
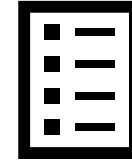8. Urban Design and Preservation
9. Citizen Participation

Required Element of the General Plan

Plan for Regional Housing Needs Allocation (RHNA)

Must be updated every 8 years and certified by HCD

Currently planning for the 6th 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

State of CA

Local Jurisdiction

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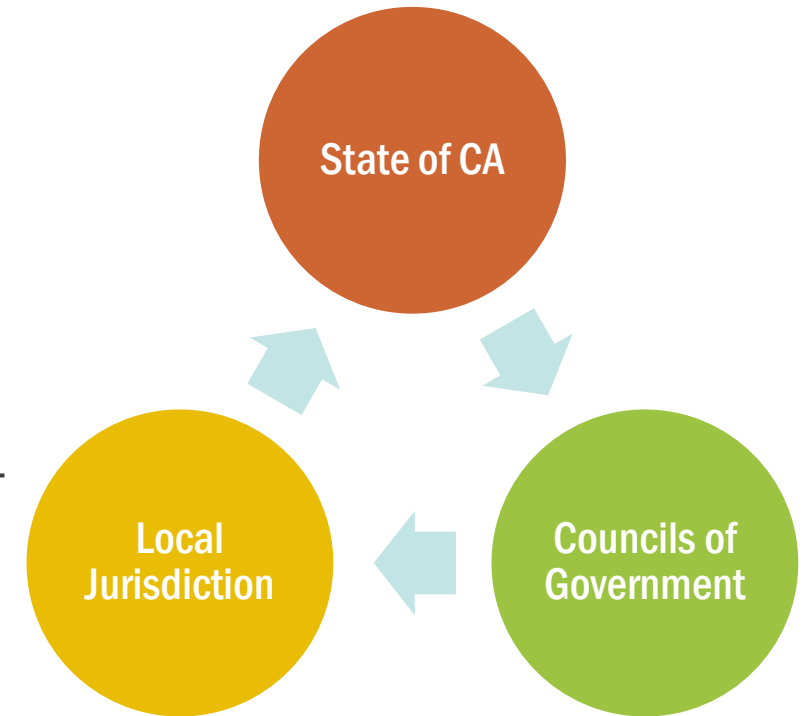
- The methodology for distributing the RHNA was approved in January 2021
- The Bay Area must plan for 441,176 new housing units during the 6th cycle (vs. 187,990 in 5th cycle)
- Berkeley's draft 6th cycle RHNA is 8,934 units
- The final RHNA will be issued by ABAG in December 2021

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle

8,943

+ 202%

2,959

2,943

5th Cycle 2015-2023

Progress 2015-2020

6th Cycle 2023-2031
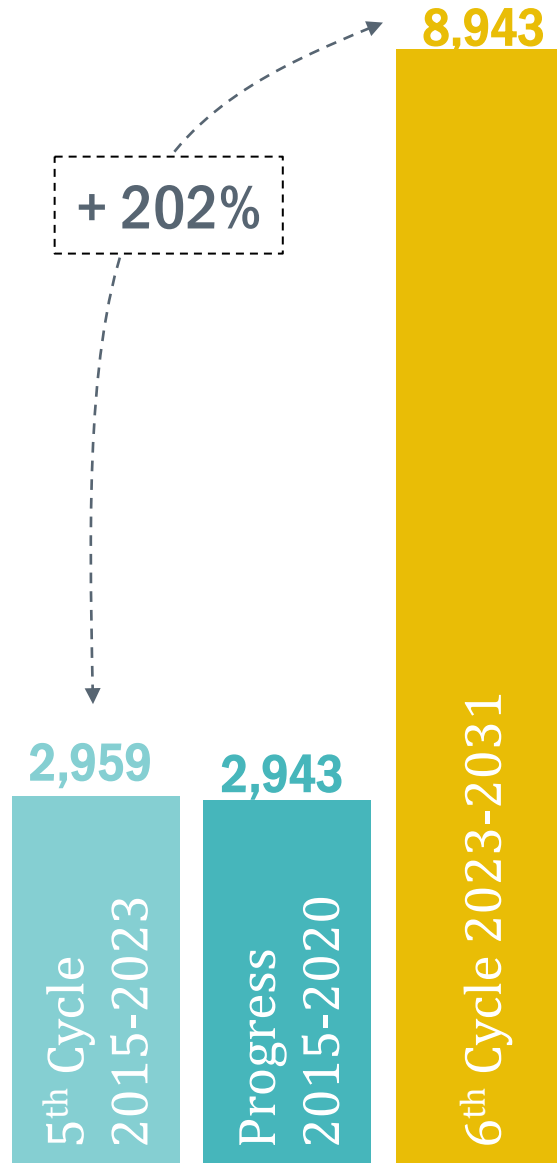
Projected Future Housing Needs

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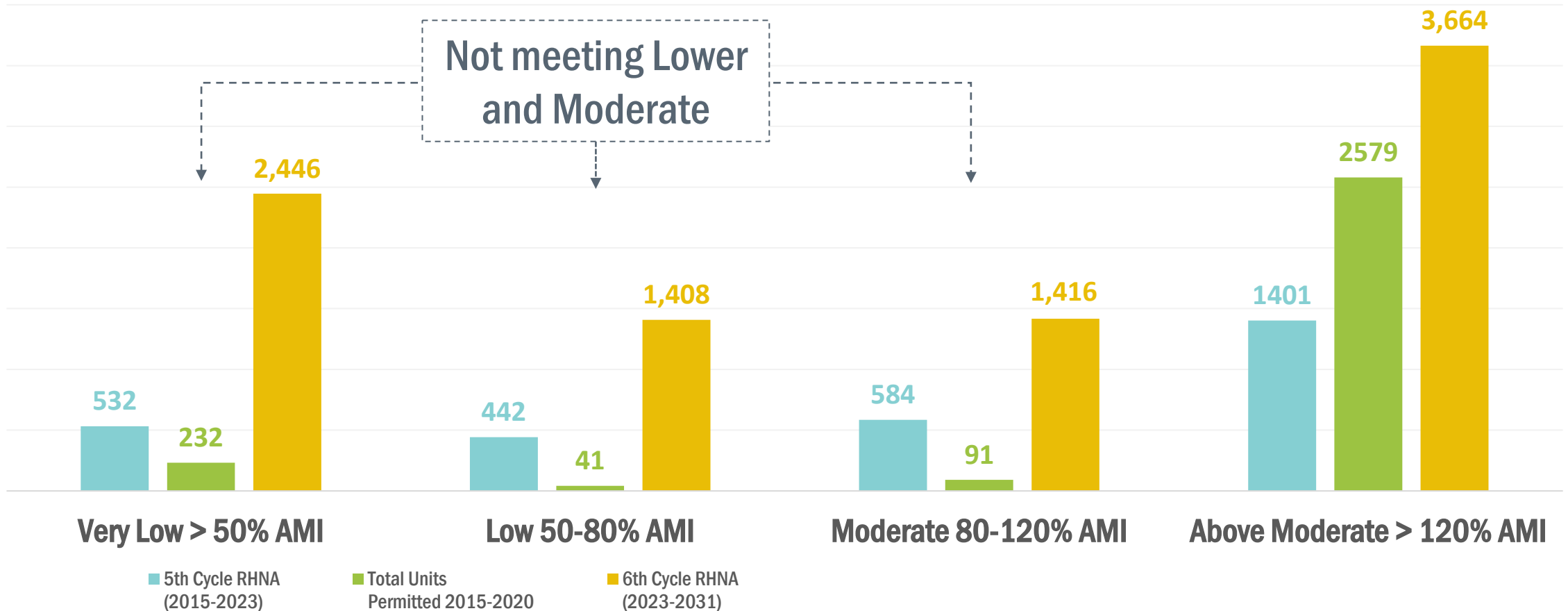
= Higher Allocations *(AB 1086 & SB 828)*

Berkeley currently has

~52,000 housing units

Source Census 2020, State Dept of Finance

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

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

Not meeting Lower and Moderate

2,446
532
232

1,408
442
41

1,416
584
91

3,664
2579
1401

Very Low > 50% AMI   Low 50-80% AMI   Moderate 80-120% AMI   Above Moderate > 120% AMI

■ 5th Cycle RHNA (2015-2023)   ■ Total Units Permitted 2015-2020   ■ 6th Cycle RHNA (2023-2031)

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

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

Photo: Jerome Paulos

Publicly-owned or leased sites

This Photo by Unknown Author is licensed under CC BY-NC-ND

Vacant sites that could be developed with residential

This Photo by Unknown Author is licensed under CC BY-SA

Nonvacant sites that could be developed with housing units or more housing units

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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

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Berkeley's Housing Types and Locations

Recent Development Projects, Berkeley CA

Number of Units
- ⊙ Multi-Unit Detached
- ⊙ 2 to 4 Units
- ⊙ 5+ Units

Project Type
- 🟡 Multifamily
- 🟠 Mixed-Use
- 🟣 Group Living

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
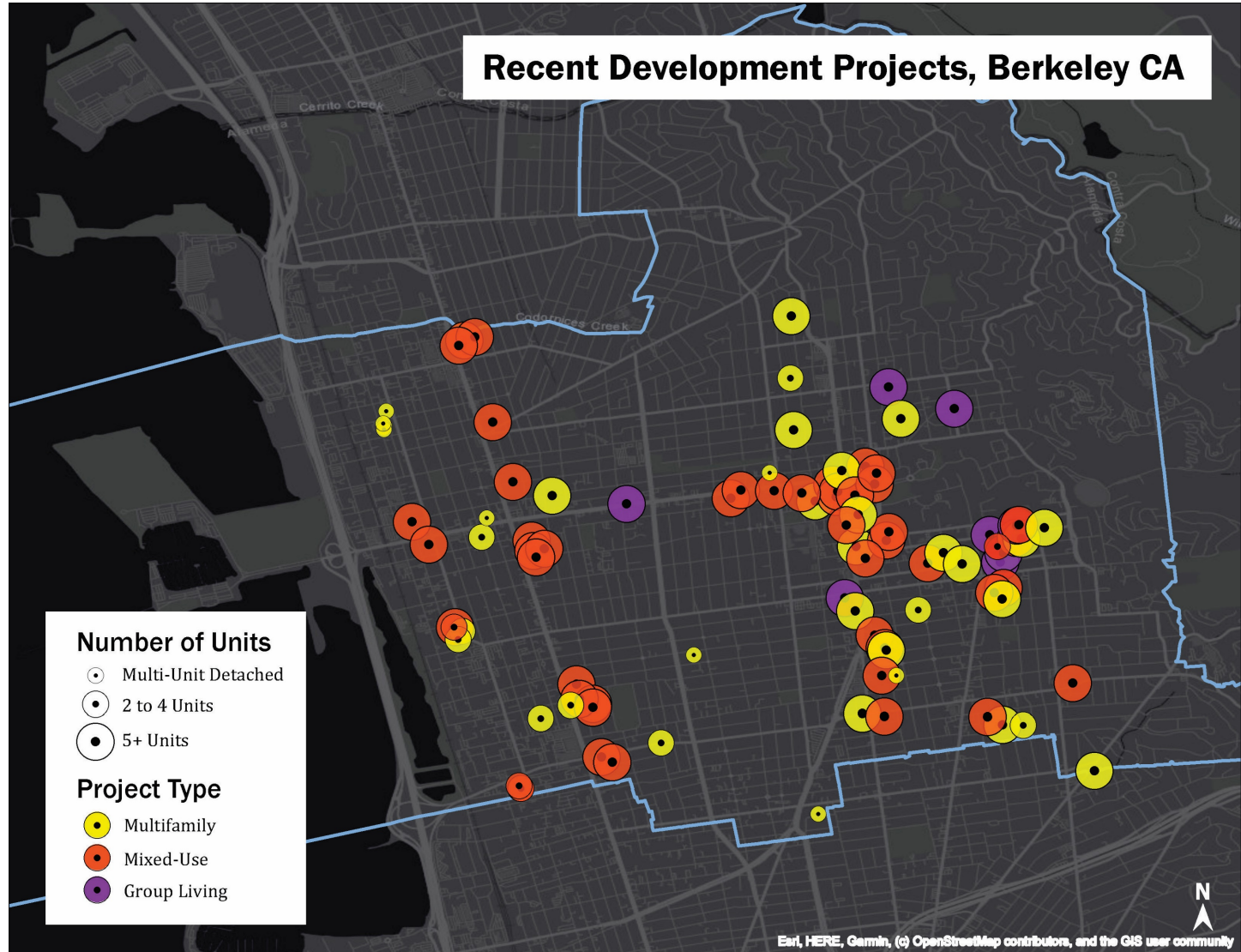
Housing Considerations

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

- 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

- Public Safety
- Wildfires
- Physical Features
- Pollution

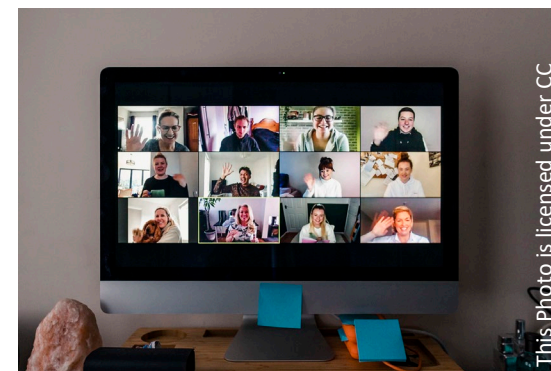**Affirmatively Furthering Fair Housing** *(AB 686)*

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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

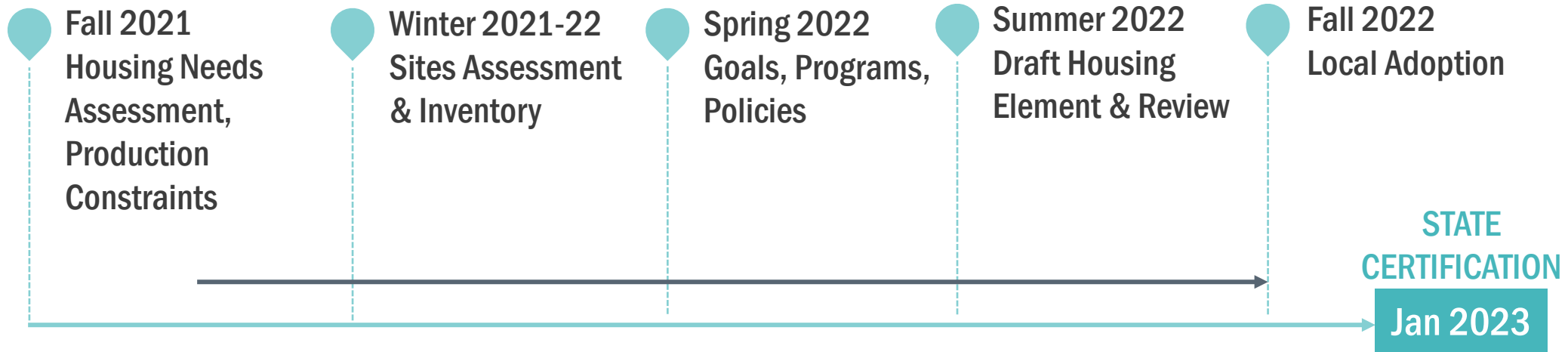❑City Board and Commission Meetings

❑City Council Work Sessions

OUTREACH & ENGAGEMENT STRATEGIES

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Photo: Emilie Raguso

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

The 6ᵗʰ Housing Element Update Process

Fall 2021
Housing Needs Assessment, Production Constraints

Winter 2021-22
Sites Assessment & Inventory

Spring 2022
Goals, Programs, Policies

Summer 2022
Draft Housing Element & Review

Fall 2022
Local Adoption

Environmental Review

STATE CERTIFICATION

Jan 2023

Learn More and Stay Involved!

www.cityofberkeley.info/HousingElement

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**

Questions?

Demographic Poll Results

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

Joining Breakout Rooms...

Breakout Room 1
It may take a few moments.
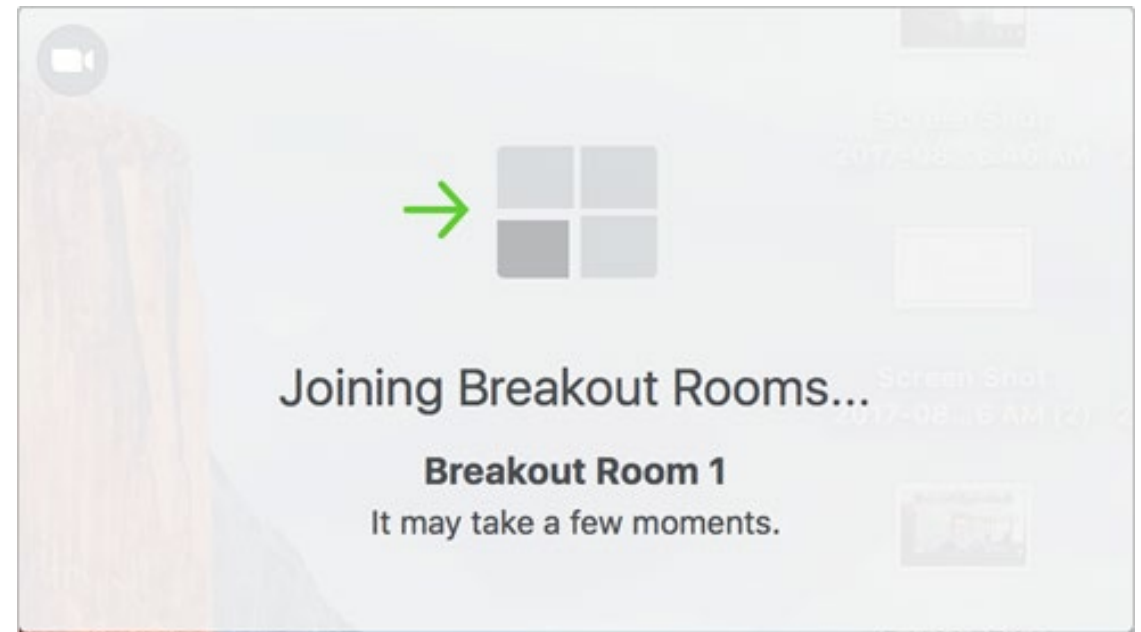
Breakout Questions

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

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 -> Ok
- No personal attacks
- Please mute yourself unless speaking
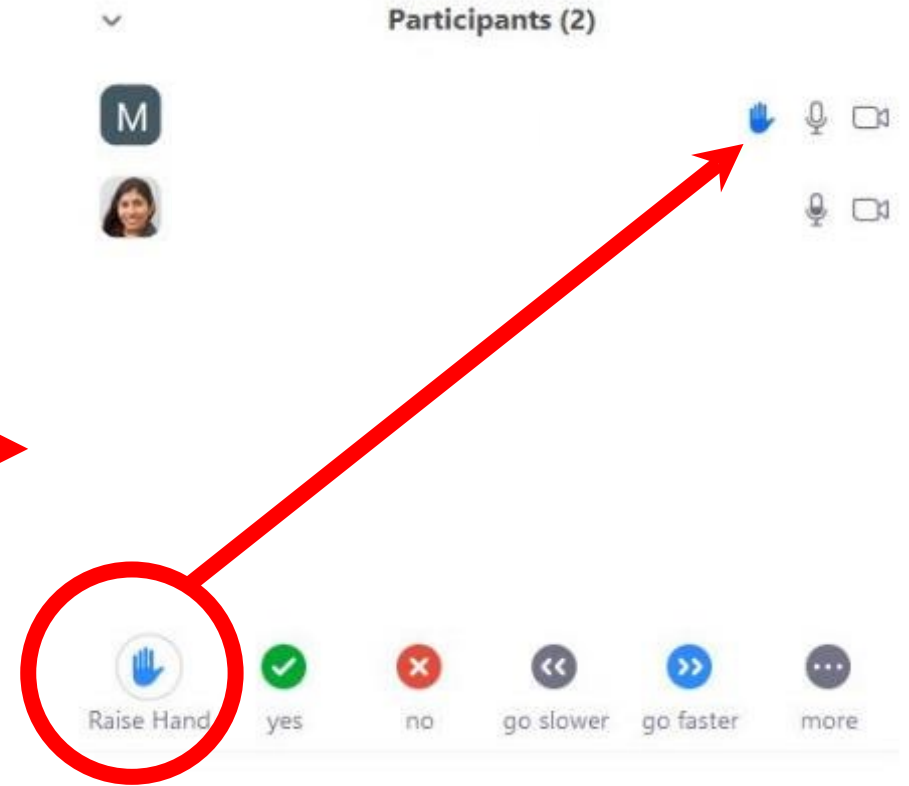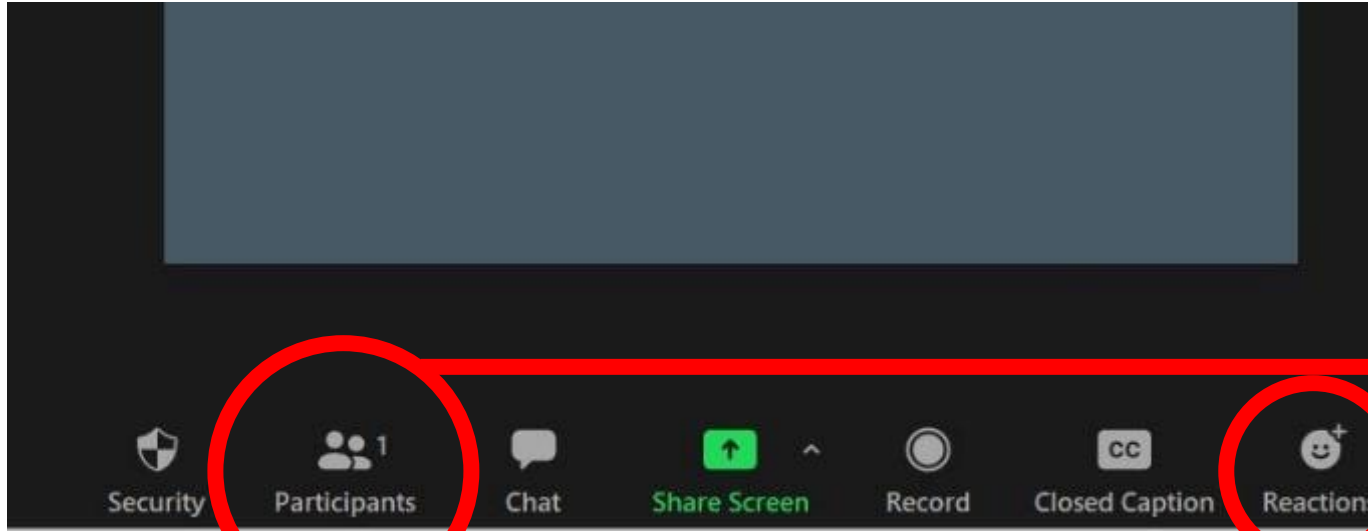 - Facilitator will invite people to unmute themselves

ZOOM INSTRUCTIONS
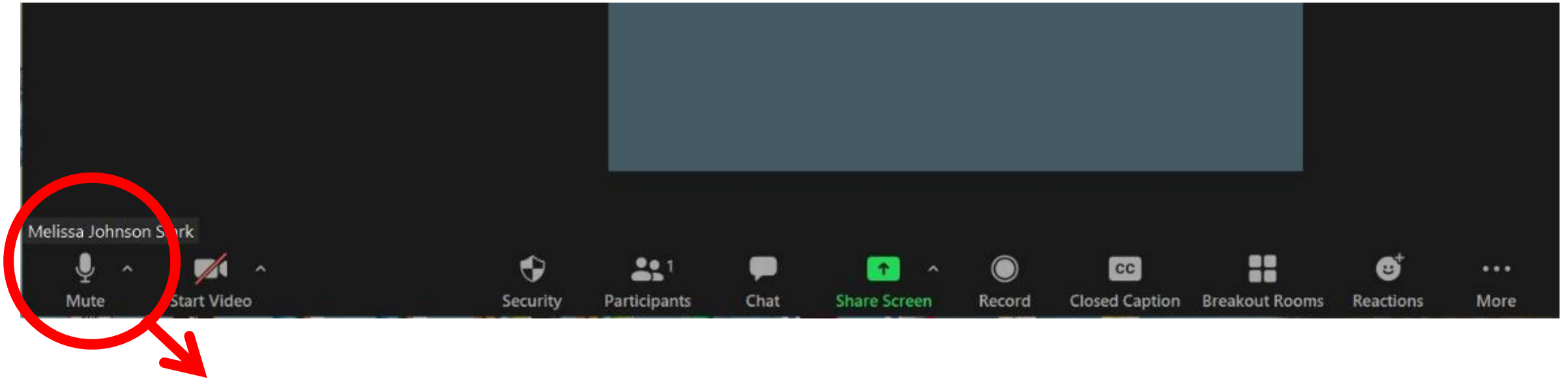
Once Audio is Connected – Please Mute

Please remain muted until it is your turn to speak.

To un-mute, press the same button. On a phone, press *6.

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Help with Technical Issues

Zoom Host

Email: sami@raimiassociates.com

Next Steps

Coming up...

Thursday, October 28 through Sunday, November 14
www.surveymonkey.com/r/berkeleyhousing

- **Council Working Session #2:** December 9, 6 PM

- **Workshop #2:** Early Winter 2022

Stay Involved!

www.cityofberkeley.info/HousingElement

HousingElement@cityofberkeley.info