APPENDIX E
Affirmatively Furthering Fair Housing


PHOTO CREDIT: MTC-ABAG

E1. INTRODUCTION AND OVERVIEW OF AB 686

Assembly Bill 686 (AB 686, 2017) requires the inclusion in the Housing Element an analysis of barriers that restrict access to opportunity[1] and a commitment to specific meaningful actions to affirmatively further fair housing.[2] AB 686 mandates that local governments identify meaningful goals to address the impacts of systemic issues such as residential segregation, housing cost burden, and unequal educational or employment opportunities to the extent these issues create and/or perpetuate discrimination against protected classes.[3] In addition, AB 686:

- Requires the state, cities, counties, and public housing authorities to administer their programs and activities related to housing and community development in a way that affirmatively furthers fair housing;
- Prohibits the state, cities, counties, and public housing authorities from taking actions materially inconsistent with their AFFH obligation;
- Requires that the AFFH obligation be interpreted consistent with HUD's 2015 regulation, regardless of federal action regarding the regulation;
- Adds an AFFH analysis to the Housing Element (an existing planning process that California cities and counties must complete) for plans that are due beginning in 2021; and
- Includes in the Housing Element's AFFH analysis a required examination of issues such as segregation and resident displacement, as well as the required identification of fair housing goals.

The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

This Appendix E Affirmatively Further Fair Housing contains four sections:

E1 Introduction. Provides an overview of the analysis requirements, data sources, and organization of Appendix E.

E2 Sites Inventory. Provides a summary of the RHNA sites inventory by neighborhood groupings and predominant zoning types to demonstrate how the inventory meets the criteria for AFFH. Refers to data and analysis described in Section 1.4 Assessment of Fair Housing Issues.

E3 Conclusions and Actions. Identifies fair housing issues, their contributing factors, assigns a priority level for each factor and addresses them with specific goals and actions.

[1] While California's Department of Housing and Community Development (HCD) does not provide a definition of opportunity, opportunity is usually related to access to resources that improve quality of life. HCD and the California Tax Credit Allocation Committee (TCAC) have created Opportunity Maps to visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment, and economic mobility.

[2] "Affirmatively furthering fair housing" is defined to mean taking meaningful actions that "overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for communities of color, persons with disabilities, and others protected by California law.

[3] A protected class is a group of people sharing a common trait who are legally protected from being discriminated against on the basis of that trait.

E4 Assessment of Fair Housing Issues. Provides a detailed assessment of the City's fair housing issues, including enforcement and outreach, demographic integration and segregation, access to opportunities, and other relevant factors including associated housing needs.

E1.1 Analysis Requirements

An assessment of fair housing must consider the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs.[4] The analysis must address patterns at a regional and local level and trends in patterns over time. This analysis should compare the locality at a county level or even broader regional level such as a Council of Government, where appropriate, for the purposes of promoting more inclusive communities.

For the purposes of this AFFH, "Regional Trends" describe trends in the Bay Area (the members of ABAG) and Alameda County. "Local Trends" describe trends specific to the City of Berkeley.

E1.2 Sources of Information

The City uses a variety of data sources for the assessment of fair housing at the regional and local level. Sources include:

- California Department of Housing and Community Development (HCD) AFFH Data Viewer
- Housing Needs Data Packets prepared by the Association of Bay Area Governments (ABAG), which relies on 2015-2019 American Community Survey (ACS) data by the U.S. Census Bureau for most characteristics. The ABAG Data Packets also referenced the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) reports (based on the 2013-2017 ACS).
- AFFH Data Report prepared by ABAG, which relies on the 2000, 2010, and 2020 Decennial Census and 2011-2015 ACS.
- U.S. Census Bureau's Decennial Census (referred to as "Census") and American Community Survey (ACS).
- Alameda County 2020 Analysis of Impediments to Fair Housing Choice (2020 County AI)
- City of Berkeley 2015 Analysis of Impediments to Fair Housing Choice (2015 AI).
- Local knowledge.

Some of these sources provide data on the same topic, but because of different methodologies, the resulting data differ. For example, the decennial census and ACS report slightly different estimates for the total population, number of households, number of housing units, and household size. This is in part because ACS provides estimates based on a small survey of the population taken over the course of the whole year.[5] Because of the survey size and seasonal population shifts, some information provided by

[4] Gov. Code, §§ 65583, subds. (c)(10)(A), (c)(10)(B), 8899.50, subds. (a), (b), (c); see also AFFH Final Rule and Commentary (AFFH Rule), 80 Fed. Reg. 42271, 42274, 42282-42283, 42322, 42323, 42336, 42339, 42353-42360, esp. 42355-42356 (July 16, 2015). See also 24 C.F.R. §§ 5.150, 5.154(b)(2) (2016).

[5] The American Community Survey is sent to approximately 250,000 addresses in the United States monthly (or 3 million per year). It regularly gathers information previously contained only in the long form of the decennial census. This information is then averaged to create an estimate reflecting a 1- or 5-year reporting period (referred to as a "5-year estimate"). 5-year estimates have a smaller margin of error due to the longer reporting period and are used throughout this AFFH analysis.

the ACS is less reliable. For this reason, the readers should keep in mind the potential for data errors when drawing conclusions based on the ACS data used in this chapter. The information is included as it provides an indication of possible trends. The analysis makes comparisons between data from the same source during the same time periods, using the ABAG Data Package as the first source since ABAG has provided data at different geographical levels for the required comparisons. As such, even though more recent Census data may be available, 2015-2019 ACS reports are cited more frequently (and 2013-2017 for CHAS data).

The City also used findings and data from the 2020 Alameda County Analysis of Impediments to Fair Housing Choice (2020 County AI) for its local knowledge as it includes a variety of locally gathered and available information, such as a surveys, local history and events that have affected or are affecting fair housing choice. The City also used the HCD's 2020 Analysis of Impediments to Fair Housing Choice for its regional findings and data.

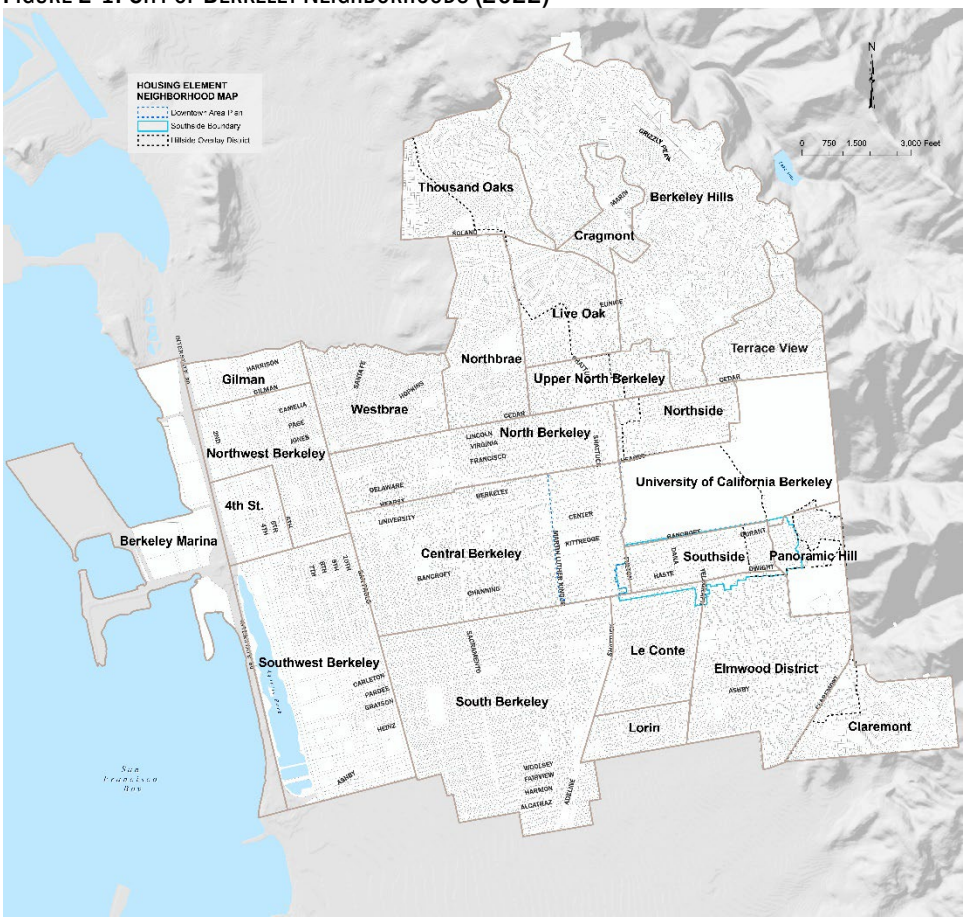
In addition. HCD has developed a statewide AFFH Data Viewer. The AFFH Data Viewer consists of map data layers from various data sources and provides options for addressing each of the components within the full scope of the assessment of fair housing. The data source and time frame used in the AFFH mapping tools may differ from the ACS data in the ABAG package. The City attempted, to the best of its ability, to ensure comparisons between the same time frames. However, in some instances, various time frames are compared (often differing by one year). As explained earlier, the assessment is most useful in providing an indication of possible trends.

For clarity, this analysis will refer to the following Berkeley neighborhoods shown in Figure E-1:

Berkeley Hills,
Cragmont,
Thousand Oaks,
Live Oak,
Northbrae,
Terrace View,
Upper North Berkeley,
Westbrae,
Gilman,
Northwest Berkeley,
4th Street,
Berkeley Marina,
Southwest Berkeley,
North Berkeley,
Northside,
University of California Berkeley,
Panoramic Hill,
Southside,
Downtown Berkeley,
Central Berkeley,
Southwest Berkeley,
South Berkeley,
Le Conte,
Lorin,
Elmwood,
Claremont.

Figure E-1 also includes the City's sites inventory used to meet the 2023-2031 RHNA.

FIGURE E-1: CITY OF BERKELEY NEIGHBORHOODS (2022)



Source: City of Berkeley, 2022.

E2. SITES INVENTORY

HCD requires the City's sites inventory used to meet the RHNA affirmatively furthers fair housing. This includes ensuring RHNA units, especially lower income units, are not disproportionately concentrated in areas with larger populations of interest or special needs populations such as racial/ethnic minority groups, persons with disabilities, R/ECAPs, cost burden renters, etc.

This fair housing analysis evaluates units from BART properties, entitled projects, projects with applications, anticipated projects, and potential additional sites used to meet the City's RHNA. ADUs and Middle Housing are not included in this analysis as the placement of future ADUs and Middle Housing is unknown. However, additional infill ADU and middle housing development, particularly in lower density residential zones, is anticipated based on recent development trends and proposed changes to City zoning policy.

For the purposes of analyzing the City's RHNA strategy through the lens of Affirmatively Furthering Fair Housing, the sites inventory is shown at the tract level by neighborhood groupings (Table E-1). Neighborhoods are grouped together and referred to as follows. Predominant zoning types in these areas are also included below:

- ***Northeast Berkeley:*** Berkeley Hills, Cragmont, Live Oak, Northbrae, Terrace View, Thousand Oaks, Upper North Berkeley neighborhoods

    - Predominantly R-1, Single Family Residential
    - R-2, Restricted Two-family Residential
    - R-2A, Restricted Multiple-family Residential
    - Few C-SO (Solano Avenue Commercial), C-NS (North Shattuck Commercial), R-3 (Multiple-family Residential) zones
- ***West Berkeley:*** 4th Street, Berkeley Marina (no sites), Gilman, Northwest Berkeley, Southwest Berkeley neighborhoods
    - Mix of M (Manufacturing), MM (Mixed Manufacturing), MULI (Mixed Use-Light Industrial), MUR (Mixed-Use Residential), C-W (West Berkeley Commercial), R-1A (Limited Two-family residential)
    - Few R-3 (Multiple-family residential), R-4 (Multi-family residential) zones
- ***Central Berkeley:*** Central Berkeley, Northside, North Berkeley, Westbrae neighborhoods
    - Predominantly R-1 (Single Family Residential), R-2 (Restricted Two-family Residential), R-2A (Restricted Multiple-family residential)
    - R-1A, Limited Two-family residential
    - R-3, Multiple-family residential
    - R-4, Multi-family residential
- ***South Berkeley:*** South Berkeley neighborhood
    - Predominantly R-1 (Single Family Residential), R-2 (Restricted Two-family residential), R-2A (Limited Two-family Residential)
    - R-3, Multiple-family Residential
    - R-4, Multi-family Residential
- ***Southeast Berkeley:*** Claremont, Elmwood District, Le Conte, Lorin, Panoramic Hill, Southside neighborhoods
    - Predominantly R-1 (Single Family Residential), R-2 (Restricted Two-family residential), R-2A (Limited Two-family Residential)
    - R-3, Multiple-family Residential
    - R-4, Multi-family Residential
    - R-S, Residential High Density Subarea
    - R-SMU, Residential Mixed Use Subarea

The City's sites inventory is shown in Figure E-2 by Berkeley neighborhood. The RHNA strategy is further analyzed through various AFFH issues in the following sections:

- Section 1.2.5, *Integration and Segregation*,
- Section 1.2.6, *Racially or Ethnically Concentrated Areas*,
- Section 1.2.7, *Access to Opportunities*, and
- Section 1.2.8, *Disproportionate Housing Needs*.

E2.1 Northeast Berkeley

Northeast Berkeley tracts generally have smaller racial/ethnic minority populations and LMI household populations compared to the rest of the City. There are no tracts in this area with RHNA units that are considered LMI areas with more than 50 percent low or moderate income households. There is one R/ECAP (tract 4226) that is located partially in this section of the City in the Terrace View

neighborhood. Only one above moderate income unit exists in this R/ECAP. All tracts in this area containing RHNA units are high or highest resource.

There are 326 RHNA units allocated to this area of the City including 101 lower income units (31 percent), 35 moderate income units (10.7 percent), and 190 above moderate income units (58.3 percent). RHNA units in this area are not disproportionately exposed to adverse existing conditions.

E2.2 West Berkeley

West Berkeley tracts with RHNA sites are moderate and high resource. All block groups in this area with RHNA units have non-White populations ranging from 52.5 percent to 78.1 percent and one tract is considered an LMI area with an LMI population of 59.4. There are no R/ECAP tracts with RHNA units in this area of the City.

Due to the availability of larger lots – or contiguous lots under the same ownership that can be consolidated—and land uses and assessed values that indicate vacancy or underutilization, there are significantly more RHNA units allocated to West Berkeley compared to Northeast Berkeley. Of the 3,600 units located in West Berkeley, 1,274 are lower income units (35.4 percent), 682 are moderate income units (18.9 percent), and 1,644 are above moderate income units (45.7 percent). The one moderate resource tract (4220) contains mostly above moderate income units, indicating that the City's strategy does not disproportionately place lower or moderate income units in the tract with a lower TCAC opportunity score. The City's RHNA strategy does place more lower income units in tract 4232, where non-White populations are the largest in West Berkeley, compared to moderate and above moderate income units. However, as discussed above, there are no RHNA units in this area located in a R/ECAP. The RHNA strategy does not exacerbate existing conditions related to fair housing in this area of the City.

E2.3 Central Berkeley

Central Berkeley tracts where RHNA units are located are characterized by mostly high resource tracts and two moderate resource tracts. Racial/ethnic minority populations vary in block groups in this area, from 33.3 percent to 57.3 percent, but are generally larger than non-White populations in Northeast Berkeley, but smaller than West Berkeley. LMI populations are also variable in Central Berkeley, ranging from 18.8 percent to 81.8 percent. Most tracts with RHNA units in this area of the City are considered LMI areas with low to moderate income households representing more than 50 percent of the total tract population. There is one R/ECAP in Central Berkeley (tract 4229), that is considered a moderate resource tract with non-White populations ranging from 66.6 to 68.1 percent and an LMI population of 81.8 percent.

There are 6,450 RHNA units located in Central Berkeley neighborhoods, more than half of which are above moderate income units (3,467 above moderate income units). There are also 1,371 lower income units (21.3 percent) and 1,612 moderate income units (25 percent) in Central Berkeley. Though there are more LMI areas and moderate resource tracts in Central Berkeley compared to Northeast Berkeley and West Berkeley, most units in this area allocated towards the above moderate income RHNA, indicating that the City's RHNA strategy does not disproportionately place lower and moderate income units in tracts/block groups where fair housing issues are prevalent.

A large proportion of units in Central Berkeley, however, are in tract 4229, a R/ECAP. There are 2,649 units in this tract, but like the overall distribution of Central Berkeley RHNA units, most are allocated towards the above moderate income RHNA (56.8 percent). Only 14.5 percent of units in this tract are lower income units and 28.7 percent are moderate income units. It is relevant to point out, that though

this tract is considered a R/ECAP, it encompasses Downtown Berkeley and has positive environmental conditions, accessible employment opportunities, and a larger proportion of newer housing units (see Table E-50, Figure E-63Figure E-67, and Figure E-68). Additional housing units in this tract will further expand housing opportunities for the population, including special needs populations, residing in this neighborhood.

E2.4 South Berkeley

TCAC Opportunity category scores for tracts containing RHNA units in South Berkeley include five high resource tracts and one moderate resource (rapidly changing) tract. Block groups in South Berkeley have non-White populations ranging from 35.2 percent to 75.3 percent. Three of the six tracts with RHNA units in South Berkeley are considered LMI areas. There are no R/ECAPs in the South Berkeley neighborhood. In general, overcrowding in South Berkeley tracts is comparable to the Citywide trend, where four percent of households are overcrowded. The rate of cost burdened renters in these tracts is also generally consistent with the Citywide rate of 52.1 percent.

In total, there are 1,448 RHNA units located in the South Berkeley neighborhood including 270 lower income units (18.6 percent), 318 moderate income units (22 percent), and 860 above moderate income units (59.4 percent). Only two of these units are in the moderate resource (rapidly changing) tract). RHNA units in the South Berkeley neighborhood are predominantly in high resource areas with moderate levels of LMI households, overcrowded households, and cost burdened households. Units in this neighborhood are not disproportionately exposed to adverse existing conditions.

E2.5 Southeast Berkeley

Southeast Berkeley has the most variable TCAC Opportunity categorizations for tracts containing RHNA units including two highest resource tracts, three high resource tracts, three moderate resource tracts, and one low resource tract. Block groups in Southeast Berkeley also have variable non-White populations ranging from 15.6 percent to 74 percent. Three of the nine tracts with RHNA units in Southeast Berkeley are considered LMI areas and tracts 4227, 4228, and 4236.02 are R/ECAPs.

The City's RHNA strategy does place units in all five R/ECAPs located in Berkeley, however this area of the City (surrounding UC Berkeley) is characterized by large student populations (see Section 1.4.3 *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*), cost burdened renters, and severely overcrowded households (see Figure E-79 and Figure E-86). Additional housing units in these tracts would increasing housing opportunities in the area and units, specifically lower income units, and—paired with tenant protections, rent stabilization, and anti-displacement policies—would benefit the existing communities residing in these neighborhoods. Discussions with local developers also indicate additional housing opportunities are needed in this area to serve the large student population.

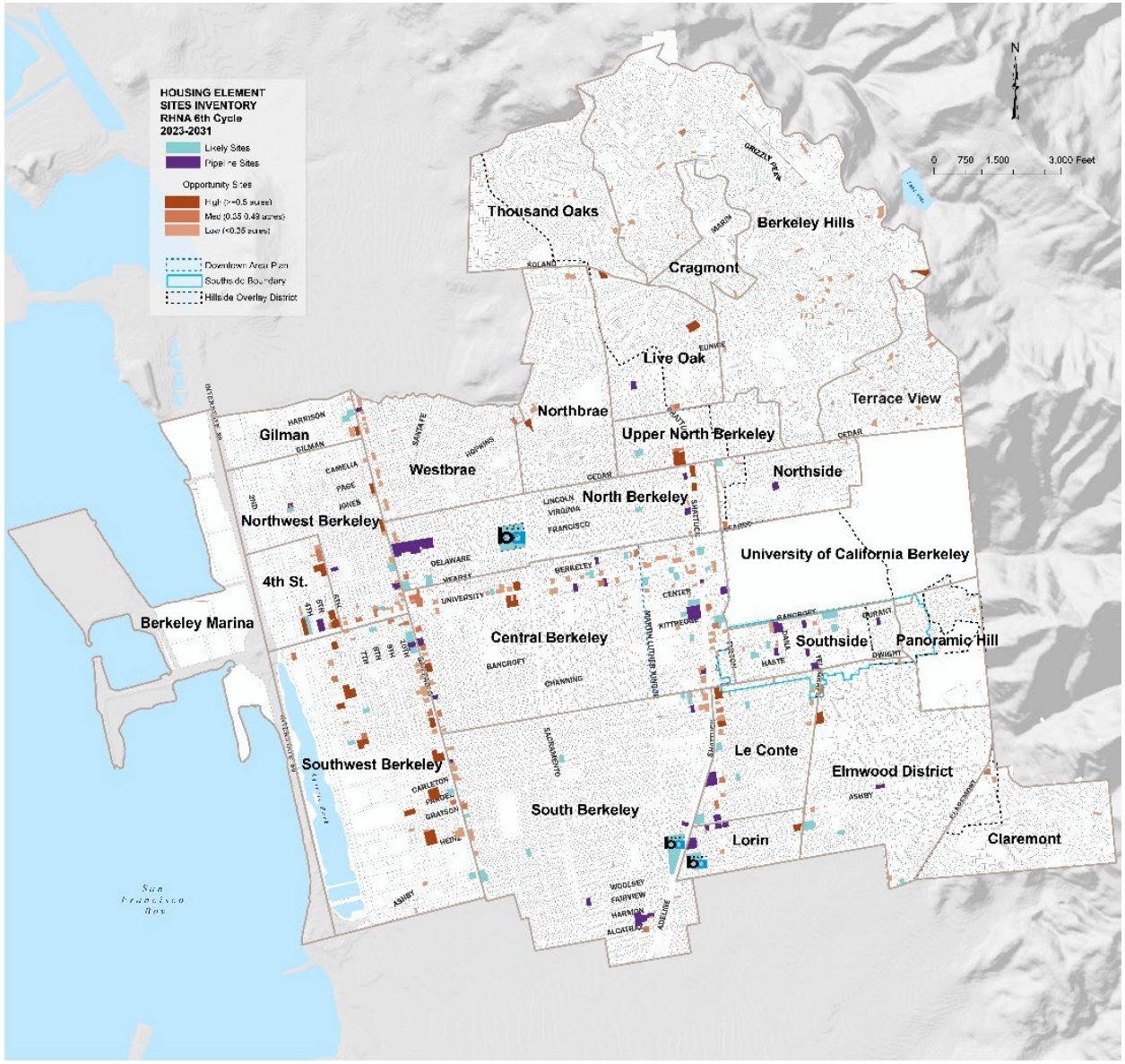
In total, there are 3,503 RHNA units located in South Berkeley neighborhoods including 1,435 lower income units (41 percent), 316 moderate income units (9 percent), and 1,752 above moderate income units (50 percent). There are 1,117 RHNA units in Southeast Berkeley R/ECAPs specifically (tracts 4227, 4228, and 4236.02). Most of these units are allocated towards the above moderate income RHNA (70.2 percent), followed by the lower income RHNA (20 percent) and the moderate income RHNA (9.8 percent). The City's sites inventory provides additional housing in these areas but also does not disproportionately expose future lower and moderate income households to adverse conditions.

TABLE E-1: DISTRIBUTION OF RHNA UNITS BY NEIGHBORHOOD AND TRACT

Tract	# of HHs	Total Capacity (Units)	Income Distribution			TCAC Opp. Category	% Non-White	% LMI Pop.	R/ECAP?	% Over-crowded	Renter Cost Burden	Owner Cost Burden
			Lower	Moderate	Above Moderate							
Northeast Berkeley (Berkeley Hills, Cragmont, Live Oak, Northbrae, Terrace View, Thousand Oaks, Upper North Berkeley neighborhoods)												
4211	837	9	0	0	9	High	26.7%–27.3%	20.3%	No	0.6%	21.4%	31.1%
4212	1,466	17	0	0	17	Highest	21.6%–26.0%	8.1%	No	0.0%	26.8%	33.2%
4213	1,578	33	0	0	33	Highest	23.4%–28.0%	16.3%	No	0.4%	34.5%	32.5%
4214	625	8	0	0	8	Highest	18.8%	26.2%	No	0.6%	37.1%	28.1%
4215	1,576	34	0	0	34	High	20.6%–25.5%	11.5%	No	0.0%	37.1%	29.8%
4216	1,537	35	0	0	35	High	26.1%–29.3%	29.2%	No	0.7%	32.8%	27.1%
4217	1,574	152	101	0	51	High	45.6%	44.3%	No	4.2%	63.5%	33.8%
4218	859	37	0	35	2	Highest	26.1%	29.2%	No	1.7%	40.7%	34.2%
4226	26	1	0	0	1	Highest	61.5%	46.2%	Yes	0.0%	0.0%	0.0%
West Berkeley (4th Street, Berkeley Marina (no sites), Gilman, Northwest Berkeley, Southwest Berkeley neighborhoods)												
4220	928	1,899	567	270	1,062	Moderate	52.5%–64.4%	49.0%	No	5.2%	41.5%	36.1%
4221	1,212	738	271	207	260	High	65.0%–66.6%	49.3%	No	3.8%	53.4%	47.4%
4232	1,142	963	436	205	322	High	68.1%–78.1%	59.4%	No	2.0%	52.7%	42.0%
Central Berkeley (Central Berkeley, Northside, North Berkeley, Westbrae neighborhoods)												
4219	1,732	488	5	108	375	High	33.3%–46.5%	18.8%	No	3.9%	40.3%	32.2%
4222	1,554	1,408	525	141	742	High	45.0%–51.0%	55.8%	No	0.6%	29.4%	45.0%
4223	1,680	246	3	121	122	High	38.8%–53.8%	59.7%	No	3.0%	46.7%	39.3%
4224	2,067	707	43	172	492	High	50.0%–57.3%	68.5%	No	5.6%	57.6%	24.1%
4225	1,439	55	0	0	55	Moderate	38.5%–54.2%	57.2%	No	4.7%	63.1%	54.7%
4229	2,128	2,649	384	761	1,504	Moderate	66.6%–68.1%	81.8%	Yes	11.4%	56.2%	0.0%
4230	2,087	299	82	157	60	High	47.4%	40.4%	No	0.5%	62.8%	33.4%
4231	1,976	598	329	152	117	High	53.4%–56.8%	55.8%	No	0.9%	48.8%	24.0%
South Berkeley (South Berkeley neighborhood)												
4233	1,587	588	77	112	399	High	62.7%–66.6%	48.2%	No	2.5%	67.0%	37.8%
4234	2,002	3	0	0	3	High	51.5%	59.1%	No	3.6%	48.8%	55.2%
4235	1,486	616	12	206	398	High	49.6%–55.0%	49.8%	No	2.0%	53.7%	43.3%
4239.01	818	29	0	0	29	High	35.2%–56.2%	44.2%	No	6.4%	51.2%	24.9%
4240.01	1,426	210	181	0	29	High	63.6%–73.1%	62.4%	No	3.4%	58.4%	27.3%
4240.02	934	2	0	0	2	Moderate (Rapidly Changing)	75.3%	64.4%	No	5.9%	46.5%	45.0%

Tract	# of HHs	Total Capacity (Units)	Income Distribution			TCAC Opp. Category	% Non-White	% LMI Pop.	R/ECAP?	% Over-crowded	Renter Cost Burden	Owner Cost Burden
			Lower	Moderate	Above Moderate							
Southeast Berkeley (Claremont, Elmwood District, Le Conte, Lorin, Panoramic Hill, Southside neighborhoods)												
4227	1,053	2	0	0	2	Moderate	41.9%-57.1%	78.9%	Yes	19.2%	69.9%	26.6%
4228	1,293	786	24	39	723	Low	71.1%-74.0%	88.5%	Yes	15.1%	68.8%	100.0%
4235	1,486	1,183	858	127	198	High	49.6%-55.0%	49.8%	No	2.0%	53.7%	43.3%
4236.01	1,214	4	0	0	4	High	38.9%	46.8%	No	2.8%	38.0%	47.9%
4236.02	2,193	329	199	71	59	Moderate	51.5%-72.5%	82.7%	Yes	10.6%	64.9%	0.0%
4237	1,305	38	0	0	38	Moderate	52.5%	41.9%	No	2.5%	48.4%	31.2%
4238	1,306	21	0	0	21	Highest	15.6%-21.9%	14.6%	No	0.5%	36.1%	31.0%
4239.01	818	896	268	43	585	High	35.2%-56.2%	44.2%	No	6.4%	51.2%	24.9%
4239.02	712	244	86	36	122	Highest	28.6%-33.0%	30.6%	No	1.7%	36.4%	23.9%

FIGURE E-2: BERKELEY NEIGHBORHOODS AND SITES INVENTORY



Source: City of Berkeley, 2022; Veronica Tam & Associates (VTA), 2022.

Note: Throughout Appendix E, most maps identify the Ashby and North Berkeley BART sites as Opportunity Sites, or "High Priority Potential Additional Sites" because no entitlement project is currently underway at these two locations.

However, for purposes of the sites inventory analysis, the two BART sites are considered "Likely Sites" because the City and BART have signed a Memorandum of Understanding (MOU) agreement on the development of these lots and are actively working together to release a Request for Qualifications (RFQ) for potential developer teams for the two sites in Summer 2022.

E2.6 Integration and Segregation

Race/Ethnicity

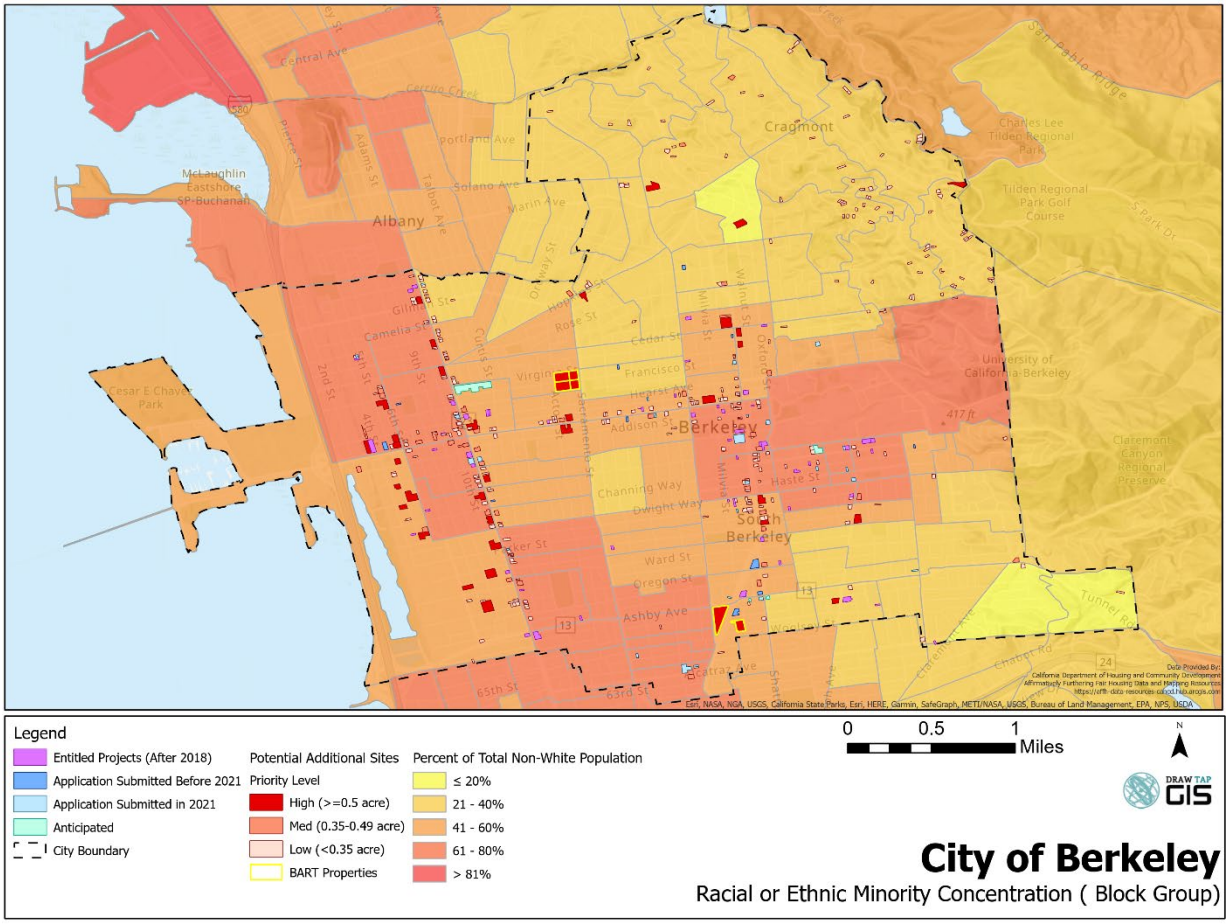
The distribution of RHNA units by income category and racial/ethnic minority population (block group) is shown in Table E-2 and Figure E-3. Most RHNA units are located in block groups where between 41 percent and 80 percent of the population belongs to a racial or ethnic minority group. This generally reflects the overall composition of the City; block groups with non-White populations smaller than 40 percent are concentrated only in the northeastern and southeastern areas of the City. Block groups in the remainder of the City have non-White populations exceeding 40 percent. There are no RHNA units in block groups with racial/ethnic minority populations exceeding 81 percent. Consistent with the overall composition of the City, only 0.2 percent of RHNA units are block groups where less than 20 percent of the population belongs to a racial or ethnic minority group. All of these units are allocated towards the above moderate income RHNA. Areas of the City where racial/ethnic minority populations are fewer (Northeast Berkeley, Claremont neighborhood) are characterized by single-family residential zones (R-1). Single-family homes are generally allocated to the above moderate income RHNA. The placement of above moderate income RHNA units in block groups with smaller racial/ethnic minority populations is a reflection of housing type. It is important to note that as part of the Housing Element, the City is proposing to allow for multi-unit development in all residential zones, including R-1.

While more above moderate income units are in block groups with smaller racial/ethnic minority populations compared to lower and moderate income units, 50.1 percent of above moderate income units are also in block groups where 61 to 80 percent of the population belongs to a racial/ethnic minority group compared to 48.5 percent of moderate income units and 43.6 percent of lower income units. According to the 2015-2019 ACS, 46.7 percent of the Berkeley population belongs to a racial or ethnic minority group. The City's RHNA strategy reflects the overall composition of Berkeley, including zoning districts, and does not exacerbate existing segregation conditions related to race or ethnicity.

TABLE E-2: DISTRIBUTION OF RHNA UNITS BY RACIAL/ETHNIC MINORITY POPULATION

Racial/Ethnic Minority Population (Block Group)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<=20%	0	0.0%	0	0.0%	24	0.3%	24	0.2%
21-40%	94	2.1%	179	6.0%	523	6.6%	796	5.2%
41-60%	2,417	54.3%	1,348	45.5%	3,403	43.0%	7,168	46.8%
61-80%	1,940	43.6%	1,436	48.5%	3,963	50.1%	7,339	47.9%
>81%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-3: SITES INVENTORY AND RACIAL/ETHNIC MINORITY POPULATION BY BLOCK GROUP (2018)



Source: HCD AFFH Data Viewer (ESRI, 2018), 2022; Veronica Tam & Associates (VTA), 2022.

Persons with Disabilities

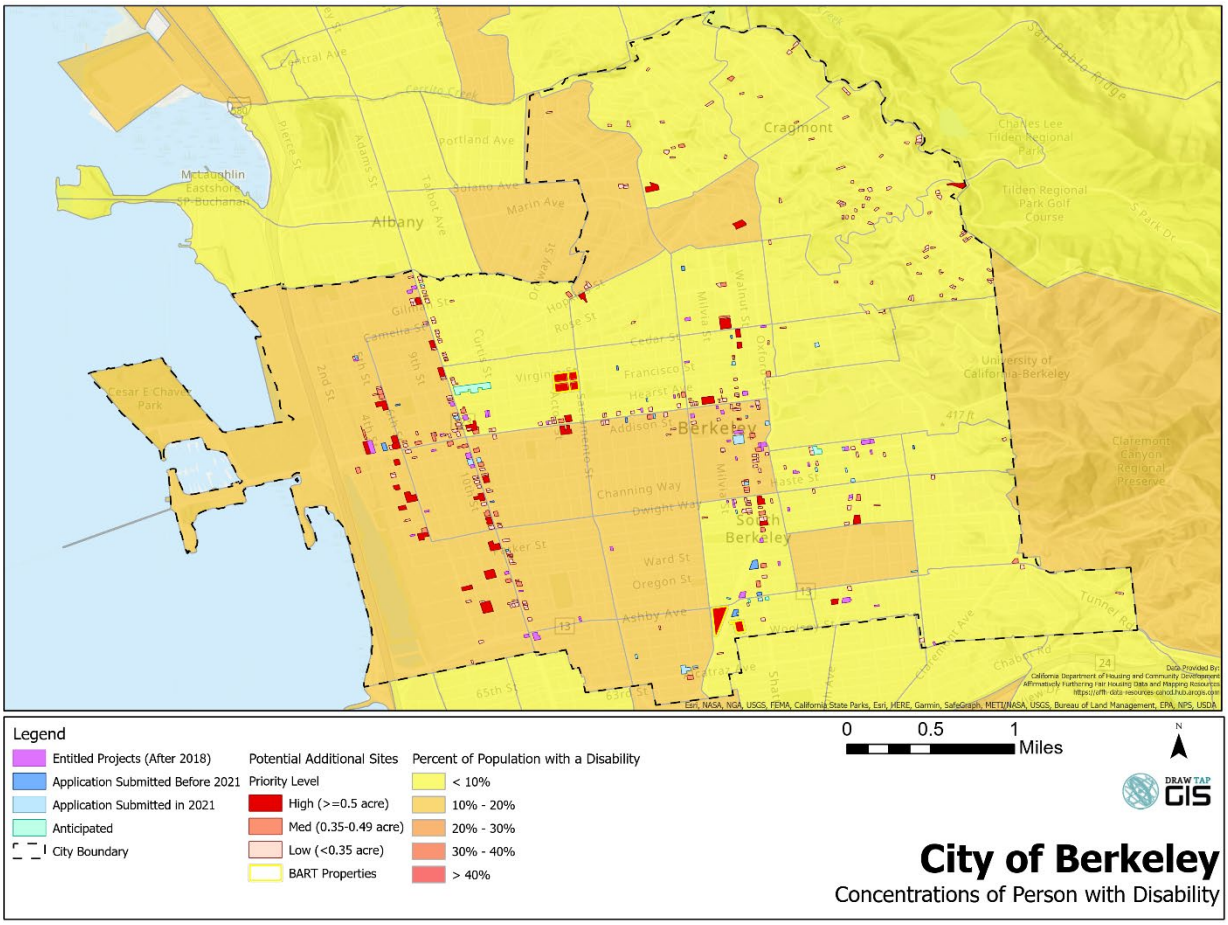
As discussed in Section 1.4.2 *Persons with Disabilities*, Berkeley has a smaller, but comparable, population of persons with disabilities to the County (8.7 vs. 9.2 percent, respectively). There are no tracts in the City where the population of persons with disabilities exceeds 20 percent. Of the 33 tracts in the City, 13 (39.4 percent) have populations of persons with disabilities exceeding 10 percent. As presented in Table E-3 and Figure E-4, despite the overall composition of the City (more tracts with less than 10 percent persons with disabilities), there are more RHNA units located in tracts where 10 to 20 percent of the population experiences a disability. Approximately 52.2 percent of RHNA units, 52.3 percent of lower income units, 62.9 percent of moderate income units, and 48.1 percent of above moderate income units, are located in tracts where 10 to 20 percent of the population has one or more disability.

The City's RHNA strategy distributes units throughout Berkeley, but areas where higher density housing is feasible, especially West and South Berkeley, tend to have larger populations of persons with disabilities. Topographically, South and West Berkeley is flatter compared to the Northeast and Eastern parts of the City, and also is in proximity to several major transit lines and street corridors, which supports accessibility for persons with disabilities.

TABLE E-3: DISTRIBUTION OF RHNA UNITS BY POPULATION OF PERSONS WITH DISABILITIES

Disabled Population (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<10%	2,124	47.7%	1,099	37.1%	4,110	51.9%	7,333	47.8%
10-20%	2,327	52.3%	1,864	62.9%	3,803	48.1%	7,994	52.2%
20-30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
30-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-4: SITES INVENTORY AND POPULATION OF PERSONS WITH DISABILITIES BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022; VTA, 2022.

Familial Status

Tracts with lower populations of children in married couple households tend to correlate with zoning districts where higher density housing is more feasible. HCD considers a density of at least 30 units per acre to be suitable for lower income units in Alameda County. As such, there is a larger proportion of lower income RHNA units in tracts where only 40 to 60 percent of children live in married couple households compared to moderate and above moderate income units (Table E-4). Conversely, as shown in Table E-5, there are more lower income units in tracts where more than 40 percent of children live in single-parent female-headed households. As presented in Figure E-6, there is only one tract in the City where more than 40 percent of children live in female-headed households, but 32.3 percent of lower

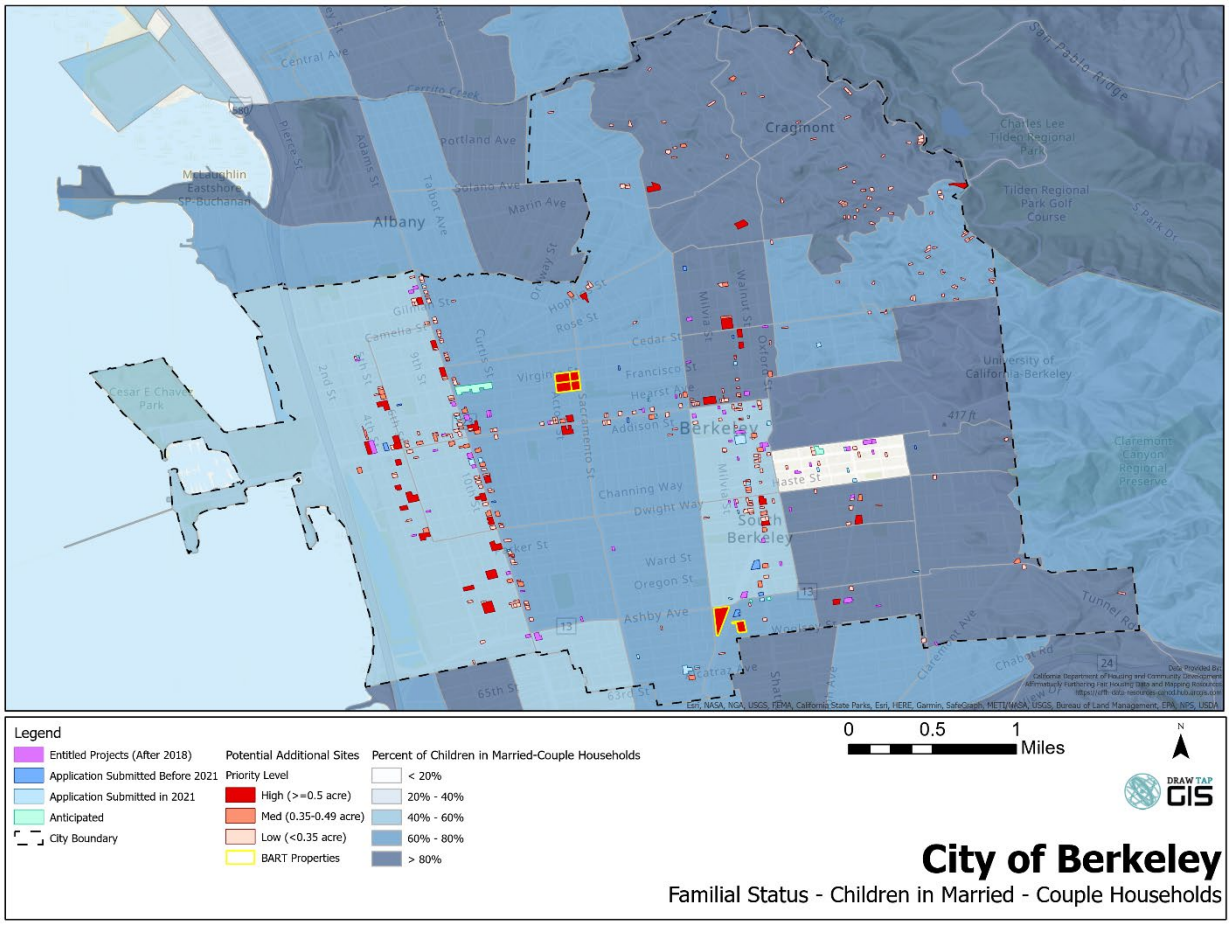
income units, 20.4 percent of moderate income units, and 21 percent of above moderate income units are in this tract (Table E-5).

Though this tract has a larger percentage of children in female-headed households, it is considered a TCAC high resource area. The addition of housing units in this neighborhood, specifically lower income units, will increase housing opportunity for current residents. More than 50 percent of renters are cost burdened in this tract but this area received medium to high scores for economic, education, and environmental opportunities. This tract also had positive scores for accessibility to employment opportunities.

TABLE E-4: DISTRIBUTION OF RHNA UNITS BY PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS

Children in Married Couple HHs (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
20-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
40-60%	1,961	44.1%	1,506	50.8%	2,684	33.9%	6,151	40.1%
60-80%	2,037	45.8%	1,139	38.4%	3,649	46.1%	6,825	44.5%
>80%	429	9.6%	279	9.4%	857	10.8%	1,565	10.2%
No Data	24	0.5%	39	1.3%	723	9.1%	786	5.1%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-5: SITES INVENTORY AND PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS BY TRACT (2019)

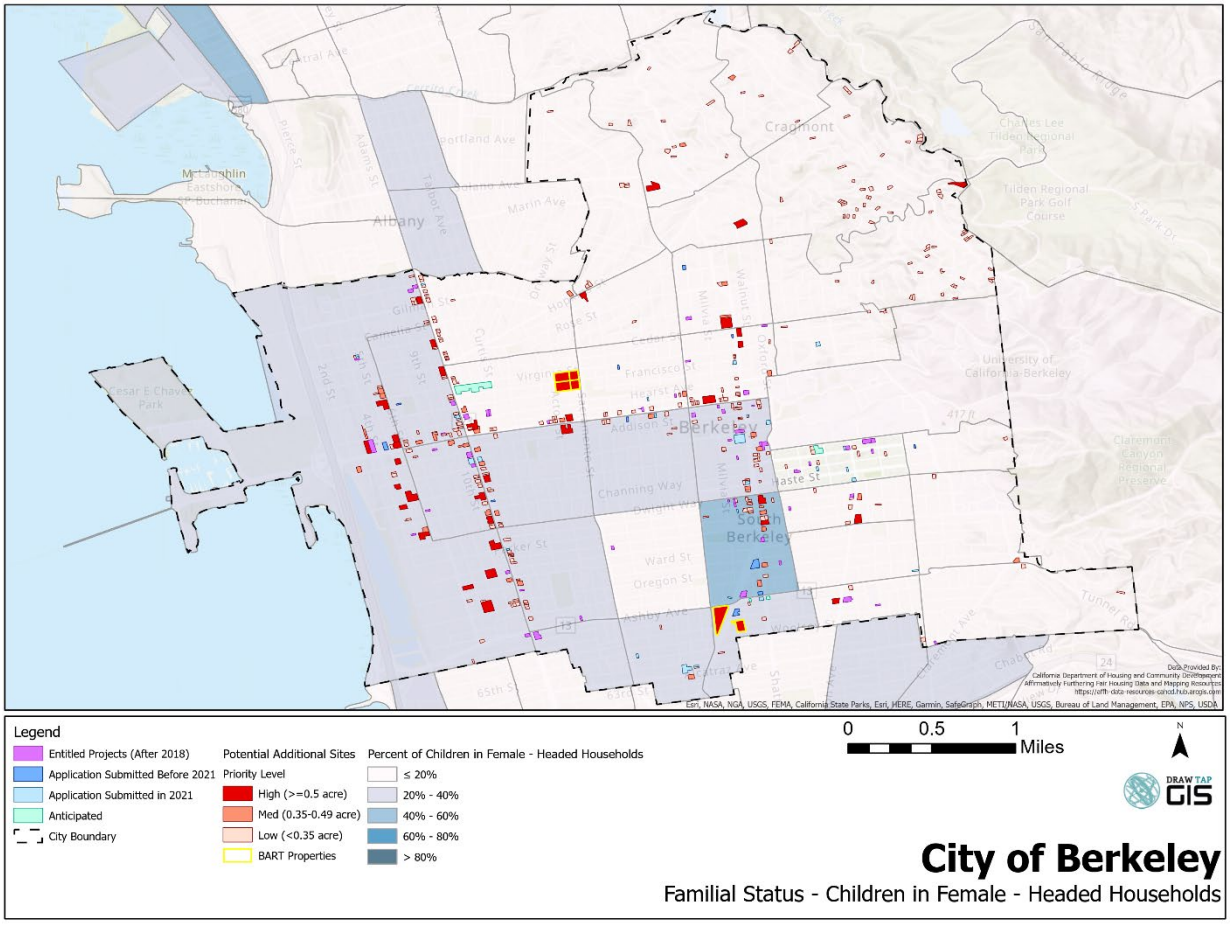


Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022; VTA, 2022.

TABLE E-5: DISTRIBUTION OF RHNA UNITS BY PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS

Children in Female-Headed HHs (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	962	21.6%	684	23.1%	2,225	28.1%	3,871	25.3%
20-40%	2,028	45.6%	1,637	55.2%	3,307	41.8%	6,972	45.5%
40-60%	1,437	32.3%	603	20.4%	1,658	21.0%	3,698	24.1%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
No Data	24	0.5%	39	1.3%	723	9.1%	786	5.1%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-6: SITES INVENTORY AND PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022; VTA, 2022.

Income Level

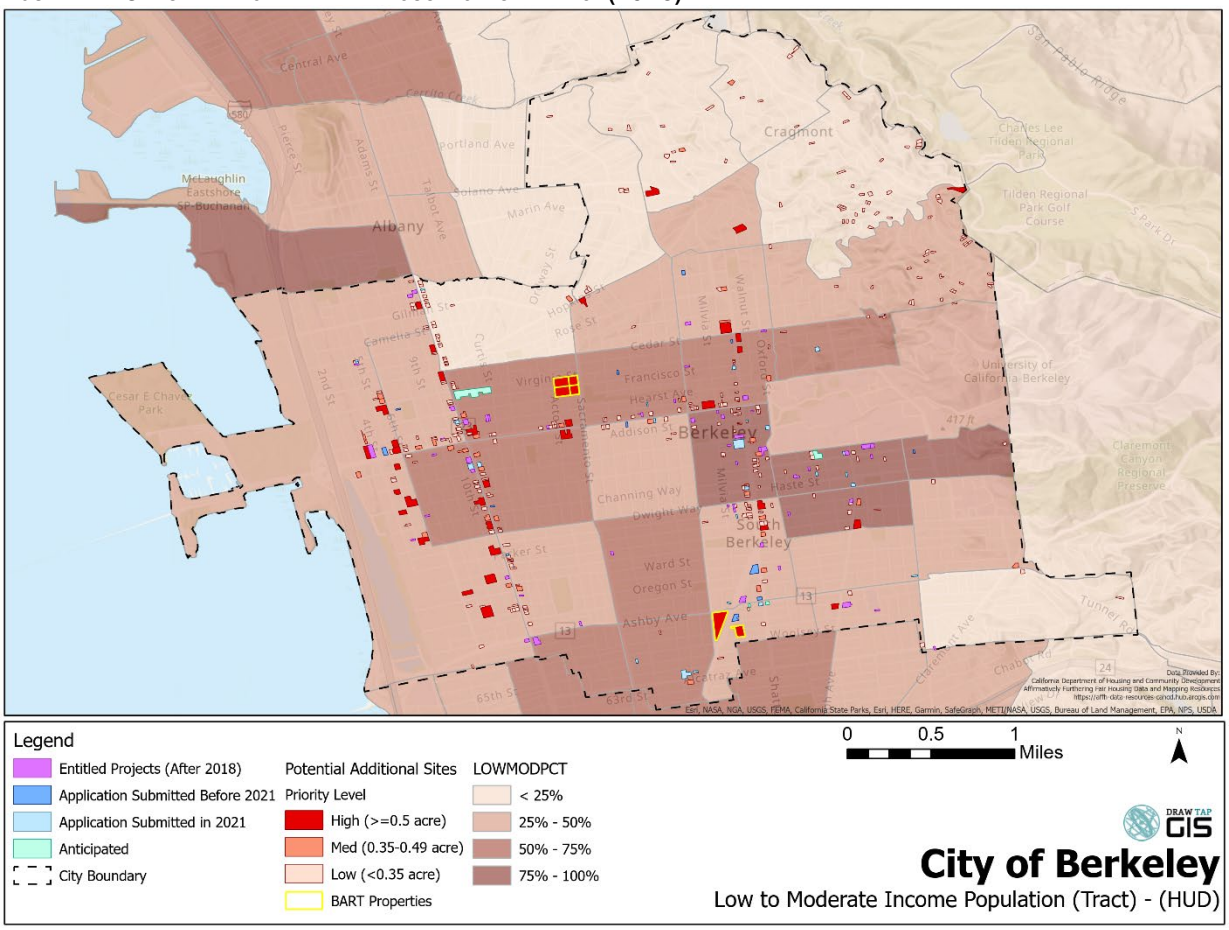
Table E-6 and Figure E-7 show the distribution of RHNA units by LMI population. Approximately 52 percent of all RHNA units are located in LMI tracts where more than 50 percent of households are low or moderate income. A larger proportion of above moderate income units (52.7 percent) and moderate income units (56.1 percent) are in LMI areas compared to lower income units (47.7 percent), indicating the City's RHNA strategy does not disproportionately place lower income units in LMI areas. There are more above moderate income units in tracts where fewer than 25 percent of households are LMI, however this reflects the zoning district composition in the City. Tracts where less than 25 percent of households are LMI tend to be predominantly single-family residential. Berkeley's RHNA strategy does

not exacerbate existing LMI household trends by disproportionately placing lower income units in LMI areas at a higher rate.

TABLE E-6: DISTRIBUTION OF RHNA UNITS BY LMI HOUSEHOLD POPULATION

LMI Household Population (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	5	0.1%	108	3.6%	489	6.2%	602	3.9%
25-50%	2,322	52.2%	1,193	40.3%	3,252	41.1%	6,767	44.2%
50-75%	1,517	34.1%	791	26.7%	1,884	23.8%	4,192	27.4%
75-100%	607	13.6%	871	29.4%	2,288	28.9%	3,766	24.6%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-7: SITES INVENTORY AND LMI HOUSEHOLDS BY TRACT (2015)



Source: HCD AFFH Data Viewer (HUD 2020, based on 2011-2015 ACS), 2022; VTA, 2022.

E2.7 Racially or Ethnically Concentrated Areas

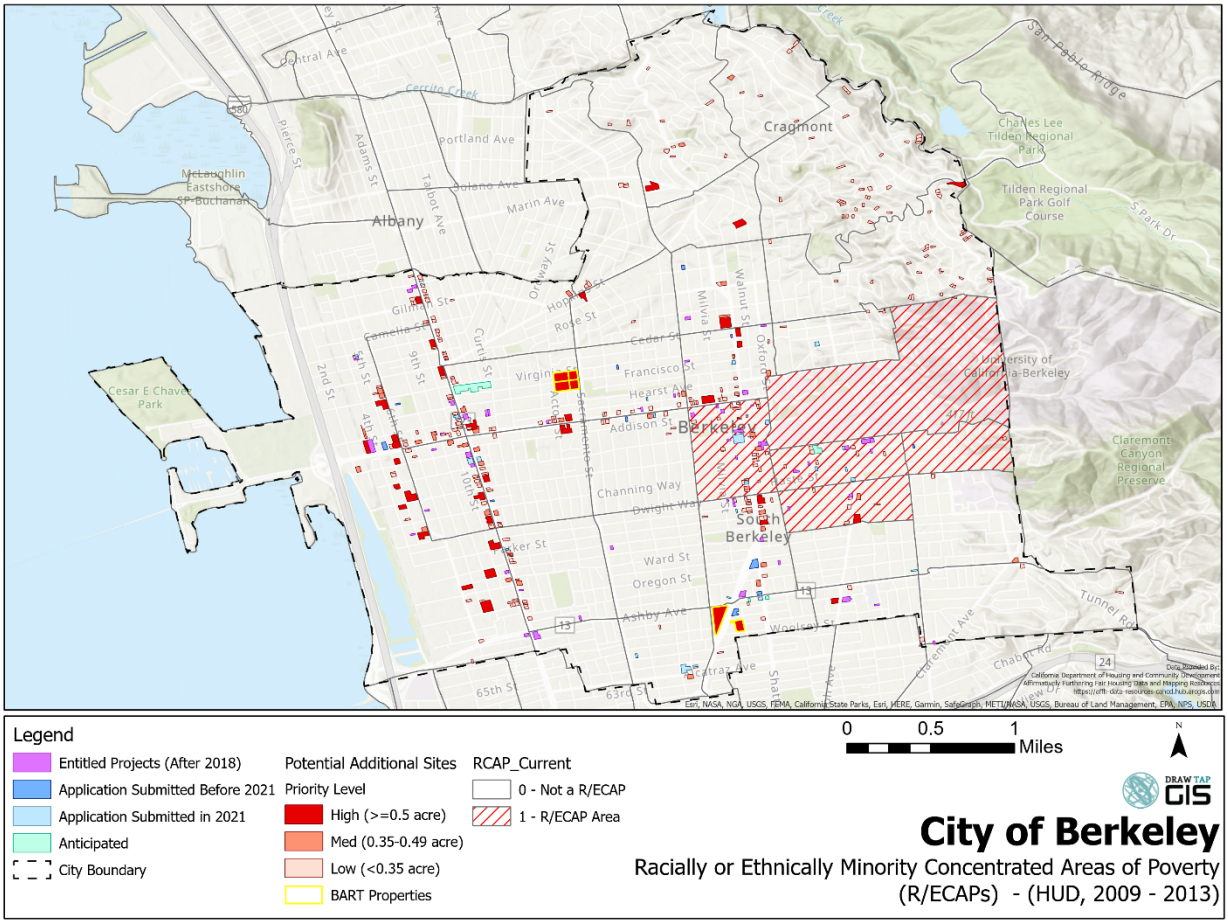
R/ECAPs

As discussed previously, five R/ECAPs have been identified in Berkeley. The City's sites inventory and R/ECAP tracts are shown in Figure E-8. Of all 15,327 units selected to meet the City's RHNA, 24.6 percent are located in R/ECAPs. A significantly smaller proportion of lower income units (13.6 percent) are located in R/ECAPs compared to moderate income units (29.4 percent) and above moderate income units (28.9 percent). This trend shows that the City's RHNA strategy does not disproportionately place lower income units in R/ECAPs and exacerbate existing fair housing conditions.

TABLE E-7: DISTRIBUTION OF RHNA UNITS BY R/ECAP TRACT

R/ECAP (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Not in R/ECAP	3,844	86.4%	2,092	70.6%	5,624	71.1%	11,560	75.4%
In R/ECAP	607	13.6%	871	29.4%	2,289	28.9%	3,767	24.6%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-8: SITES INVENTORY AND R/ECAPS (2013)



Source: HCD AFFH Data Viewer (HUD, 2009-2013), 2022; VTA, 2022.

E2.8 Access to Opportunities

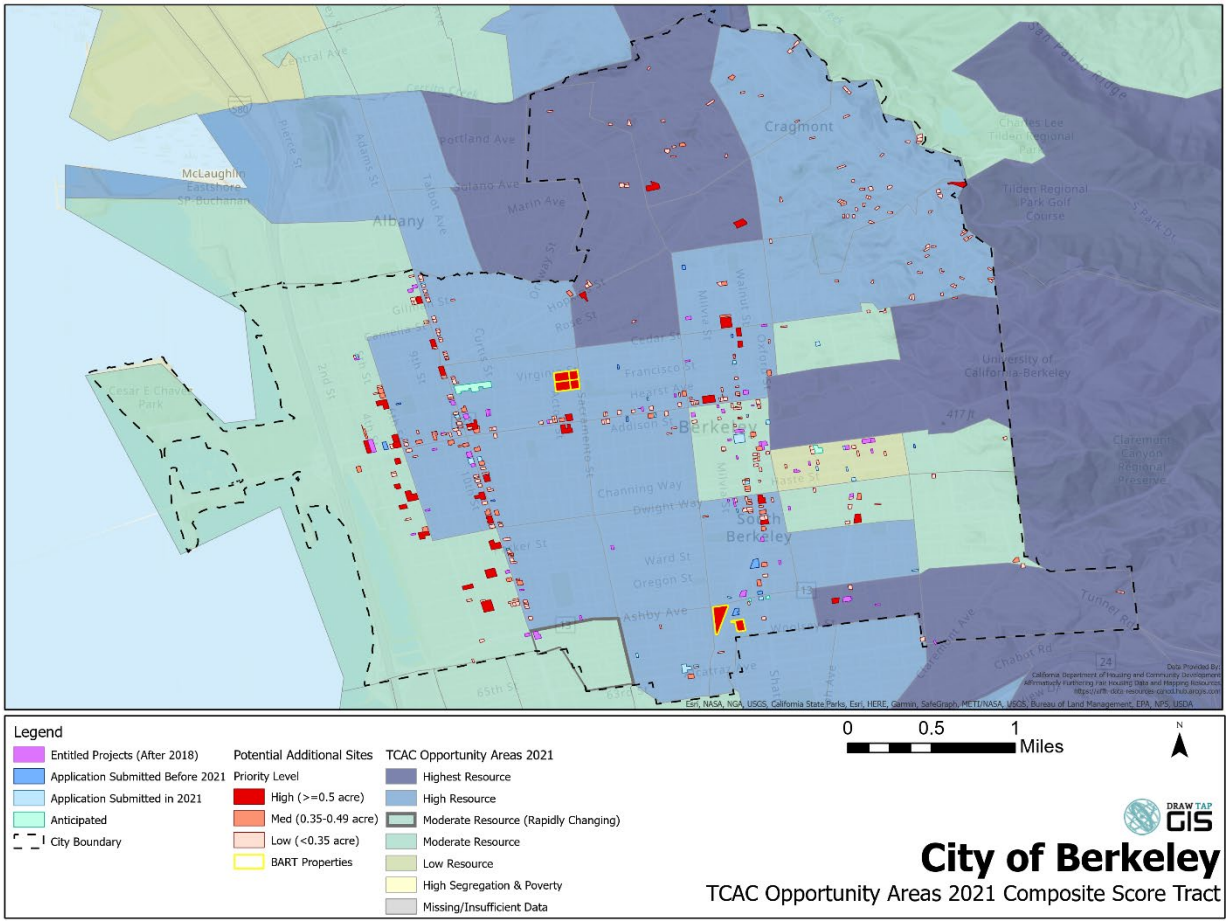
TCAC Opportunity Areas

As presented in Figure E-9, Berkeley is comprised of mostly highest and high resource tracts. Consistent with this trend, approximately 62.4 percent of RHNA units, including 73.6 percent of lower income units, 61.5 percent of moderate income units, and 56.4 percent of above moderate income units, are in highest or high resource tracts. This distribution shows that the City's RHNA strategy helps fair housing conditions by placing future lower income households in high resource areas. There is only one low resource tract in the City, encompassing the Southside neighborhood. There are 723 above moderate income units located in this tract compared to only 24 lower income units and 39 moderate income units, showing that the City's sites inventory does not disproportionately expose lower or moderate income households to areas with fewer opportunities. The City's RHNA strategy exposes lower income households to high resource areas and therefore affirmatively furthers fair housing.

TABLE E-8: DISTRIBUTION OF RHNA UNITS BY TCAC OPPORTUNITY AREA CATEGORY

TCAC Opportunity Area Category (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Highest Resource	86	1.9%	71	2.4%	187	2.4%	344	2.2%
High Resource	3,191	71.7%	1,751	59.1%	4,276	54.0%	9,218	60.1%
Moderate Resource	1,150	25.8%	1,102	37.2%	2,725	34.4%	4,977	32.5%
Moderate Resource (Rapidly Changing)	0	0.0%	0	0.0%	2	0.0%	2	0.0%
Low Resource	24	0.5%	39	1.3%	723	9.1%	786	5.1%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-9: SITES INVENTORY AND TCAC OPPORTUNITY AREA COMPOSITE SCORE BY TRACT (2021)



Source: HCD AFFH Data Viewer (HCD and TCAC, 2021), 2022; VTA, 2022.

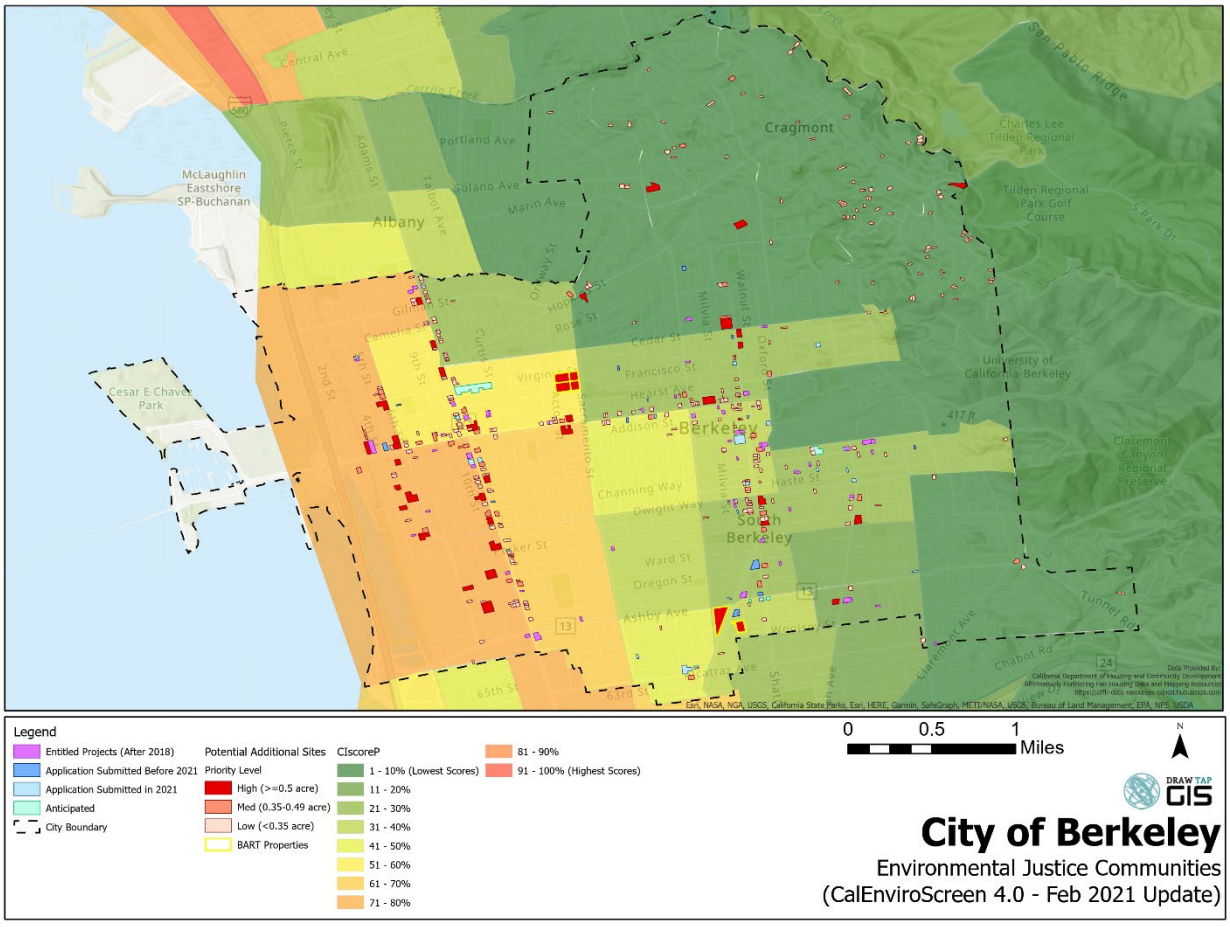
Environmental (CalEnviroScreen 4.0)

Table E-9 and Figure E-10 show the distribution of RHNA units by CalEnviroScreen 4.0 percentile scores. As discussed in this AFFH analysis previously, the central and western sections of the City have higher (worse) CalEnviroScreen 4.0 scores compared to the northeastern, eastern, and southeastern areas of the City. This pattern correlates with several other segregation trends in the City, including historical redlining. More than half (52.1 percent) of RHNA units fall into the 21st to 40th percentile range. A larger proportion of above moderate income units (62.2 percent) are in tracts scoring in the 40th percentile or below (best scores), compared to moderate income units (58 percent) and lower income units (44.6 percent). As discussed previously, this trend may be in part due to the zoning district composition in the City. Areas where CalEnviroScreen 4.0 scores are the highest are predominantly single-family residential neighborhoods (Berkeley Hills, Thousand Oaks, Live Oak, Claremont) where there is a higher concentration of above moderate income units. Multi-family zoning districts and sites that can accommodate higher density housing, including lower income units, tend to be more concentrated in the central, southern, and western areas of the City. These areas are also in closer proximity to major vehicular and transit corridors, and is more topographically flat than in the northeastern and eastern portions of the city.

TABLE E-9: DISTRIBUTION OF RHNA UNITS BY CALENVIROSCREEN 4.0 PERCENTILE SCORE

CalEnviroScreen 4.0 Percentile Score (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
1-10%	101	2.3%	35	1.2%	249	3.1%	385	2.5%
11-20%	86	1.9%	36	1.2%	126	1.6%	248	1.6%
21-30%	1,144	25.7%	844	28.5%	2,424	30.6%	4,412	28.8%
31-40%	652	14.6%	804	27.1%	2,121	26.8%	3,577	23.3%
41-50%	263	5.9%	157	5.3%	89	1.1%	509	3.3%
51-60%	796	17.9%	348	11.7%	1,002	12.7%	2,146	14.0%
61-70%	406	9.1%	264	8.9%	518	6.5%	1,188	7.8%
71-80%	1,003	22.5%	475	16.0%	1,384	17.5%	2,862	18.7%
81-90%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
91-100%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-10: SITES INVENTORY AND CALENVIROSCREEN 4.0 PERCENTILE SCORE BY TRACT (2021)



Source: HCD AFFH Data Viewer (CalEnviroScreen 4.0, 2021), 2022; VTA, 2022.

E2.9 Disproportionate Housing Needs

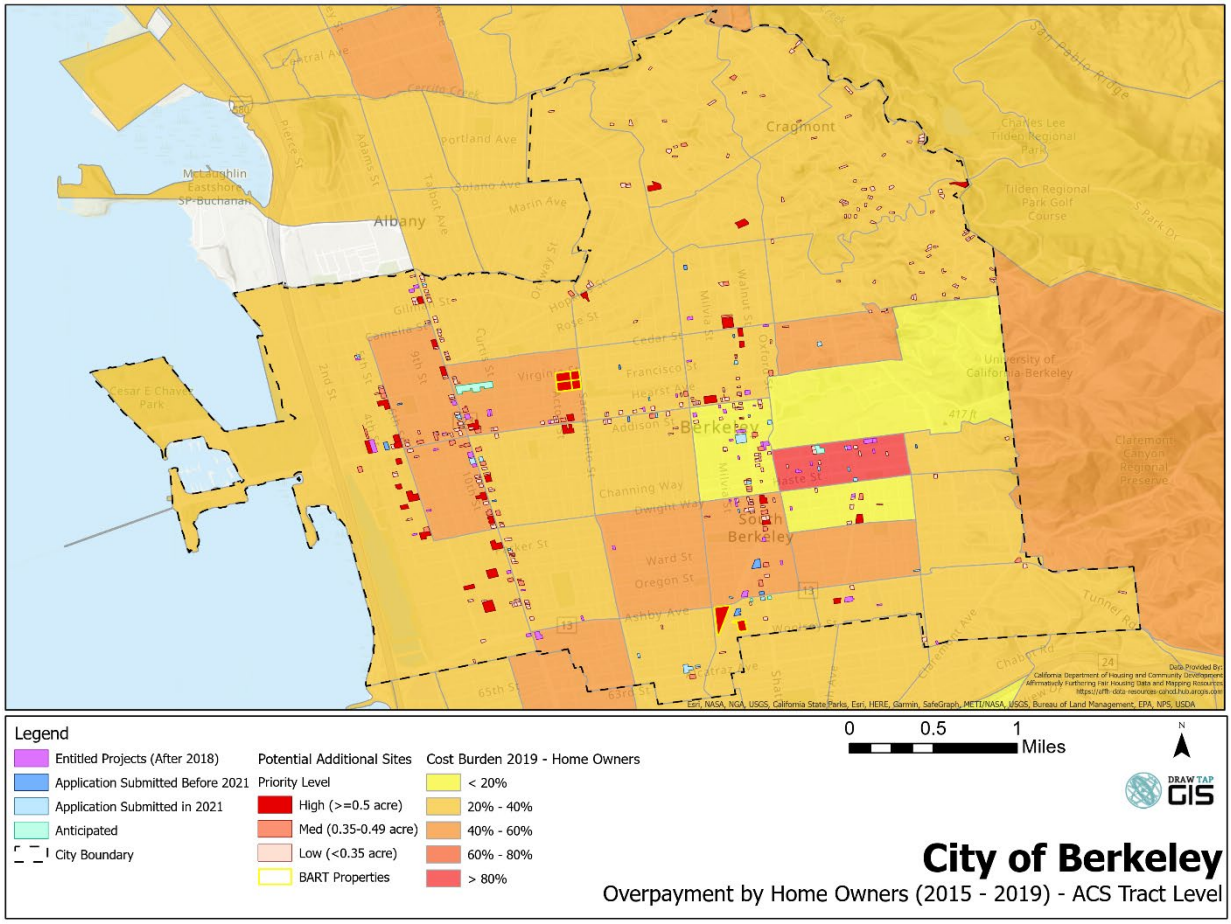
Cost Burden

Cost burdened households by tenure and sites used to meet the City's RHNA are presented in Figure E-11 and Figure E-12. There is one tract (Southside neighborhood) in Berkeley where more than 80 percent of owners are cost burdened. This tract is comprised of nearly all renter-occupied households (97.6 percent) and students (89.9 percent) (see Figure E-69 and Table E-30). Only 0.5 percent of lower income RHNA units are located in this tract compared to 1.3 percent of moderate income units and 9.1 percent of above moderate income units. The City's RHNA strategy does not disproportionately place lower income units in the tract with the highest concentration of costs burdened owners. There are more lower income units in tracts where 40 to 60 percent of owners are cost burdened (47.2 percent) compared to moderate income units (29.9 percent) and above moderate income units (25.1 percent). The largest share of lower income units are in tracts where 40 to 60 percent of owners are cost burdened, while the largest share of moderate and above moderate income units are in tracts where only 20 to 40 percent of owners are cost burdened.

TABLE E-10: DISTRIBUTION OF RHNA UNITS BY POPULATION OF COST BURDENED OWNER HOUSEHOLDS

Cost Burdened Owners (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	583	13.1%	832	28.1%	1,563	19.8%	2,978	19.4%
20-40%	1,742	39.1%	1,206	40.7%	3,643	46.0%	6,591	43.0%
40-60%	2,102	47.2%	886	29.9%	1,984	25.1%	4,972	32.4%
60-80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
>80%	24	0.5%	39	1.3%	723	9.1%	786	5.1%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-11: SITES INVENTORY AND COST BURDENED OWNER-OCCUPIED HOUSEHOLDS BY TRACT (2019)



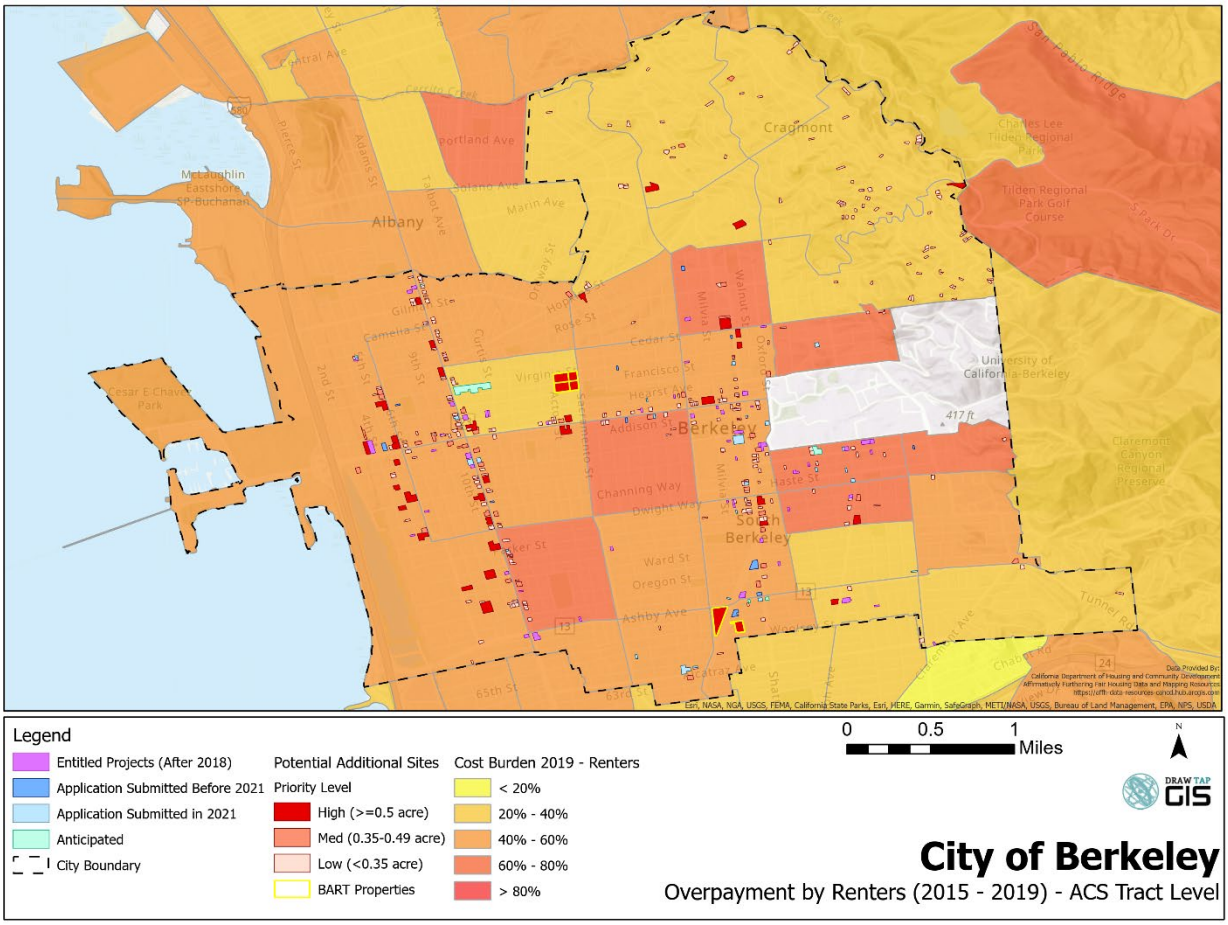
Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022; VTA, 2022.

Most RHNA units (73.7 percent) are in tracts where 40 to 60 percent of renters are cost burdened, including 75.4 percent of lower income units, 81.2 percent of moderate income units, and 70 percent of above moderate income units. This is consistent with the overall makeup of the City, where 40 to 60 percent of renters overpay for housing in most tracts. A larger share of above moderate income units is in tracts where more renters are cost burdened compared to lower and moderate income units. The City does not disproportionately place lower or moderate income units in tracts where renter cost burden is prevalent. The distribution of units generally reflects the overall composition of Berkeley and does not exacerbate existing conditions related to cost burden.

TABLE E-11: DISTRIBUTION OF RHNA UNITS BY POPULATION OF COST BURDENED RENTER HOUSEHOLDS

Cost Burdened Renters (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-40%	611	13.7%	177	6.0%	1,026	13.0%	1,814	11.8%
40-60%	3,357	75.4%	2,407	81.2%	5,538	70.0%	11,302	73.7%
60-80%	483	10.9%	379	12.8%	1,349	17.0%	2,211	14.4%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

FIGURE E-12: SITES INVENTORY AND COST BURDENED RENTER-OCCUPIED HOUSEHOLDS BY TRACT (2019)

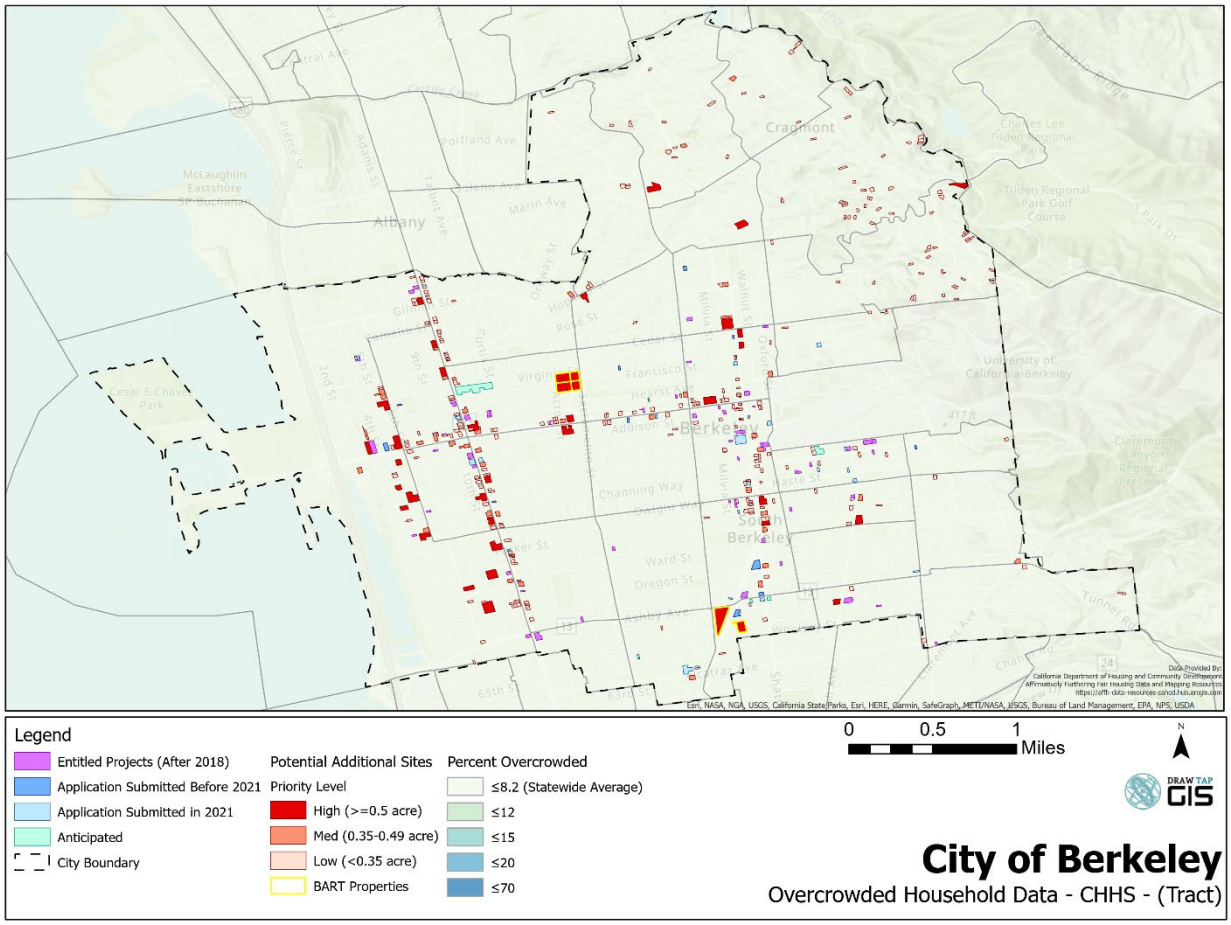


Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022; VTA, 2022.

Overcrowding

There are no tracts in Berkeley where more than 8.2 percent of households, the Statewide average, are overcrowded (Figure E-13). Therefore, the City's RHNA strategy does not exacerbate existing conditions related to overcrowding.

FIGURE E-13: SITES INVENTORY AND OVERCROWDED HOUSEHOLDS BY TRACT (2017)



Source: HCD AFFH Data Viewer (2020 HUD CHAS Data, based on 2013-2017 ACS), 2022; VTA, 2022.

Displacement

There are 12 tracts in Berkeley that have been identified as sensitive communities at risk of displacement. Most of these tracts are located in the Central Berkeley and South Berkeley neighborhoods. Nearly 55 percent of all RHNA units are in tracts that are not considered sensitive communities including 62.9 percent of above moderate income units and 61.4 percent of moderate income units (Table E-12). A majority (64.5 percent) of lower income units are located in one of the identified sensitive communities at risk of displacement. In part, this is because Central and South Berkeley neighborhoods are in close proximity to transit access, including Downtown BART and Ashby Stations. As transit priority areas, these areas are developed at higher densities, which can facilitate the development of affordable projects.

TABLE E-12: DISTRIBUTION OF RHNA UNITS BY SENSITIVE COMMUNITIES AT RISK OF DISPLACEMENT

Sensitive Community (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
Not a Sensitive Community	1,582	35.5%	1,820	61.4%	4,974	62.9%	8,376	54.6%
Sensitive Community	2,869	64.5%	1,143	38.6%	2,939	37.1%	6,951	45.4%
Total	4,451	100.0%	2,963	100.0%	7,913	100.0%	15,327	100.0%

E3. CONCLUSIONS AND ACTIONS

State law requires that jurisdictions identify fair housing issues and their contributing factors, and assign a priority level for each factor. Furthermore, specific goals and actions must be identified that would reduce the severity of each fair housing issue.

E3.1 Fair Housing Enforcement and Outreach

Issue #1: Insufficient fair housing testing and limited outreach capacity

While ECHO does conduct fair housing testing in the City, none of the tests conducted between 2019 and 2021 found any differential treatment. This finding is at odds with the number of fair housing inquiries per 1,000 residents in the City. Between 2013 and 2021, HCD received 0.48 fair housing inquiries per 1,000 residents in Berkeley, the second highest rate amongst Alameda County cities. Furthermore, despite the higher rate of inquiries, there were no official complaints filed by Berkeley residents through HUD's Office of Fair Housing and Equal Opportunity (FHEO) or ECHO between 2016 and 2021. According to the City's 2015 Analysis of Impediments to Fair Housing, 23 complaints were filed by Berkeley residents between 2010 and 2014, more than half of which were related to disability status. The 2020 Alameda County AI found that the City of Berkeley lacked local private outreach and enforcement.

Contributing Factors	Priority Level	Goals and Actions
Insufficient fair housing testing	Medium	Seek additional grant funding to receive more support from fair housing agencies.
Lack of targeted outreach	High	Ensure adequate resources and staffing levels to conducted targeted outreach, particularly in South Berkeley, Southside, and Downtown.

E3.2 Integration and Segregation

Issue #2: Patterns of segregation in the South Berkeley areas

Racial/ethnic minority populations and LMI households are largely concentrated in the same areas of the City (South Berkeley, Southside, and Downtown Berkeley neighborhoods). Renters in these neighborhoods are cost burdened at a higher rate than the remainder of the City. South Berkeley also has a higher concentration of persons with disabilities and children in female-headed households. These areas were redlined or C-graded by the Home Owners Loan Corporation in the 1930s. This is also an area of high segregation and poverty in Berkeley.

Contributing Factors	Priority Level	Goals and Actions
Historical redlining	High	Pursue place-based strategies and outreach programs to both produce more affordable housing and protect tenants from displacement in cost-burdened neighborhoods.
Lack of private investment	High	Seek additional grants to fund affordable housing, in addition to local bond measures and housing trust fund.
Lack of public investment in specific neighborhoods, including services or amenities	Medium	Provide mobility counseling and attract landlords to participate with the Berkeley Housing Authority (BHA) in the housing voucher program, with continued investment in its Housing Quality Standards program to ensure safe and decent living conditions for all voucher holders. Establish a development arm of the Berkeley Housing Authority to develop new affordable units.

E3.3 Access to Opportunities

Issue #3: Lower opportunity areas and environmental conditions concentrated on the western side of the City

The City of Berkeley is comprised of mostly TCAC-designated high resource tracts. Compared to other Alameda County jurisdictions along the coastal East Bay area, such as Oakland and San Leandro, Berkeley residents have better economic, environmental, and education conditions. The Berkeley Marina neighborhood on the western City boundary and tracts surrounding the UC Berkeley campus have lower TCAC-classifications. These tracts are considered moderate resource areas and one is an area of high segregation and poverty. While these tracts tend to have lower TCAC opportunity composite scores and worse environmental conditions according to CalEnviroScreen 4.0 scores, educational opportunities in these areas are high. The Berkeley Marina neighborhood specifically has the lowest CalEnviroScreen 4.0 scores but scored in the highest quartile in TCAC education scores. The City is characterized by high quality public schools throughout the City, and high graduation rates. Transportation opportunities are also highly accessible to residents Citywide. Economic scores in tracts surrounding the UC Berkeley campus are lower compared to the rest of the City. There are also discrepancies amongst environmental conditions in the City. The eastern side has superior environmental conditions compared to the western side, specifically in the Berkeley Marina, Gilman, Northwest Berkeley, 4th Street, and Southwest Berkeley neighborhoods. It is important to note that nearly 40 percent of units selected to meet the RHNA are in tracts with CalEnviroScreen 4.0 scores in the 51st percentile or above (worse), including 44.3 percent of lower income units. However, a majority of sites selected to meet the RHNA are in tracts with CalEnviroScreen 4.0 scores in the 50th percentile or below (best).

Contributing Factors	Priority Level	Goals and Actions
Exposure of some neighborhoods to poor environmental conditions	Medium	Require building upgrades and proactive inspections to reduce exposure to environmental factors as well as eliminate fossil fuels and reduce emissions Citywide, but particularly in residential areas in proximity to manufacturing districts.
Lack of private or public investment in certain neighborhoods	High	Partner with organizations including Rebuilding Together, Habitat for Humanity, and Center for Independent Living to fund home modifications for lower income households. Target outreach for home modification programs in areas identified as low or moderate resources by the California Tax Credit Allocation Committee.
Historical redlining	High	Create opportunity for in-fill middle housing to allow for greater density and flexibility and ownership opportunities in single-family districts.

E3.4 Disproportionate Housing Needs

Issue #4: Concentrations of sensitive communities at risk of displacement in the South and Central Berkeley neighborhoods

As discussed in Section 1.2.8 *Displacement*, there are 12 tracts that have been identified in the City as areas at risk of displacement. These tracts are generally concentrated in the South Berkeley and Central Berkeley neighborhoods. This section of Berkeley was redlined in the 1930s. Redlined areas, including the sensitive tracts at-risk of displacement, are more prone to racial and economic segregation,

economic inequality, and inferior environmental, climate, and health conditions. These areas also tend to have aging housing units and higher rates of cost burden.

Contributing Factors	Priority Level	Goals and Actions
Historical redlining	High	Develop a housing preference policy to assist residents at-risk of displacement, as well as those who have already been displaced, to receive priority for new, local affordable housing units.
Age of housing stock	Medium	Continue applying for grant and state funding to support housing preservation, maintenance, and resiliency. These include programs for seismic safety and preparedness and electrification upgrades and energy efficiency, as well as loans to assist home improvements for senior and disabled populations.
Increasing rental prices and cost burden	High	Create a legal pathway for tenants to have the opportunity to collectively purchase or assign rights to an affordable housing developer when a property owner is ready to sell. Pair with targeted outreach and education to both tenants and property owners.

E4. ASSESSMENT OF FAIR HOUSING ISSUES

E4.1 Fair Housing Enforcement and Outreach

The City of Berkeley has committed to comply with the federal Fair Housing Act which prohibits discrimination in housing on the basis of race or color, national origin, religion, sex, familial status (families with children), and disability. California law adds protections related to ancestry and marital status, and local Berkeley law protects individuals based on sexual orientation and HIV/AIDS status. As outlined on the City's website, the following activities are illegal if based on one of the protected classes mentioned previously under the Fair Housing Act:

- Refuse to rent or sell housing
- Refuse to negotiate for housing
- Make housing unavailable
- Set different terms, conditions, or privileges for sale or rental
- Provide different housing services or facilities
- Falsely deny that housing is available for inspection, sale or rental
- For profit, persuade owners to sell or rent (blockbusting)
- Deny any access to or membership in a facility or service (such as a multiple listing service) related to the sale of housing
- Refuse to make reasonable accommodations in rules or services if necessary for a disabled person to use the housing
- Refuse to allow a disabled person to make reasonable accommodations to their dwelling
- Threaten or interfere with anyone making a fair housing complaint

- Refuse to provide municipal services, property insurance, or hazard insurance for dwellings, or providing such services or insurance differently

The City of Berkeley has demonstrated commitment to Fair Housing for many years through its funding of community agencies to provide assistance with fair housing complaints, help people find housing, and make new and existing housing more accessible. As a recipient of federal funds, the City of Berkeley also has an obligation to affirmatively further fair housing choice.

Periodically (generally every five years) the City completes an Analysis of Impediments (AI) to Fair Housing Choice, a HUD-mandated assessment of fair housing issues and the development of strategies to address them. The Analysis of Impediments was last created in 2015. Every year, the City reports on its efforts to implement the Analysis of Impediments in the Consolidated Annual Performance and Evaluation Report (CAPER).

Fair housing enforcement and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are aware of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. Eden Council of Hope and Opportunity (ECHO) Housing provides fair housing services, including fair housing counseling, complaint investigation, discrimination complaint assistance, rental assistance programs, homeseeking services, shared housing counseling and placement, and homebuyer education workshops to Alameda County residents. ECHO is a non-profit agency whose mission is to actively support and promote fair housing through education and advocacy. ECHO also provides fair housing services and classes in English and Spanish, online information in multiple languages, and interpretation and translation services. Workshops educate tenants on fair housing law and include information on discriminatory practices, protections for immigrants, people with disabilities, and families with children, occupancy standards, and landlord-tenant laws.

The East Bay Community Law Center (EBCLC) also provides fair housing services to Berkeley residents. The EBCLC defends eviction lawsuits brought against low income tenants and enforces local rent and eviction ordinances. The program emphasizes defense of long-term tenancies to preserve the value of rent-controlled units. EBCLC also prioritizes subsidized tenancies such as those in Section 8 and conventional public housing programs, as well as on behalf of tenants with disabilities.

In addition to State and Federal fair housing laws, the City of Berkeley has implemented the following ordinances related to fair housing and affordability.

Rent Stabilization and Good Cause for Eviction Ordinance: The City of Berkeley limits rent increases on units built before 1980 to the extent allowed by State law. Landlords may charge market rate rents when a unit is vacated and leased to a new tenant.[6] The Rent Stabilization and Good Cause for Eviction Ordinance also provides eviction controls and defines just causes for eviction. As of April 2022, approximately 19,000 rental units in the City were covered by the rent stabilization ordinance.

Condominium Conversion Ordinance: The City's Condominium Conversion Ordinance limits the number of condominium conversions in the City to a maximum of 100 per year and charges a mitigation fee to offset the loss of affordable housing due to conversions.

[6] Vacancy decontrol was mandated after the State legislature passed the Costa-Hawkins Rental Act in 1995, which allows rent to increase to market rates when a qualifying vacancy occurs and reinstates rent control for a new tenant.

Inclusionary Housing Ordinance and Affordable Housing Mitigation Fee: The City of Berkeley adopted an inclusionary housing ordinance in 1973. In response to a 2009 court ruling that invalidated inclusionary requirements for rental housing in California, the City adopted an Affordable Housing Mitigation Fee on new market-rate rental units, which provides revenue to the City's Housing Trust Fund. The Affordable Housing Mitigation Fee and methodology was updated in 2020 by Resolution 68,074 – N.S.

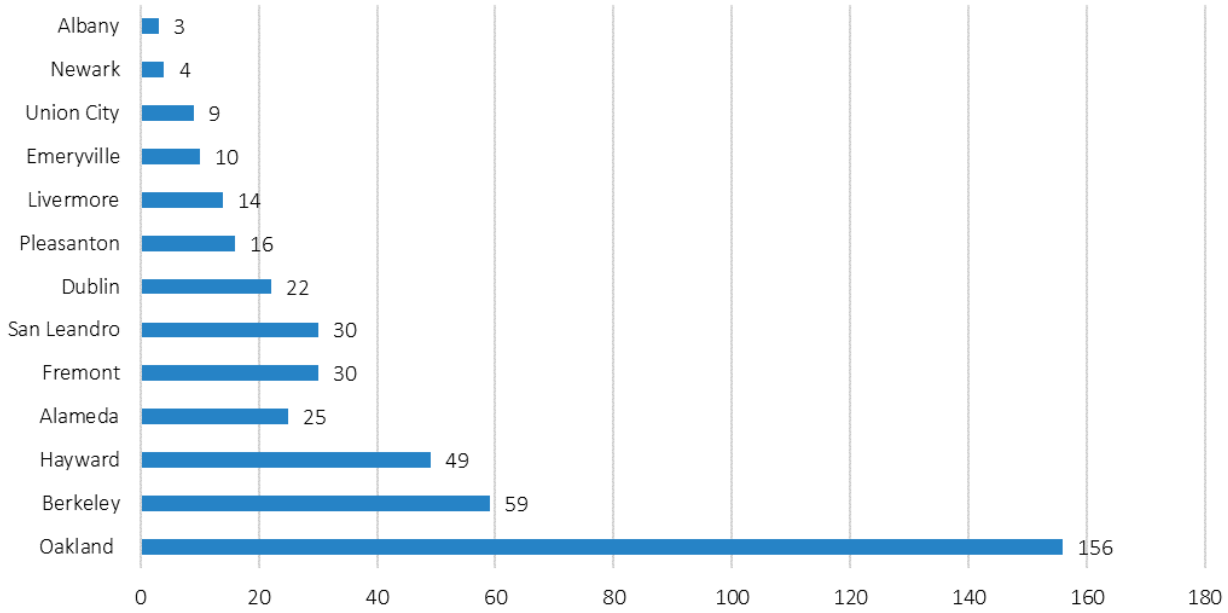
Fair Housing Enforcement

The 2020 Alameda County Analysis of Impediments to Fair Housing Choice identified the following impediments in the County related to fair housing enforcement capacity:

- Inadequate funding and organizational capacity for fair housing enforcement due to caps on HUD CDBG allocations;
- Lack of private funding sources for fair housing organizations;
- Reduction in the number of fair housing organizations has lessened fair housing activities overall;
- Federal and state funding to Alameda County for affordable housing has declined by 80 percent since 2008 for a deficit of approximately $124 million annually;
- LIHTC production and preservation in Alameda County has increased by 67 percent overall from 2016, but state production and preservation has decreased by 23 percent;
- Alameda County needs 52,291 more affordable rental homes to meet the need;
- Local tax initiatives included Berkeley's Measure O, but the amount of funding available does not meet the demand for affordable housing.

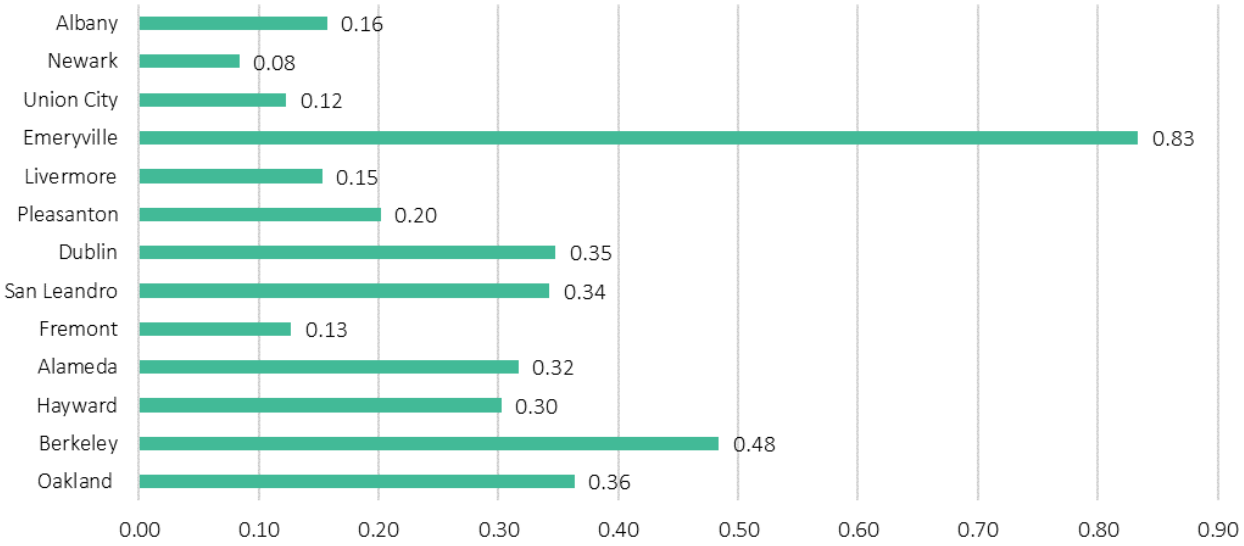
Fair housing inquiries filed through HUD's Office of Fair Housing and Equal Opportunity (FHEO) can be used to identify concerns that residents have about possible discrimination. Fair housing inquiries are not official housing discrimination cases, rather comments or questions posed by residents that may or may not have been pursued as an official complaint. Total fair housing inquiries by City are presented in Figure E-14 and inquiries per 1,000 persons by City are included in Figure E-15. HUD received the highest number of housing inquiries from Oakland residents (156 inquiries), followed by Berkeley (59), and Hayward (49). Despite the high volume of inquiries originating in Oakland, Emeryville had by far the highest volume of inquiries of 0.83 inquiries per 1,000 persons. Berkeley had the next highest volume of inquiries of 0.48 inquiries per 1,000 persons, followed by Oakland (0.36).

FIGURE E-14: FHEO FAIR HOUSING INQUIRIES BY CITY (JANUARY 2013-MARCH 2021)



Note: Piedmont had no inquiries during this period.
Source: Alameda County AFFH Data Packet (HUD, 2020), 2022.

FIGURE E-15: FHEO FAIR HOUSING INQUIRIES PER 1,000 PERSONS BY CITY (JANUARY 2013-MARCH 2021)



Note: Piedmont had no inquiries during this period.
Source: Alameda County AFFH Data Packet (HUD, 2020), 2022.

Discrimination complaints from both resident and prospective County tenants can be filed through ECHO, which refers complaints to the Department of Housing and Urban Development (HUD) Fair Housing and Equal Opportunity (FHEO) Office. Complaints filed through FHEO by Alameda County residents from 2017 to 2020 are shown in Table E-13 and complaints filed through ECHO from 2016 to 2021 are shown in Table E-14. A total of 203 complaints were filed through the FHEO between 2017 and 2020. Nearly half of all complaints filed through FHEO were related to disability status. This finding is consistent with federal and state trends. According to the 2020 State AI, 51 percent of housing-related complaints filed with FHEO between 2015 and 2019 were filed under disability claims, making disability

the most common basis for a complaint. The second most common complaint in the County was related to retaliation (12.3 percent). Complaints related to race accounted for 11.3 percent of all complaints, most of which (7.9 percent) were related to discrimination against Black residents.

TABLE E-13: FHEO COMPLAINTS – ALAMEDA COUNTY (2017-2020)

	2017	2018	2019	2020	2017-2020 Total	
					Cases	% of Total
Color	1	1	1	0	3	1.5%
Disability	32	26	28	15	101	49.8%
Familial Status	10	5	3	2	20	9.9%
National Origin	4	4	0	1	9	4.4%
Hispanic Origin	2	2	0	0	4	2.0%
Race	7	9	5	2	23	11.3%
Asian	0	1	0	0	1	0.5%
Black	5	4	5	2	16	7.9%
Black and White	0	1	0	0	1	0.5%
Native American	1	1	0	0	2	1.0%
White	1	2	0	0	3	1.5%
Religion	1	2	2	0	5	2.5%
Retaliation	7	9	8	1	25	12.3%
Sex	7	5	5	0	17	8.4%
Total Cases	69	61	52	21	203	100%

Source: Alameda County AFFH Data Packet (HUD, 2020), 2022.

Between 2016 and 2021, 1,369 fair housing complaints were filed with ECHO. Complaints related to disability status also made up the highest share amongst complaints filed with ECHO (31.4 percent), followed by a basis not listed (21.9 percent), and race (20.2 percent). Complaints related to race have decreased significantly as of 2021, while complaints on the basis of disability status have increased slightly.

TABLE E-14: FAIR HOUSING COMPLAINTS FILED WITH ECHO (2016-2021)

	2016-17	2017-18	2018-19	2019-20	2020-21	Total	
						Complaints	Percent
Race	20.3%	23.6%	27.0%	22.2%	9.3%	276	20.2%
National Origin	4.9%	2.8%	2.6%	3.8%	10.7%	70	5.1%
Disability	28.8%	33.3%	33.0%	26.6%	34.0%	430	31.4%
Familial Status	10.1%	11.1%	5.2%	7.6%	7.2%	116	8.5%
Marital Status	1.1%	1.4%	1.5%	1.3%	0.3%	15	1.1%
Religion	0.0%	1.4%	0.0%	13.3%	2.1%	31	2.3%
Sex	3.6%	6.6%	3.4%	11.4%	4.5%	72	5.3%
Source of Income	0.0%	2.1%	1.5%	7.0%	8.9%	47	3.4%
Age	0.5%	0.0%	0.0%	0.6%	3.1%	12	0.9%
Other	30.7%	17.7%	25.8%	6.3%	19.9%	300	21.9%
Total	365	288	267	158	291	1,369	291

Notes:

1. *Complaints were only filed in the City of Alameda (281 complaints), San Leandro (144 complaints), Hayward (124 complaints), and Oakland (820 complaints).*
2. *A flood in 2020 of ECHO's records room may have destroyed records of early 2020 complaints. FY 2019-2020 may be incomplete.*

Source: Alameda County AFFH Data Packet (ECHO Fair Housing, 2021), 2022.

As shown in Figure E-14 and Figure E-15 above, Berkeley had the second highest number of total HCD Fair Housing inquiries and second highest number of inquiries based on cases per population in Alameda County. Between January 2013 and March 2021. FHEO received 59 inquiries from Berkeley residents, or 0.48 inquiries per 1,000 persons. According to 2016-2021 ECHO Fair Housing data, no official fair housing complaints have been filed by Berkeley residents. During this period, 820 complaints were filed by Oakland residents, 281 by City of Alameda residents, 144 by San Leandro residents, 124 by Hayward residents, and 95 by Fremont residents. Fair housing cases filed in Fremont are recorded and handled by Project Sentinel while cases filed in the City of Alameda, San Leandro, Hayward, and Oakland are recorded and handled by ECHO. Of the 1,369 cases filed through ECHO, 56.2 percent were offered counseling, 25.3 percent were found to have insufficient evidence, 5.6 percent were successfully conciliated, three percent were dropped, 8.2 percent were provided landlord education, and 1.5 percent were referred to an attorney, DFEH, or HUD. One case is still pending.

The most recent Alameda County Analysis of Impediments to Fair Housing (2020) stated the following regarding fair housing enforcement capacity:

> *Stakeholders and participating jurisdictions have commented that inadequate funding and organizational capacity are the primary limitations on expanding or improving fair housing enforcement. HUD directs recipients of CDBG funds to use the grant's administrative or social services allocations for fair housing activities, including creation of an analysis of impediments. However, HUD also caps those allocation amounts, which limits participating jurisdictions from using more of these funds on fair housing activities.*
>
> *Participating jurisdictions generally do not use any other public or private source of funding for their fair housing activities. While participating jurisdictions have limited funding to offer fair housing organizations, fair housing organizations have other funding sources, such as HUD's Fair Housing Initiatives Program (FHIP); however, these organizations generally do not have many other private funding sources. Other fair housing activities are funded from federal and state resources, such as services provided by the Office of Fair Housing and Equal Opportunity and Department of Fair Employment and Housing.*
>
> *The number of fair housing organizations and their respective capacities has also constrained the amount of fair housing activities. Participating jurisdictions commented that a reduction in the number of fair housing organizations has lessened fair housing activities overall.*
>
> *According to HUD guidance, a common factor for fair housing complaints can be a lack of affordable housing supply. According to the California Housing Partnership's Housing Emergency Update for Alameda County, federal and state funding to Alameda County for affordable housing has declined by 80 percent since 2008, leaving a deficit of approximately $124 million annually (California Housing Partnership, 2018). Additionally, while LIHTC production and preservation in Alameda County has increased by 67 percent overall from 2016, the state production and preservation has decreased by 23 percent. Lastly, the report finds that Alameda County needs 52,291 more affordable rental homes to meet the need. To combat this lack of state and federal funding, local tax initiatives have been approved, including the County's Measure AI, Berkeley's Measure O, and Emeryville's Measure C; however, due to the demand for affordable housing, the need still far exceeds these local measures.*

Additional information on capacity constraints from ECHO Housing is included below:[7]

[7] Rocha, Marjorie A., Executive Director, ECHO Housing. 2022. Personal communication with Alameda County Collaborative. March 15.

- Inadequate funding - funding from a couple jurisdictions in the County is insufficient.
- HUD capping allocation amounts - public services (15%) allocation should be increased.
- Reduction in the number of fair housing organizations in the region - at least two fair housing agencies in the East Bay have closed their doors.
- Lack of affordable housing supply - the affordable housing that is needed is housing that is affordable to persons on public assistance, accessible housing for persons with disabilities, and senior citizens.
- Findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights - we have not filed any administrative complaints in recent years. Our mediation attempts, in place of litigation, have been very successful.

Fair Housing Testing

ECHO Housing conducts fair housing testing in Alameda County cities including Alameda, Hayward, Livermore, Oakland, San Leandro, Union City, Pleasanton, and Berkeley. Fair housing audit results for Alameda County cities are presented in Table E-15. ECHO Housing found that tests conducted in Oakland had the highest rate of differential treatment (17.3 percent), followed by Livermore (12 percent), and Hayward (11.4 percent). Of all fair housing audits conducted by ECHO between 2016 and 2021, 11.7 percent showed differential treatment.

Ten fair housing audits were conducted in Berkeley in both the 2019-2020 and 2020-2021 fiscal years. Of all 20 audits conducted, none showed evidence of differential treatment.

TABLE E-15: ECHO FAIR HOUSING AUDIT RESULTS – AUDITS SHOWING DIFFERENTIAL TREATMENT (2016-2021)

	2016-17	2017-18	2018-19	2019-20	2020-21	Total w/ Differential Treatment	
						Audits	Percent
Alameda	10%	10%	20%	0%	0%	4	8.0%
Hayward	40%	0%	0%	10%	10%	4	11.4%
Livermore	20%	30%	0%	10%	0%	6	12.0%
Oakland	20%	30%	10%	3%	23%	26	17.3%
San Leandro	11%	33%	0%	0%	0%	4	8.7%
Union City	0%	0%	0%	20%	0%	2	6.7%
Pleasanton	--	--	--	10%	0%	1	5.0%
Berkeley	--	--	--	0%	0%	0	0.0%

Source: Alameda County AFFH Data Packet (ECHO Fair Housing, 2021), 2022.

Fair Housing Education and Outreach

During the process of drafting the 2020 Alameda County Analysis of Impediment to Fair Housing Choice, the Alameda County Regional Housing (2019) Survey was distributed throughout the County and 3,296 responses were collected. Community engagement meetings were also held in Berkeley, Oakland, and Hayward. According to the 2020 AI, "these locations were chosen due to their proximity to the highest number of priority groups, including racial and ethnic minorities, people experiencing homelessness, people with disabilities, people residing in R/ECAPs, and people with limited English proficiency. The most northern and central parts of the County have R/ECAPS and large homeless populations, two locations in the northern part of the County, Berkeley and Oakland, and one centrally located in Hayward were chosen. Berkeley was also chosen because a large portion of the population includes people with disabilities." The County prioritized engagement with racial and ethnic minority populations, persons with disabilities, persons residing in R/ECAPs, and people with limited English proficiency due to lack of historical engagement in housing issues and because these groups are most

likely to have disproportionate housing needs. The survey was provided in English, Dari, Spanish, Tagalog, Traditional Chinese, and Vietnamese.

The following outreach efforts were conducted by the County and City of Berkeley related to the 2020 AI:

- Published a legal notice advertising community engagement meetings and resident survey in Daily Review, Oakland Tribune, and Fremont Argus on June 28, 2019, and the Alameda Times and Tri-Valley Star on June 29, 2019.
- First 5 Alameda County distributed a newsletter with a link to the survey.
- July 4: Piedmont – 4th of July Parade – Piedmont City staff set up a flyer display.
- July 5: Pleasanton – Alameda County Fair, agricultural display area; 10 a.m.–3 p.m.; County employee engaged with public.
- July 27: Hayward – DSAL Boxing, Hayward Adult School; 1–6 p.m.; DSAL distributed survey flyers.
- August 6: San Lorenzo – National Night Out, St. John's Church; 5–8 p.m.; County employee engaged with public at the table.
- August 16: Ashland – School backpack giveaway.
- August 24: Emeryville Block Party; 11:30 a.m.–4:30 p.m.
- Sent notice to:
    - Housing and Community Development Advisory Committee
    - Alameda County Housing and Community Development staff (then sent to homeless providers and housing developers)
    - Board of Supervisors
    - Urban County cities – Albany, Dublin, Emeryville, Newark, and Piedmont
    - Grantees: HARD, Eden I&R, Alameda County Child Care Council, Deputy Sheriff's Activities League, ECHO, 7th Step Foundation
    - Other Dublin and Tri-Valley services providers/grantees: CityServe, CRIL, Tri-Valley Haven, Legal Assistance for Seniors, Las Positas Community College, Axis Community Health, Open Heart Kitchen
    - Dublin Human Services Commission
    - First 5 Alameda County
- Published notice of availability of Draft Regional Analysis of Impediments for review by the public
- ***Berkeley*** – Emailed contacts about the survey and community engagement meetings; encouraged participation in and forwarding the survey to friends, clients, colleagues, and other organizations.
- ***Berkeley*** – Distributed press release about the survey and the Berkeley-based community engagement meeting.
- ***Berkeley*** – Published notice of availability of Draft Regional Analysis of Impediments for review by the public

E4.2 Integration and Segregation

Race/Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. For example, prior studies have identified socioeconomic status, generational care needs, and cultural preferences as factors associated with "doubling up"-

households with extended family members and non-kin.[8] These factors have also been associated with ethnicity and race. Other studies have also found minorities tend to congregate in metropolitan areas though their mobility trend predictions are complicated by economic status (minorities moving to the suburbs when they achieve middle class) or immigration status (recent immigrants tends to stay in metro areas/ports of entry).[9]

To measure segregation in a given jurisdiction, ABAG provided AFFH Segregation Reports that include isolation indices, dissimilarity indices, and Thiel's H indices for ABAG jurisdictions such as Alameda County and the City of Berkeley.

Isolation Index. Isolation indices compare a neighborhood's composition to the jurisdiction's demographics as a whole. The index returns values of 0 to 1, where higher values indicate a particular racial or ethnic group is more isolated from other groups. An isolation index of 0.65 for Latinx residents, for example, indicates the average Latinx resident in the City lives in a neighborhood that is 65 percent Latinx.

Dissimilarity Index. Dissimilarity indices are used to measure the evenness with which two groups (frequently defined on racial or ethnic characteristics) are distributed across the geographic units, such as tracts within a community. The index ranges from 0 to 1, with 0 denoting no segregation and 1 indicating complete segregation between the two groups. The index score can be understood as the percentage of one of the two groups that would need to move to produce an even distribution of racial/ethnic groups within the specified area. For example, an index score above 0.60 indicates 60 percent of people in the specified area would need to move to eliminate segregation. The following shows how HUD views various levels of the index:

- <0.40: Low Segregation
- 0.40-0.54: Moderate Segregation
- >0.55: High Segregation

Thiel's H Index. The Thiel's H Index is used to measure segregation between all racial/ethnic groups within a jurisdiction by comparing neighborhood diversity to citywide diversity. Neighborhoods are weighted by size so larger neighborhoods are more influential in determining the total measure of segregation. The Thiel's H Index also ranges from 0 to 1, where 0 indicates all neighborhoods have the same demographics as the whole City, and 1 indicates each group lives exclusively in their own, separate neighborhood.

Regional Trends. Isolation, dissimilarity, and Thiel's H indices for the Bay Area are presented in Table E-16. Isolation indices show that Asian/Pacific Islander and Latinx communities have become increasingly isolated since 2000. Conversely, Black and White communities have seen a decrease in isolation during the same period. White populations maintain the highest value of isolation of 0.491, while Black populations are the least isolated (0.053). These values indicate that in the average Bay Area jurisdiction, a White resident lives in a neighborhood that is 49.1 percent White, while a Black resident lives in a neighborhood where only 0.05 percent of the population is Black.

[8] Harvey, H., Duniforn, R., & Pilkauskas, N. (2021). Under Whose Roof? Understanding the living arrangements of children in doubled-up households. Duke University Press, 58 (3): 821–846. https://doi.org/10.1215/00703370-9101102.

[9] Sandefur, G.D., Martin, M., Eggerling-Boeck, J., Mannon, S.E., & Meier, A.M. (2001). An overview of racial and ethnic demographic trends. In N. J. Smelser, W.J. Wilson, & F. Mitchell (Eds.) America becoming: Racial trends and their consequences. (Vol I, pp. 40-102). National Academy Press Washington, D.C.

Dissimilarity indices for the Bay Area show that Black and White communities are the most segregated compared to segregation between other non-White and White communities. Asian/Pacific Islander residents are the least segregated from White residents compared to Latinx and Black residents. Segregation between all non-White groups and Whites has decreased in the Bay Area since 2000. Based on HUD's definitions for dissimilarity values, segregation between all non-White and White communities is low.

The Thiel's H index in the Bay Area has declined, indicating there is now less neighborhood-level racial segregation. This pattern is consistent with isolation and dissimilarity index trends described previously.

TABLE E-16: RACIAL/ETHNIC SEGREGATION INDICES – BAY AREA (2000-2020)

	2000	2010	2020
Isolation Index			
Asian/Pacific Islander	0.161	0.204	0.245
Black	0.071	0.062	0.053
Latinx	0.199	0.237	0.251
White	0.652	0.572	0.491
Dissimilarity Index			
Asian or Pacific Islander/White	0.194	0.192	0.185
Black/White	0.265	0.249	0.244
Latinx/White	0.232	0.219	0.207
Non-White/White	0.194	0.185	0.168
Thiel's H	0.052	0.048	0.042

Source: ABAG AFFH Data Report (based on Decennial Census 2000, 2010, and 2020), 2022.

White (31.4 percent), Asian/Asian Pacific Islander (API) (30.7 percent), and Hispanic/Latino (22.4 percent) populations make up the largest share of Alameda County (Table E-17). Compared to the Bay Area as a whole, Alameda County has larger Asian/API and Black/African American populations. Nearly 31 percent of the population in the County is Asian and 10 percent is Black compared to only 27 percent and 6 percent, respectively, in the Bay Area. The County also has a smaller White population of 31.4 percent compared to 39.3 percent in the Bay Area.

Of the selected jurisdictions adjacent to Berkeley, Orinda has the largest White population (72 percent) and Richmond has the smallest White population (17.8 percent). Richmond is comprised of a large Hispanic/Latino population, accounting for 42.5 percent the total population.

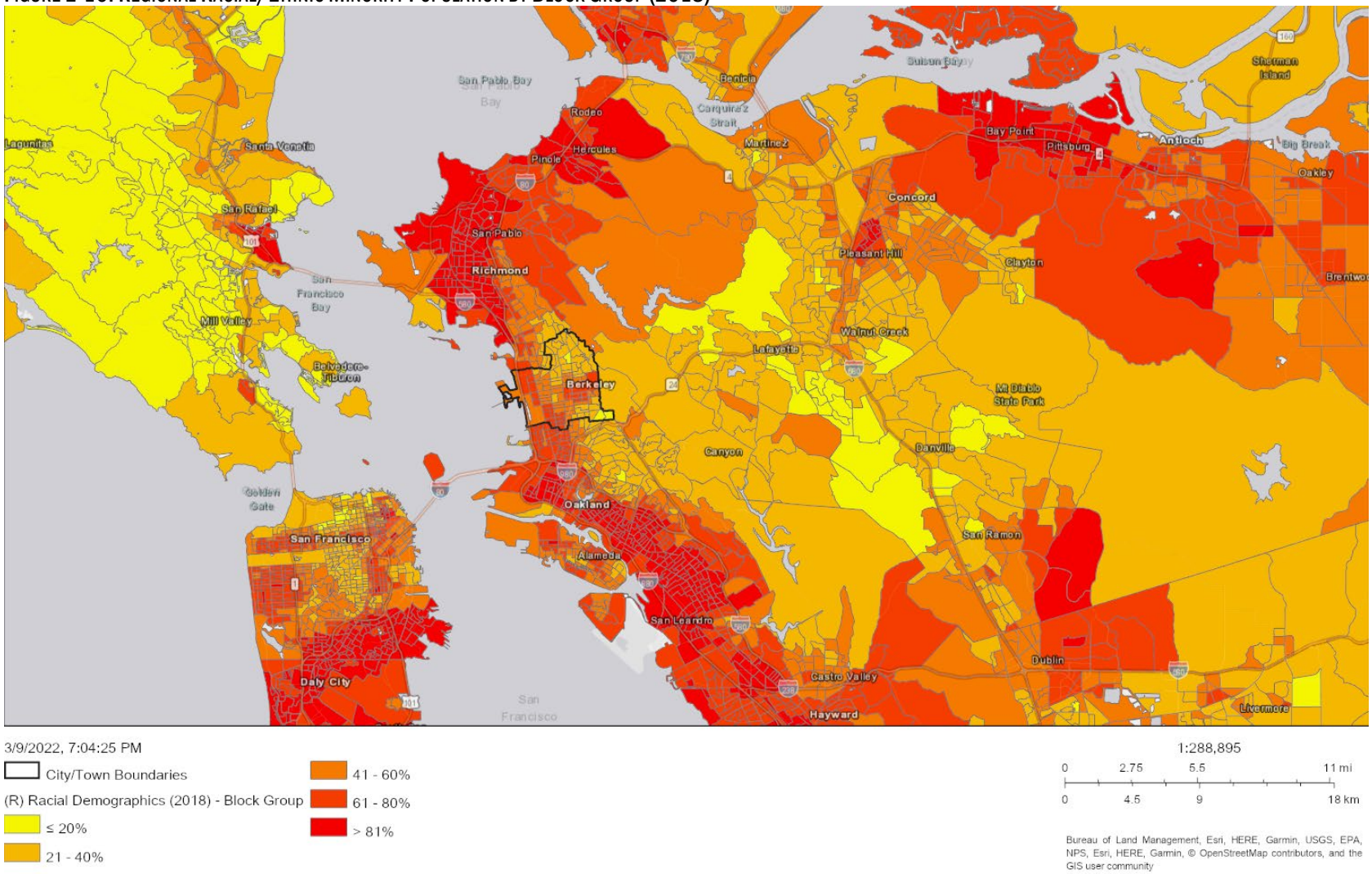
Figure E-16 shows racial/ethnic minority populations by block group in the region. Racial/ethnic minority populations tend to be more concentrated in coastal cities such as Richmond, Oakland, San Leandro, and Daly City. Compared to these jurisdictions, Berkeley and San Francisco have lower concentrations of non-White populations. Most Marin County jurisdictions and inland Contra Costa and Alameda County jurisdictions have much smaller racial/ethnic minority populations. As shown in Figure E-17, most tracts in the region have White predominant populations. There are pockets of tracts with Asian predominant populations located in San Francisco, Daly City, coastal East Bay areas, and central Contra Costa/Alameda County. Hispanic predominant populations are concentrated in and around the cities of San Leandro and Richmond. Black predominant populations follow a similar pattern and are also concentrated around the City of Oakland.

TABLE E-17: RACIAL/ETHNIC COMPOSITION OF BERKELEY, ALAMEDA COUNTY, THE BAY AREA, AND NEIGHBORING JURISDICTIONS (2019)

Race/Ethnicity	Berkeley	Alameda County	Bay Area	El Cerrito	Emeryville	Oakland	Orinda	Piedmont	Richmond
American Indian and Alaska Native, non-Hispanic	0.2%	0.3%	0.2%	0.5%	0.1%	0.3%	0.0%	0.0%	0.3%
Asian and API, non-Hispanic	21.3%	30.7%	26.7%	30.9%	29.0%	15.9%	16.4%	17.9%	15.5%
Black or African American, non-Hispanic	7.7%	10.3%	5.8%	4.7%	14.7%	23.2%	1.2%	1.4%	19.5%
White, non-Hispanic	53.3%	31.4%	39.3%	47.5%	40.3%	28.3%	72.0%	70.9%	17.8%
Other Race or Multiple Races, non-Hispanic	6.1%	4.8%	4.5%	6.2%	6.3%	5.2%	5.2%	5.6%	4.4%
Hispanic or Latinx	11.4%	22.4%	23.5%	10.2%	9.6%	27.0%	5.3%	4.2%	42.5%
Total	121,485	1,656,754	7,710,026	25,398	11,899	425,097	19,646	11,317	109,884

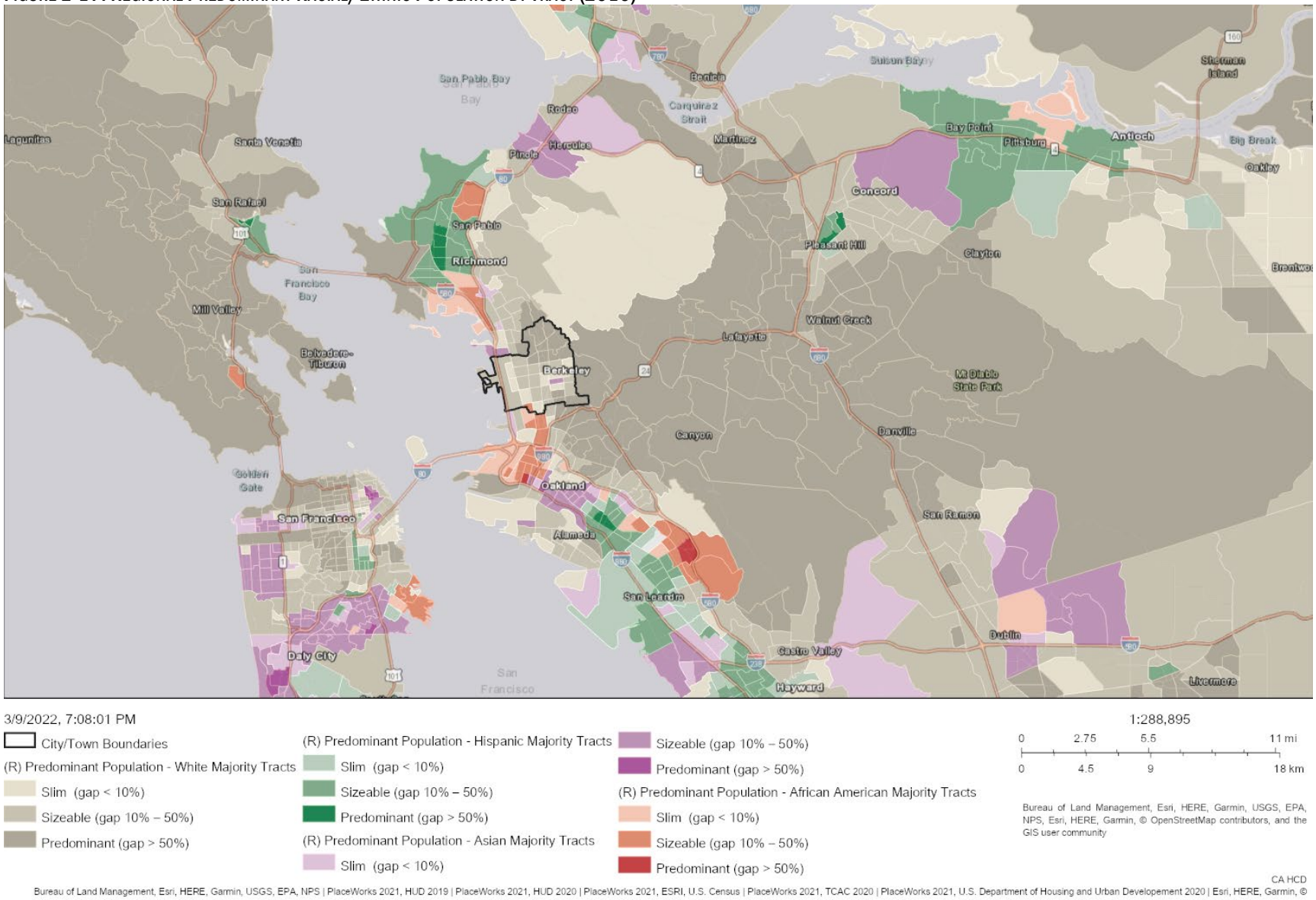
Note: API = Asian Pacific Islander.
Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

FIGURE E-16: REGIONAL RACIAL/ETHNIC MINORITY POPULATION BY BLOCK GROUP (2018)



Source: HCD AFFH Data Viewer (Environmental Systems Research Institute (ESRI), 2018), 2022.

FIGURE E-17: REGIONAL PREDOMINANT RACIAL/ETHNIC POPULATION BY TRACT (2010)

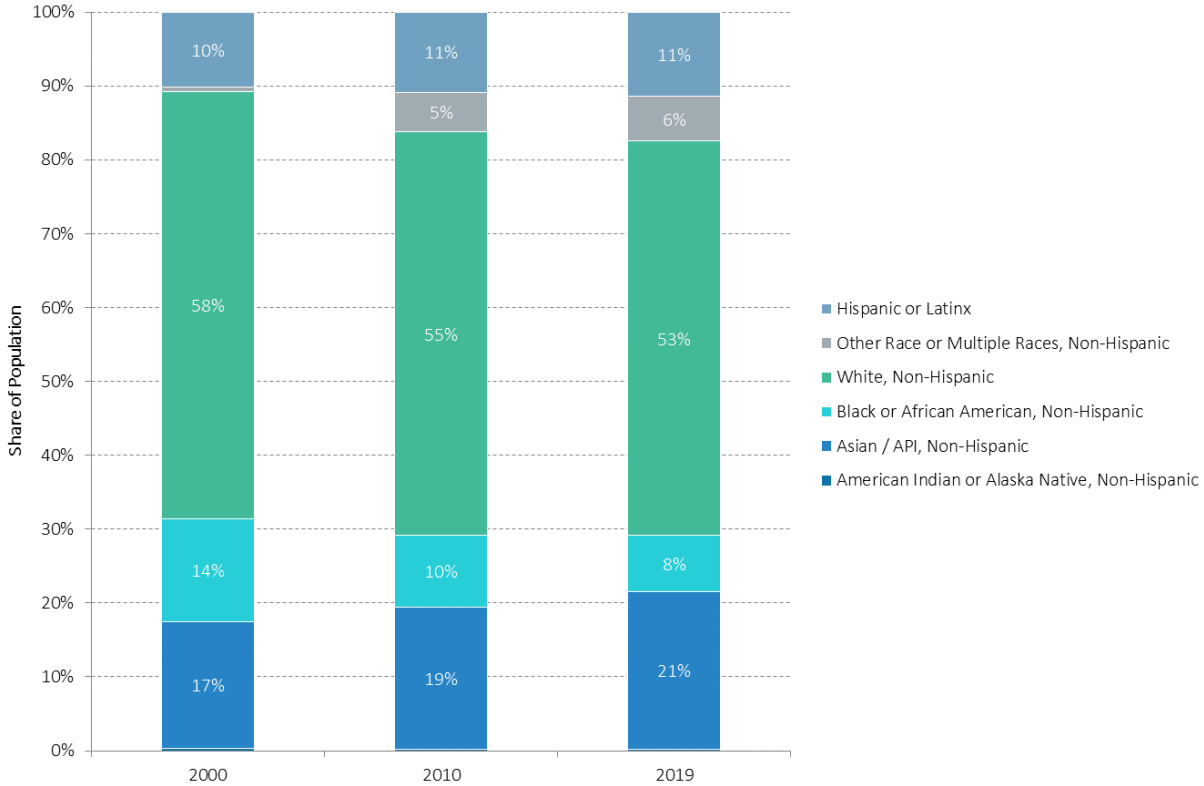


Source: HCD AFFH Data Viewer (PlaceWorks 2021, ESRI, U.S. Census), 2022.

Local Trends. As shown in Table E-17 above, Berkeley has a significantly larger White population compared to both Alameda County and the Bay Area. In the City, 53.3 percent of the population is White, 21.3 percent is Asian or API, and 11.4 percent is Hispanic or Latino. The White population in Berkeley is comparable to El Cerrito, but larger than Emeryville, Oakland, and Richmond and smaller than Orinda and Piedmont.

Figure E-18 shows the racial and ethnic composition trends in Berkeley from 2000 to 2019. Though the White population has decreased since 2000, it remains the predominant population in the City, accounting for 53 percent. The Black population has steadily decreased over the past two decades, representing 14 percent of the population in 2000 compared to only 8 percent in 2019. Conversely, the Asian/API population has increased from 17 percent to 21 percent. The Hispanic population has increased slightly (from 10 percent to 11 percent) during the same period. These trends are consistent with patterns in the County and Bay Area. The Black population in the County and Bay Area was 14.6 percent and 7.3 percent, respectively, in 2000. As of 2019, only 10.3 percent of the County population and 5.8 percent of the Bay Area population is Black or African American. The Asian population in the County increased from 20.3 percent to 30.7 percent during the same period.

FIGURE E-18: RACIAL/ETHNIC COMPOSITION TRENDS (2000-2019)



Source: ABAG Housing Element Data Package (based on Decennial Census 2000, 2010; 2015-2019 ACS (5-Year Estimates)), 2021.

Isolation, dissimilarity, and Thiel's H indices are presented in Table E-18. Isolation indices for all racial/ethnic groups, except Latinos, are higher in Berkeley than in the Bay Area as a whole. Since 2000, Asian/Pacific Islander and Latino communities have become increasingly isolated. During the same period, isolation of Black and White communities decreased.

Dissimilarity indices indicate that segregation in Berkeley amongst all non-White and White communities is higher than in the Bay Area. Like the region, segregation between Black and White

communities is the highest. According to HUD's definitions for dissimilarity, segregation between Black and White populations in Berkeley is moderate. Segregation is considered low between White and Asian, Latino, and non-White communities. Over the past two decades, Asian and White residents have become increasingly segregated, while segregation has decreased between Black, Latino, non-White and White communities.

TABLE E-18: RACIAL/ETHNIC SEGREGATION INDICES – BERKELEY (2000-2020)

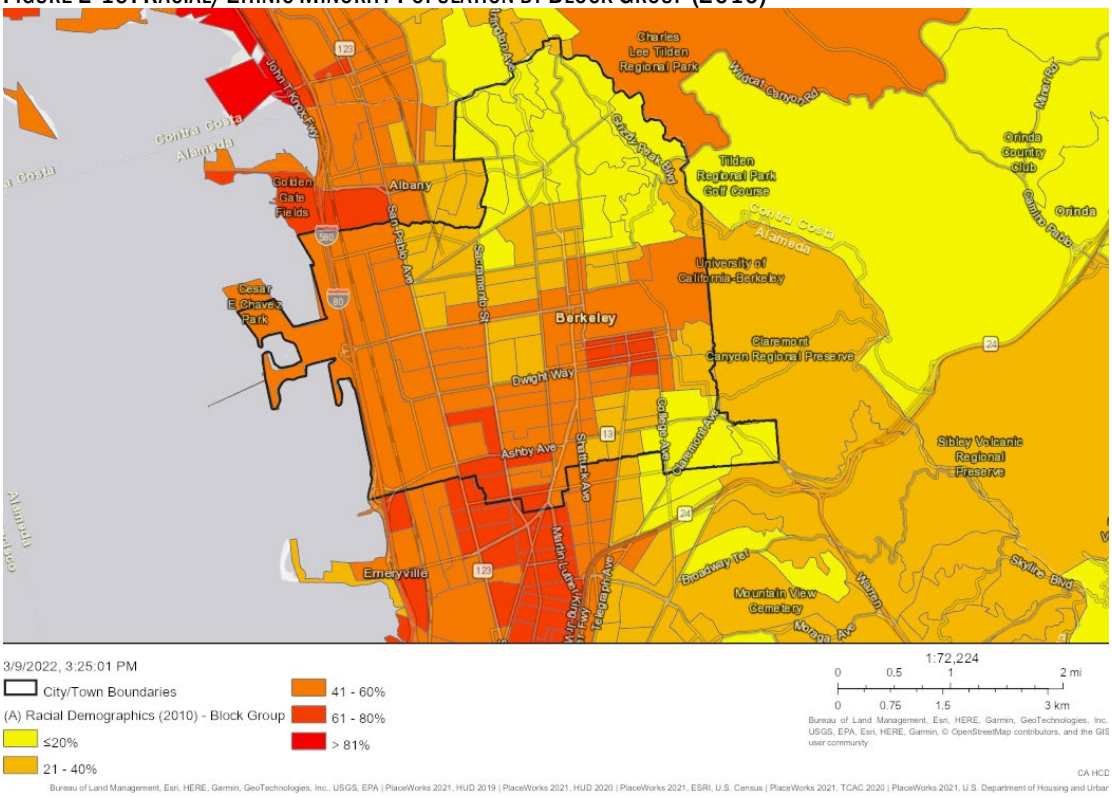
	2000	2010	2020
Isolation Index			
Asian/Pacific Islander	0.232	0.269	0.255
Black	0.316	0.211	0.134
Latinx	0.137	0.14	0.167
White	0.623	0.598	0.543
Dissimilarity Index			
Asian or Pacific Islander/White	0.276	0.324	0.303
Black/White	0.590	0.524	0.418
Latinx/White	0.382	0.310	0.279
Non-White/White	0.338	0.290	0.240
Thiel's H	0.128	0.097	0.065

Source: ABAG AFFH Data Report (based on Decennial Census 2000, 2010, and 2020), 2022.

Figure E-19 and Figure E-20 compare racial/ethnic minority concentrations geographically in 2010 and 2018. The non-White population increased from 45.3 percent in 2010 to 46.7 percent in 2019. This pattern is shown below, where the racial/ethnic minority population increased in most Berkeley block groups between 2010 and 2018. Racial/ethnic minorities are most concentrated in block groups in the Southside, Downtown Berkeley, and UC Berkeley neighborhoods (adjacent to the University of California-Berkeley (UC Berkeley) campus), South Berkeley neighborhood, Gilman neighborhood, and Northwest Berkeley neighborhood. There are only three block groups, two in the southeast corner of the City and one in the Berkeley Hills neighborhood, where less than 20 percent of the population belongs to a racial or ethnic minority group. The Berkeley Hills, Thousand Oaks, Live Oak, Northbrae, and Claremont neighborhoods generally have smaller populations of people of color compared to the remainder of the City.

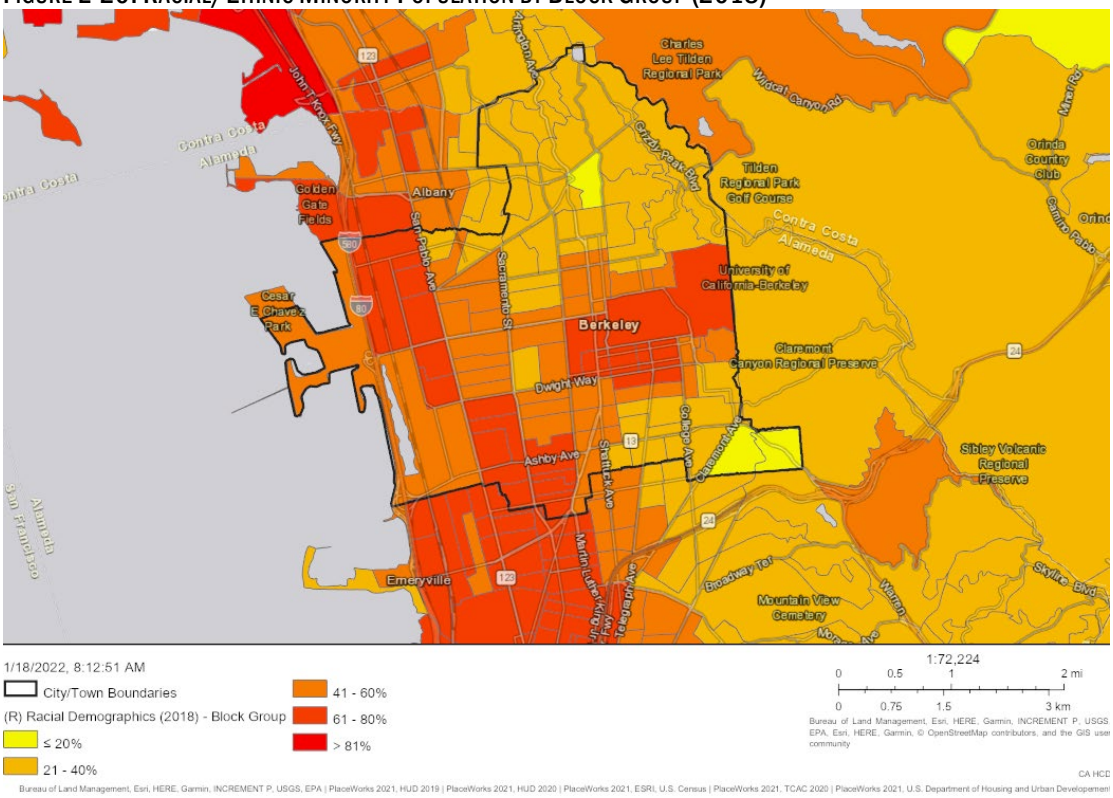
Predominant racial and ethnic populations by tract are included in Figure E-21. Most tracts in the City have predominant White populations. The northeastern section of the City and Claremont neighborhood have the largest White predominant populations, whereas tracts in the central, southern, and western parts of the City, and tracts surrounding UC Berkeley, have smaller White predominant populations. One tract, located southwest of UC Berkeley (Southside neighborhood), has an Asian predominant population, and one tract, located in the southwestern corner of the City (South Berkeley neighborhood), has an African American predominant population.

FIGURE E-19: RACIAL/ETHNIC MINORITY POPULATION BY BLOCK GROUP (2010)



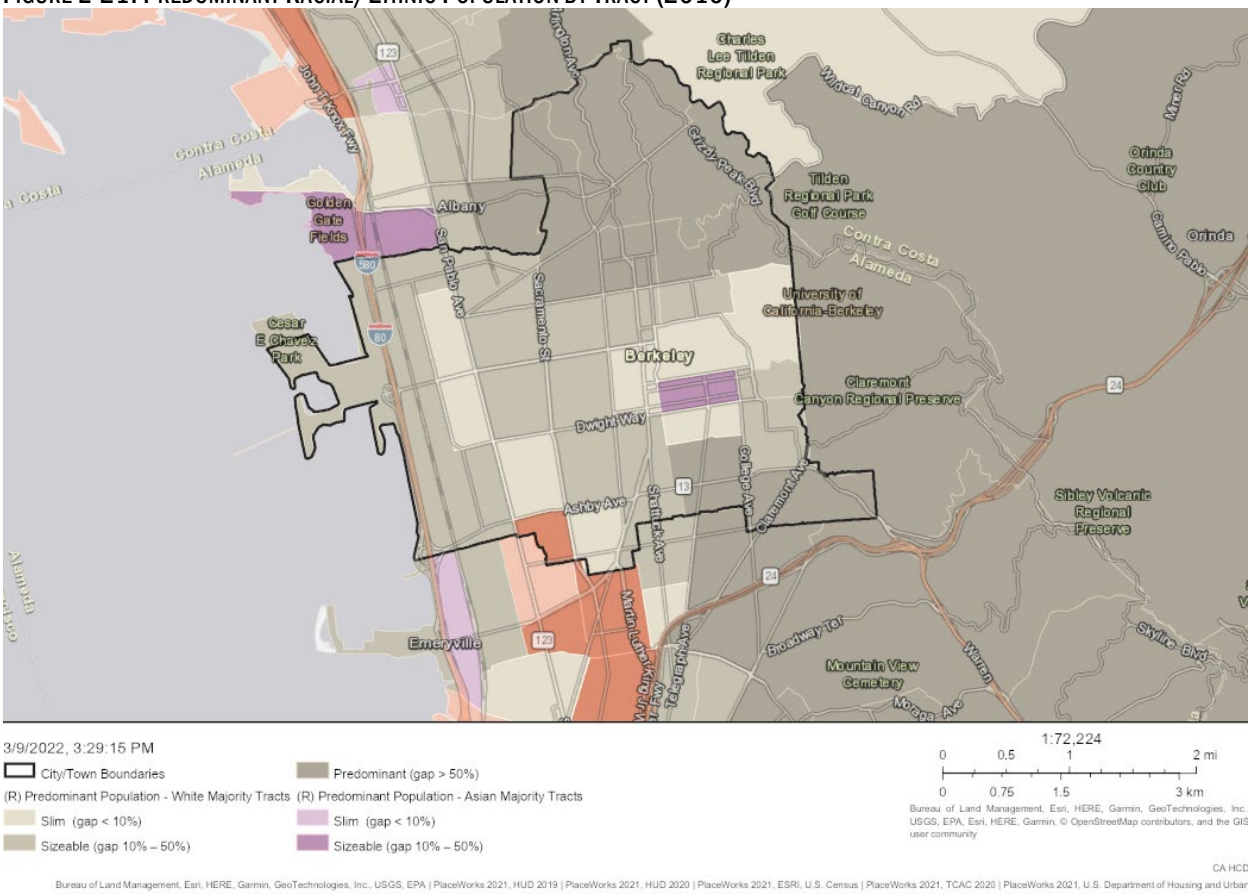
Source: HCD AFFH Data Viewer (ESRI, 2010), 2022.

FIGURE E-20: RACIAL/ETHNIC MINORITY POPULATION BY BLOCK GROUP (2018)



Source: HCD AFFH Data Viewer (ESRI, 2018), 2022.

FIGURE E-21: PREDOMINANT RACIAL/ETHNIC POPULATION BY TRACT (2010)



Source: HCD AFFH Data Viewer (PlaceWorks 2021, ESRI, U.S. Census), 2022.

Persons with Disabilities

Persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limits their housing options. Persons with disabilities also tend to be more susceptible to housing discrimination due to their disability status and required accommodations associated with their disability.

Regional Trends. Nearly 10 percent of the population in the Bay Area experiences one or more disability. Compared to the Bay Area, Alameda County and Berkeley have smaller population of persons with disabilities of 9.2 percent and 8.7 percent, respectively. Typically, elderly populations have higher rates of disability. However, according to the 2015-2019 ACS, 13.5 percent of the population in Alameda County is aged 65 or older compared to 14.5 percent in Berkeley.

TABLE E-19: DISABILITY STATUS (2019)

	No Disability	With Disability	Percent with Disability
Berkeley	110,597	10,529	8.7%
Alameda County	1,496,381	151,368	9.2%
Bay Area	6,919,762	735,533	9.6%

Note: Data reflects civilian noninsitutionalized population.
Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

Disability status by race/ethnicity and age for Alameda County is shown in Table E-20. Nearly 50 percent of residents aged 75 and 20.4 percent aged 65 to 74 experience a disability. Disabilities are most common amongst American Indian and Alaska Native populations (18.3 percent), followed by Black or African American populations (16 percent), Native Hawaiian and Other Pacific Islander populations (11.4 percent), and White non-Hispanic populations (10.8 percent).

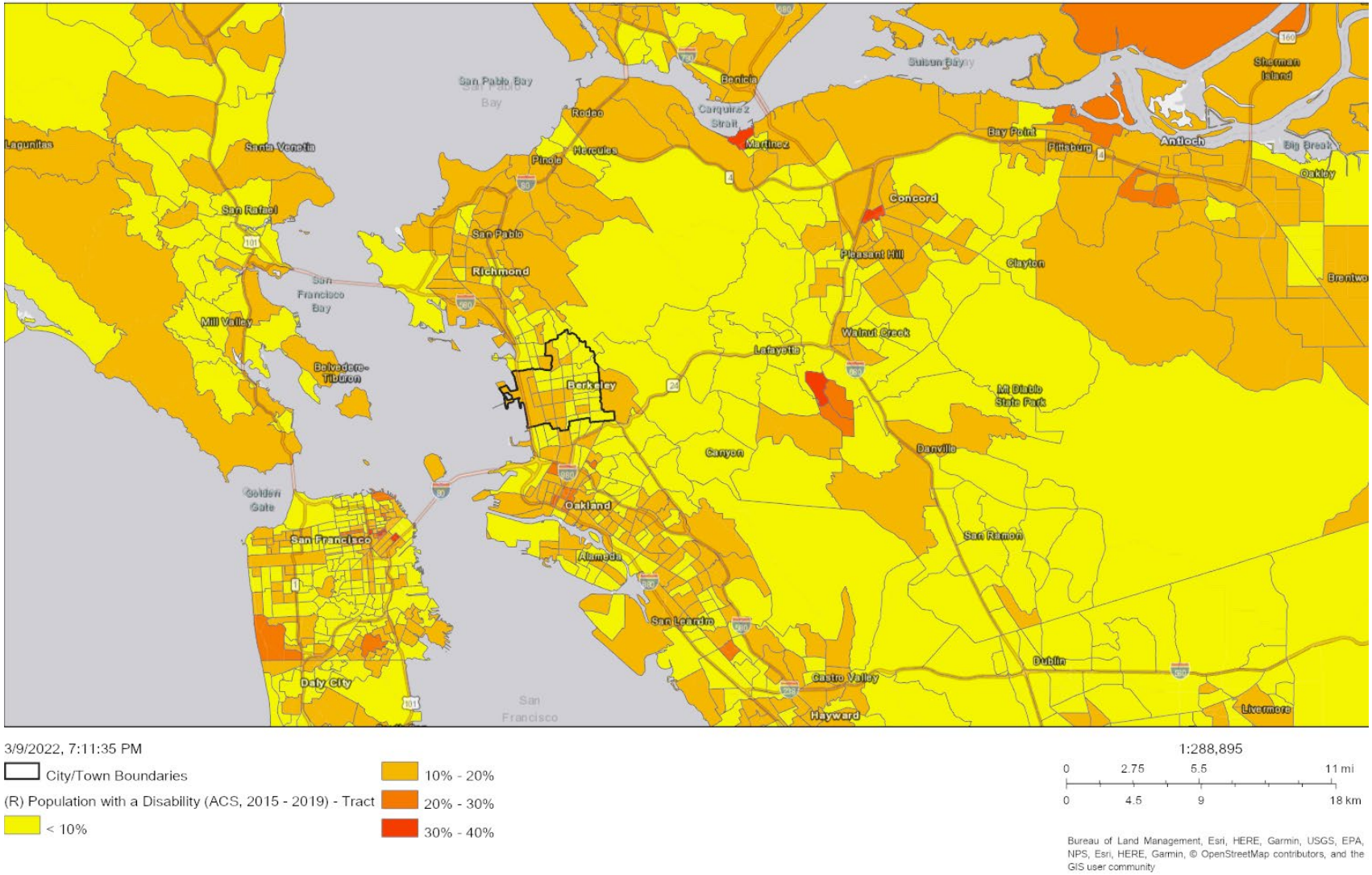
TABLE E-20: DISABILITY STATUS BY RACE/ETHNICITY AND AGE – ALAMEDA COUNTY (2019)

	Total Population	Percent with Disability
Race/Ethnicity		
Black or African American alone	173,685	16.0%
American Indian and Alaska Native alone	10,994	18.3%
Asian alone	498,238	6.5%
Native Hawaiian and Other Pacific Islander alone	13,860	11.4%
Some other race alone	178,444	6.3%
Two or more races	106,471	8.0%
White alone, not Hispanic or Latino	517,094	10.8%
Hispanic or Latino (of any race)	369,021	7.3%
Age		
Under 5 years	96,846	0.4%
5 to 17 years	246,829	3.6%
18 to 34 years	414,206	4.4%
35 to 64 years	669,979	7.9%
65 to 74 years	130,769	20.4%
75 years and over	89,120	49.5%
Total civilian noninstitutionalized population	1,647,749	9.2%

Source: 2015-2019 ACS (5-Year Estimates).

The regional populations of persons with disabilities by tract are shown in Figure e-22. In most tracts, less than 20 percent of the population experiences a disability. There are small concentrations of tracts with populations of persons with disabilities exceeding 20 percent in and surrounding the cities of Oakland, San Francisco, Martinez, Concord, Walnut Creek, and Antioch. Tracts within the City of Berkeley have populations of persons with disabilities comparable to surrounding areas.

FIGURE E-22: REGIONAL POPULATION OF PERSONS WITH DISABILITIES BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

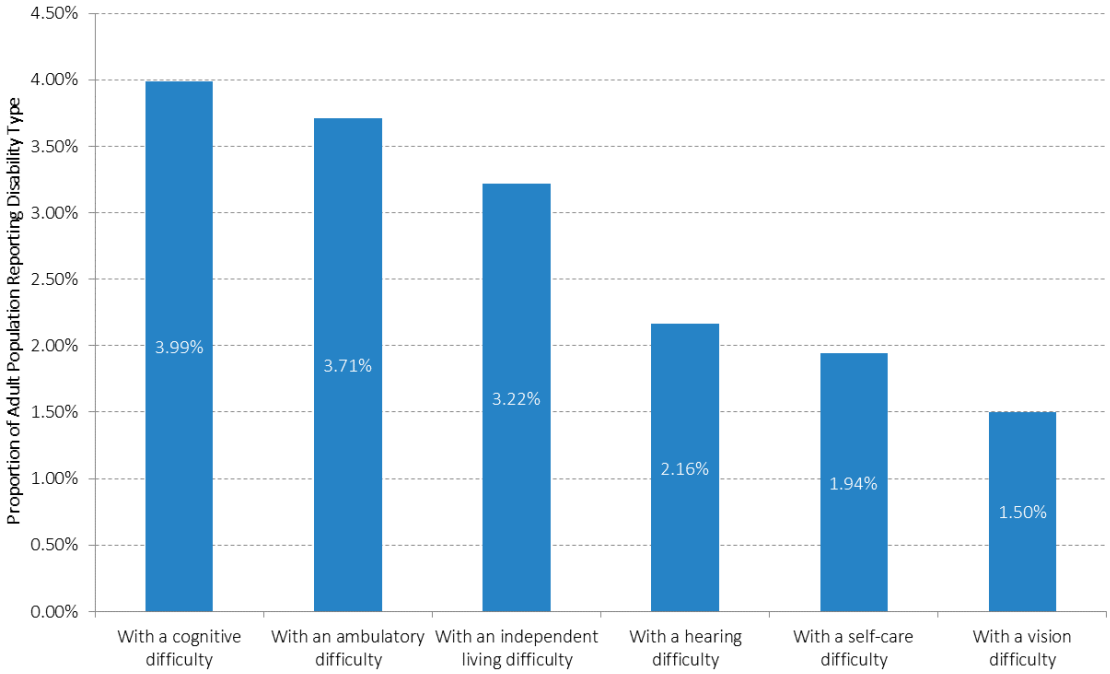
Local Trends. As discussed previously, Berkeley has a population of persons with disabilities of 8.7 percent, smaller than both Alameda County and the Bay Area. Despite having a smaller senior population that Berkeley, Alameda County has a population of persons with disabilities of 9.2 percent.

According to the California Department of Developmental Services (DDS), there are 279 adults and 161 children under 18 in the City with a developmental disability, representing 0.3 percent of the adult population and 1.1 percent of the child population, respectively. The California DDS is responsible for overseeing 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disabilities, Down syndrome, autism, epilepsy, and related conditions.

Disability status often affects employment status. The 2015-2019 ACS estimates that of the population in the labor force, the unemployment rate for persons with disabilities is 12 percent compared to 5 percent amongst persons without a disability.

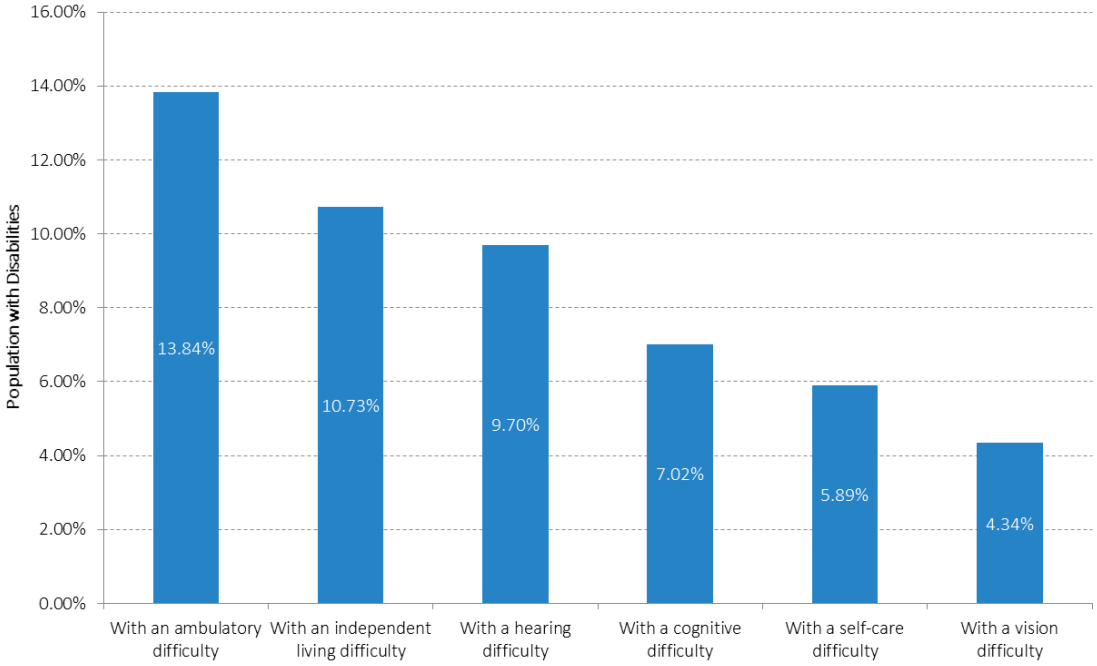
Disability status by disability type for the adult population is presented in Figure E-23. Cognitive difficulties are the most common followed be ambulatory difficulties and independent living difficulties. Ambulatory and independent living difficulties are generally more common amongst the elderly population. Disability by disability type for the senior population is shown in Figure E-24. Approximately 14 percent of the population aged 65 and older experience an ambulatory difficulty. Independent living and hearing difficulties are also common. Of the elderly Berkeley population, 10.7 percent experience an independent living difficulty and 9.7 percent experience a hearing difficulty.

FIGURE E-23: ADULT POPULATION BY DISABILITY TYPE (2019)



Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

TABLE E-21: SENIOR POPULATION (65+) BY DISABILITY TYPE (2019)



Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

Like the County, Native Hawaiian and Other Pacific Islander (29.5 percent), Black or African American (22.3 percent), and American Indian and Alaska Native (11.4 percent) populations have the highest rate of disability in the City. Asian, White, and Hispanic/Latino populations, and populations two or more races or a race not listed, all have rates of disability below the citywide average. As discussed previously, Berkeley has a larger elderly population compared to the County. However, seniors in Berkeley experience disabilities at a lower rate compared to the County. Only 39 percent of persons 75 or older and 17.2 percent of persons aged 65 to 74 experience a disability.

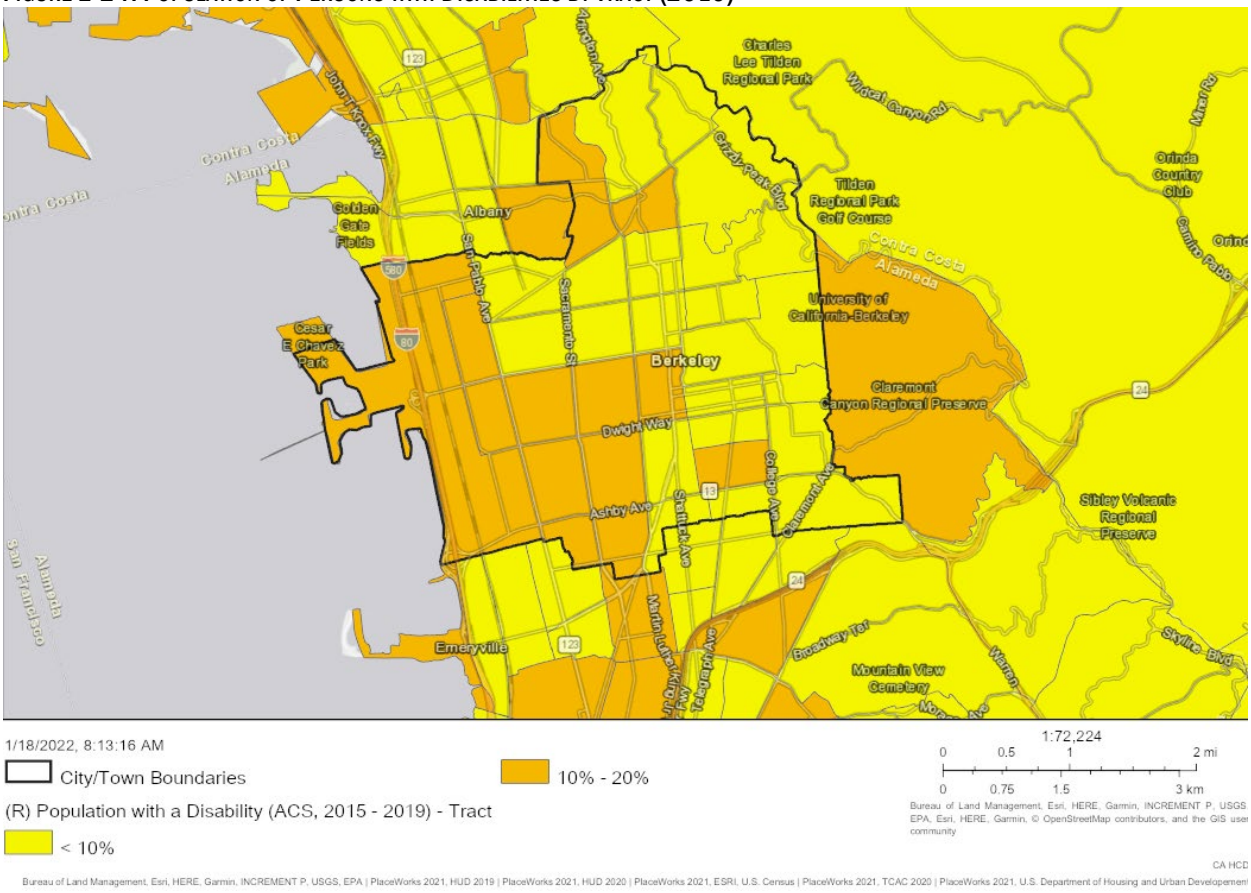
TABLE E-22: DISABILITY STATUS BY RACE/ETHNICITY AND AGE – BERKELEY (2019)

	Total Population	Percent with Disability
Race/Ethnicity		
Black or African American alone	9,492	22.3%
American Indian and Alaska Native alone	634	11.4%
Asian alone	25,437	4.9%
Native Hawaiian and Other Pacific Islander alone	566	29.5%
Some other race alone	4,618	8.2%
Two or more races	9,121	8.1%
White alone, not Hspanic or Latino	64,614	8.3%
Hspanic or Latino (of any race)	13,795	7.6%
Age		
Under 5 years	4,323	0.3%
5 to 17 years	10,834	3.4%
18 to 34 years	52,245	4.6%
35 to 64 years	36,495	9.5%
65 to 74 years	11,128	17.2%
75 years and over	6,101	39.0%
Total civilian noninstitutionalized population	121,126	8.7%

Source: 2015-2019 ACS (5-Year Estimates).

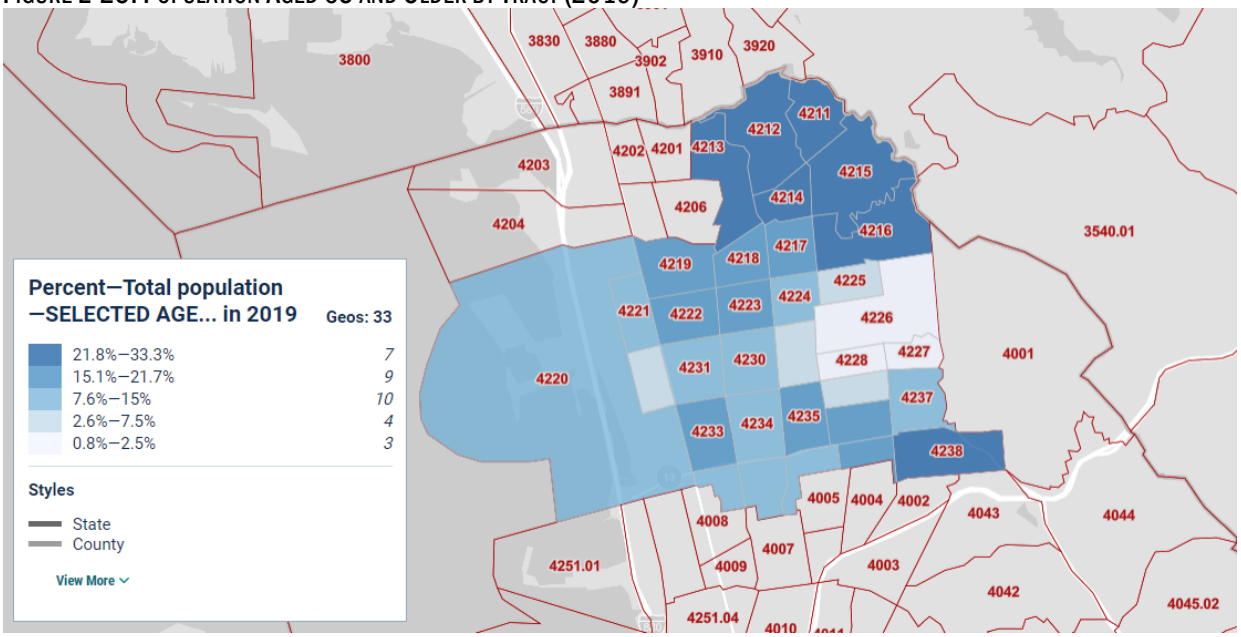
Figure E-24 shows the population of persons with disabilities by tract in the City. In general, the western side of the City has a higher rate of persons with disabilities, were between 10 and 20 percent of the population experiences a disability. In most tracts on the eastern side, less than 10 percent of the population experiences a disability. Despite the lower concentration of persons with disabilities, the north-and southeastern corners of the City have smaller populations of seniors aged 65 and older (Figure E-25). The western side of the City has a moderate population of elderly adults, indicating that it is not the senior population alone contributing to patterns of persons with disabilities in the City. The heightened concentration of persons with disabilities on the western side of the City may be, in part, due to the higher concentration of racial/ethnic minorities. As discussed above, Native Hawaiian/Pacific Islander, Black, and American Indian/Alaska Native populations have significantly higher rates of disability compared to the City as a whole.

FIGURE E-24: POPULATION OF PERSONS WITH DISABILITIES BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

FIGURE E-25: POPULATION AGED 65 AND OLDER BY TRACT (2019)



Source: 2015-2019 ACS (5-Year Estimates).

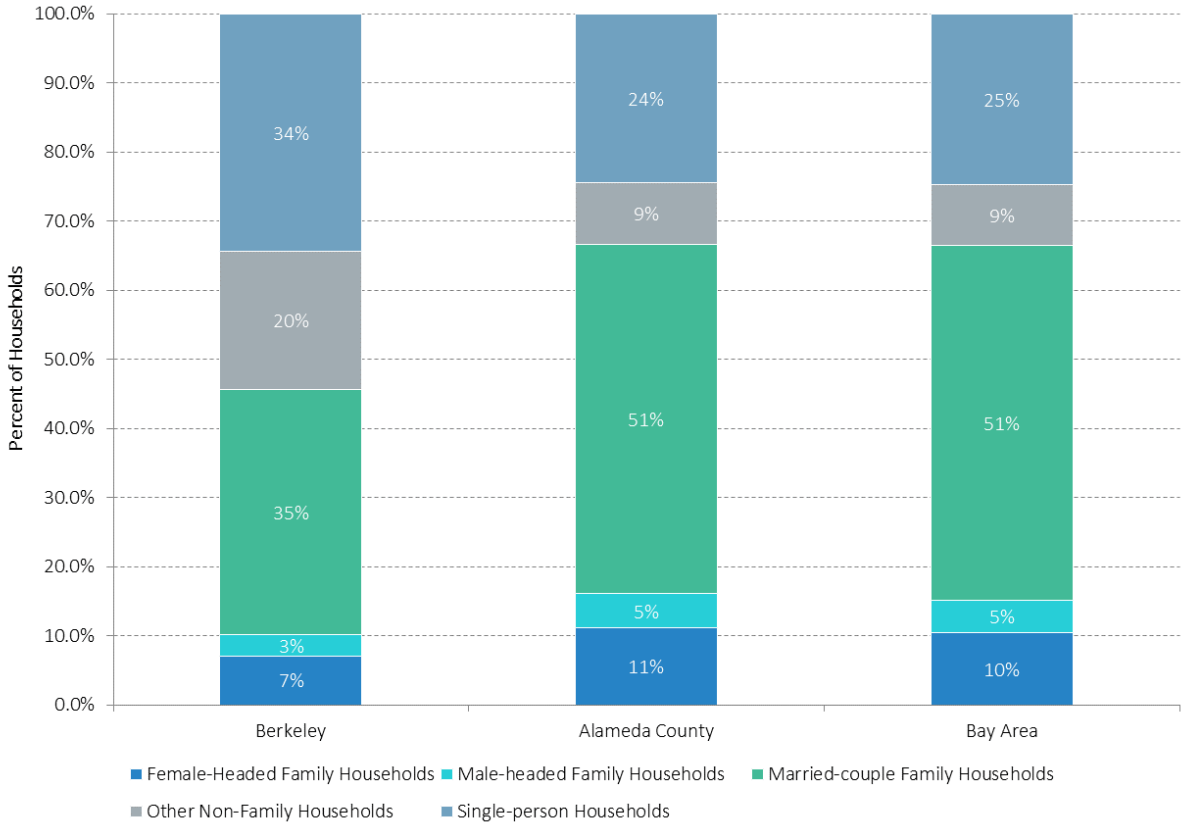
Familial Status

Under the Fair Housing Act, housing providers may not discriminate because of familial status. Familial status covers: the presence of children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child (including adoptive or foster parents). Examples of familial status discrimination include refusing to rent to families with children, evicting families once a child joins the family through, e.g., birth, adoption, custody, or requiring families with children to live on specific floors or in specific buildings or areas. Single parent households are also protected by fair housing law.

Regional Trends. The composition of household types in Alameda County is comparable to the Bay Area. In both jurisdictions, approximately half of households are married couple families and a quarter are single-person households (Figure E-26). The County has a slightly higher concentration of female-headed family households compared to the Bay Area (11 percent vs. 10 percent, respectively). Both jurisdictions are comprised of nine percent other non-family households and five percent male-headed family households. Berkeley has a significantly larger proportion of single-person households (34 percent) and other non-family households (20 percent). This trend is likely due to the large percentage of students living in the City. Students and young adults are more likely to live alone or in non-family households.[10] According to the 2015-2019 ACS, only 8.5 percent of the total population Countywide is enrolled in college or graduate school compared to 29 percent in Berkeley. Similarly, 8.5 percent of the Alameda County population and 24.8 percent of the Berkeley population is aged 18 to 24.

[10] A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

FIGURE E-26: HOUSEHOLD TYPE COMPOSITION – BERKELEY, ALAMEDA COUNTY, AND BAY AREA (2019)



Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

As shown in Table E-23, Alameda County and the Bay Area have comparable proportions of households with and without children. Approximately 34 percent of households in the County and 32 percent of households in the Bay area have one or more children under the age of 18. Consistent with the household trends described above, Berkeley has a substantially smaller proportion of households with children. Only 19.7 percent of Berkeley households have one or more children. The Census considers 18 to 34-year-olds young adults. Adults aged 34 and older are more likely to be married and/or have children. Only a quarter of the Alameda population is aged 18 to 34 compared to 43.2 percent of the Berkeley population. Additionally, 40.6 percent of the County population and 30 percent of the Berkeley population is aged 35 to 64.

TABLE E-23: HOUSEHOLDS BY PRESENCE OF CHILDREN – BERKELEY, ALAMEDA COUNTY, AND BAY AREA (2019)

Household Type	Berkeley	Alameda County	Bay Area
With one or more children under 18	19.7%	33.6%	32.0%
With no children	80.3%	66.4%	68.0%
Total Households	45,352	577,177	2,731,434

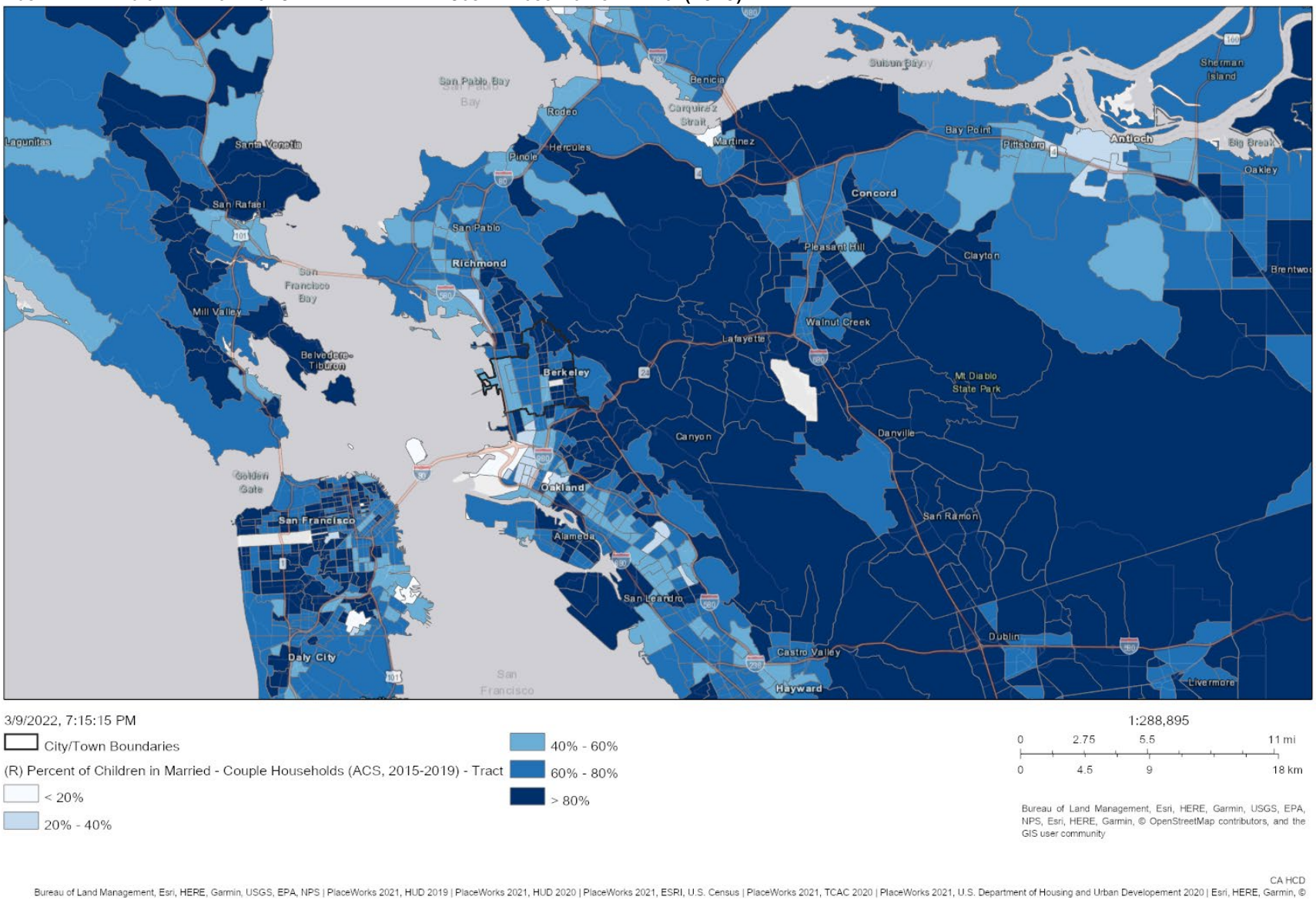
Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

Figure E-27 shows the percent of children living in married couple households by tract for the region. Tracts with higher percentages of children living in married couple households are scattered throughout the region; however, they are most concentrated in the inland areas of Contra Costa County and Alameda County. Tracts with larger populations of children living in married couple households are also distributed throughout San Francisco and some Marin County jurisdictions. Tracts with fewer children

living in married couple households are more concentrated in coastal East Bay cities including Oakland and Richmond. These areas tend to have larger racial/ethnic minority populations (see Figure E-16).

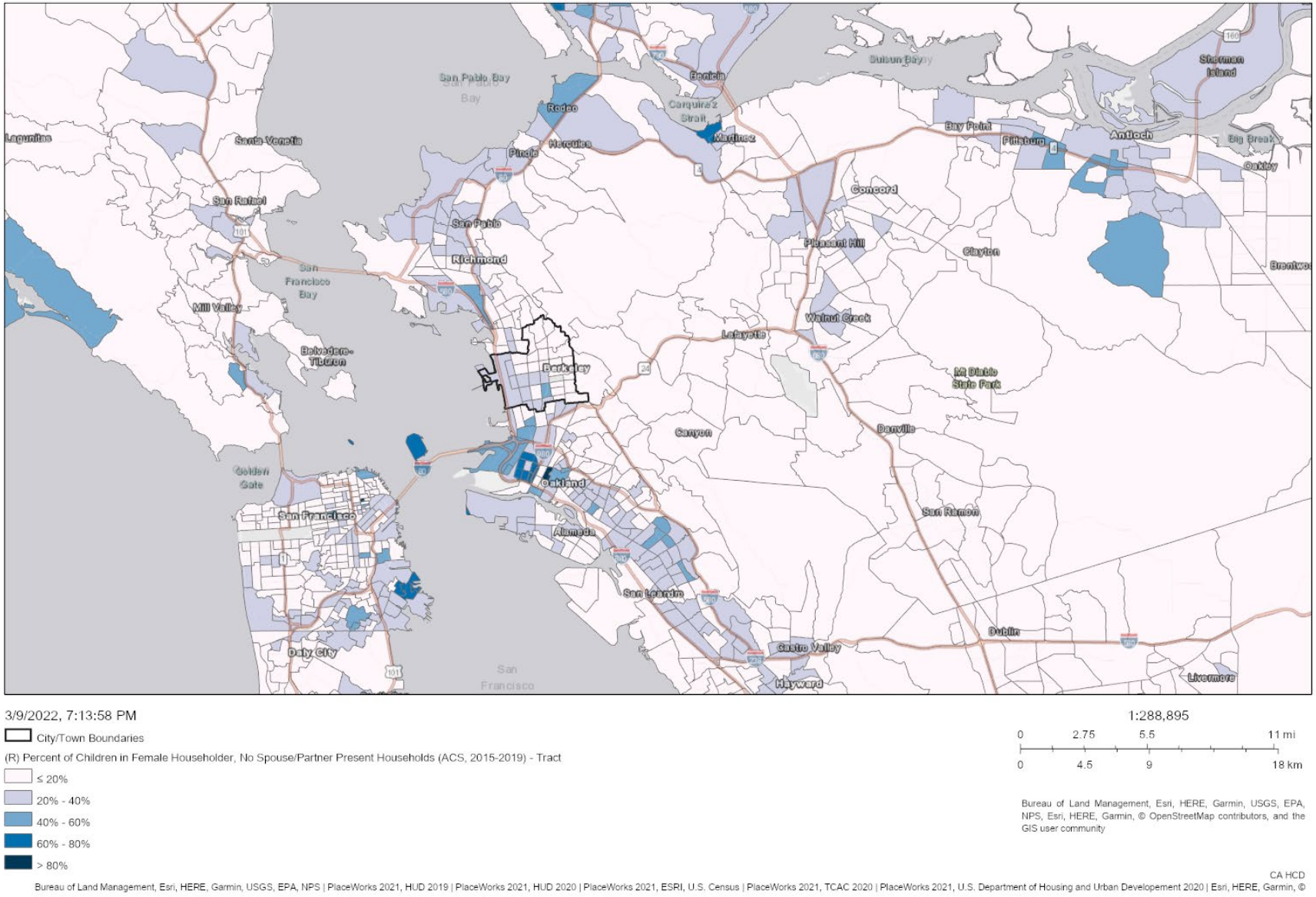
Populations of children living in single-parent female-headed households are shown in Figure E-28. Tracts with larger populations of children in female-headed households are most concentrated on the western side of San Francisco, Oakland, and northern Contra Costa County. The western side of Alameda County has a higher concentration of children in female-headed households compared to central Contra Costa County jurisdictions to the east. As mentioned previously, these areas tend to have higher concentrations of non-White populations (see Figure E-16*).*

FIGURE E-27: REGIONAL PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

FIGURE E-28: REGIONAL PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

Local Trends. Due to the large population of students and young adults, the City has a larger concentration of non-family households including single-person households. As presented in Table E-24, the number of married couple families has increased most substantially since 2010 (+15.5 percent), followed by male-headed families (+9.3 percent), and other non-family households (+7.3 percent). The City saw a decrease in female-headed families (-11 percent) and single-person households (-2.1 percent) during the same period. In 2010, students enrolled in college or graduate school represented 31.3 percent of the population, decreasing to 29 percent in 2019.[11] However, the overall population increased from 34,207 student to 35,210 students, or three percent. The increase in other non-family households and decrease in single-person households may be, in part, due to rising rent prices that may be unaffordable to students. Cost burden and rent increases are further described in Section 0, *Cost Burden*, of this Appendix.

TABLE E-24: CHANGE IN HOUSEHOLD TYPE COMPOSITION (2010-2019)

Household Type	2010		2019		Percent Change
	Households	Percent	Households	Percent	
Female-Headed Family	3,615	8.4%	3,216	7.1%	-11.0%
Male-Headed Family	1,272	2.9%	1,390	3.1%	9.3%
Married Couple Family	13,928	32.2%	16,092	35.5%	15.5%
Other Non-Family	8,433	19.5%	9,045	19.9%	7.3%
Single-person	15,941	36.9%	15,609	34.4%	-2.1%
Total Households	43,189	100.0%	45,352	100.0%	5.0%

Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021; 2006-2010 ACS (5-Year Estimates).

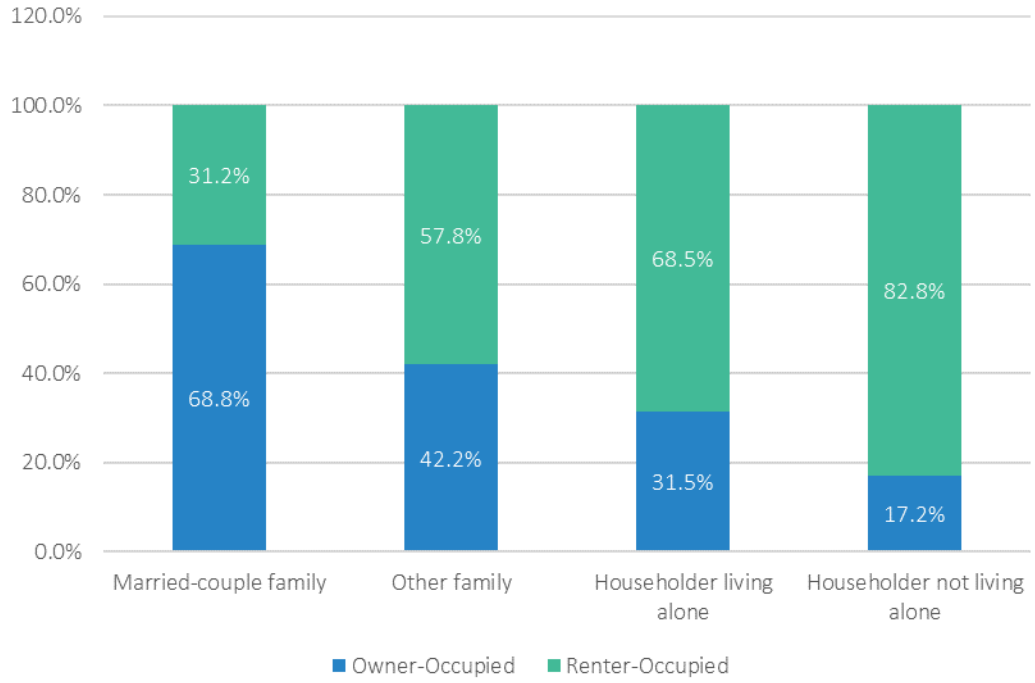
Family households are more likely to own their homes than non-family households. Figure E-29 shows that 68.8 percent of married couple families and 42.2 percent of other families (male- or female-headed households with no spouse) are owners. In comparison, only 31.5 percent of single-person households and 17.2 percent of other non-family households own their home. Despite the increase in married couple families in the City, the proportion of owner-occupied households decreased from 43.3 percent in 2010 to 42.9 percent in 2019. The percentage of married couple families who rent their home increased from 27.5 to 31.5 during the same period. Increasing housing costs, discussed further in Section 0, *Cost Burden*, likely contribute to the increase in married couple family renters.

As presented in Table E-23, 19.7 percent of Berkeley households have children, an increase from 19.4 percent in 2010. According to UC Berkeley Career Center data, 66 percent of the 2017-2019 graduating classes stayed in the Bay Area post-graduation.[12] Young adults remaining in the City likely contribute to the increase in married couple family households and households with children.

[11] Based on 2006-2010 and 2015-2019 ACS (5-Year Estimates).

[12] Zhao, Alex (2020). The Daily Californian, Where do UC Berkeley students go? http://projects.dailycal.org/2020/uc-berkeley-students-after-grad/.

FIGURE E-29: HOUSEHOLD TYPE BY TENURE (2019)

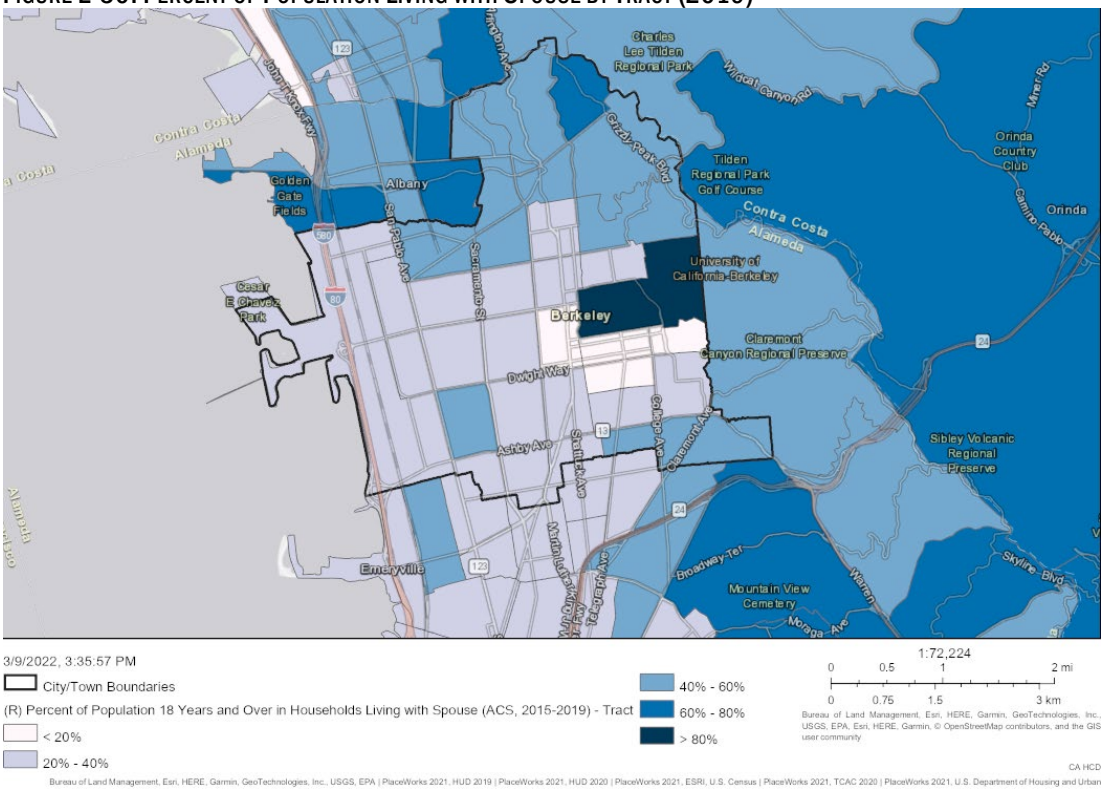


Source: 2015-2019 ACS (5-Year Estimates).

In most tracts, less than 40 percent of the population lives with a spouse. Tracts where fewer than 20 percent of the population live with a spouse have large student populations. Student populations by tract are further described in Section 0, *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*. While the HCD Data Viewer does show that there is one tract in the City, encompassing the UC Berkeley campus, where more than 80 percent of the adult population lives with their spouse (Figure E-18), according to the 2021 UC Berkeley Long Range Development Plan (LRDP), there are no existing beds (households/population) in Campus Park (western side of tract 4226- dark blue where >80% of population lives with spouse). Furthermore, the only student family housing available is in Albany, north of the City. Based on this knowledge, none of the population in this tract lives with a spouse.

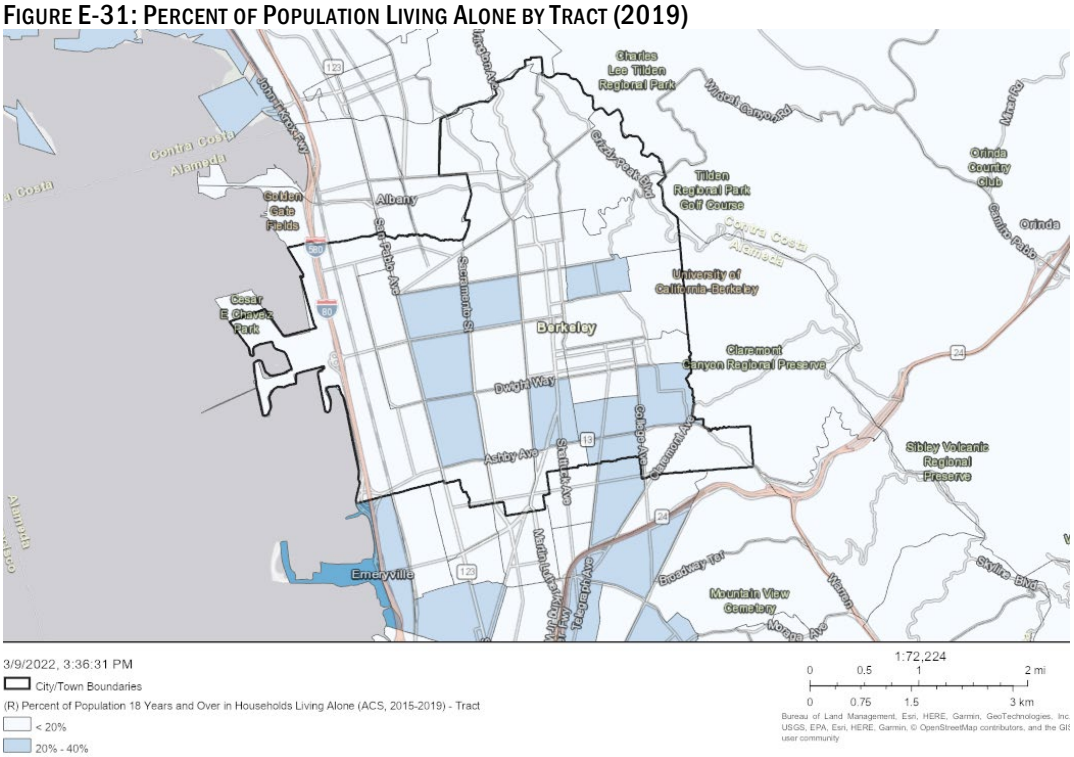
There are no areas in the City where more than 40 percent of the population lives alone (Figure E-31). In most of Berkeley, less than 20 percent of the population lives alone and tracts where 20 to 40 percent of the population lives alone are generally not concentrated in a single area of the City. The Berkeley Hills, Thousand Oaks, Live Oak, Northbrae, and Claremont neighborhoods have larger populations of persons living with a spouse and small populations of persons living alone. These areas have lower concentrations of non-White residents and higher concentrations of elderly adults (see Figure E-20 and Figure E-25). This pattern probably reflects the demographic changes in the City over time, with some of the longest tenure residents being White and are generally aging in place.

FIGURE E-30: PERCENT OF POPULATION LIVING WITH SPOUSE BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022. Note on UC Berkeley campus: The AFFH Data Viewer data on the UC Berkeley campus is inaccurate. There are no existing beds or population living in Campus Park and three student dormitories (Stern Hall, Bowles Hall, and International House) on Campus West. Student family housing is available only in University Village in the City of Albany.

FIGURE E-31: PERCENT OF POPULATION LIVING ALONE BY TRACT (2019)



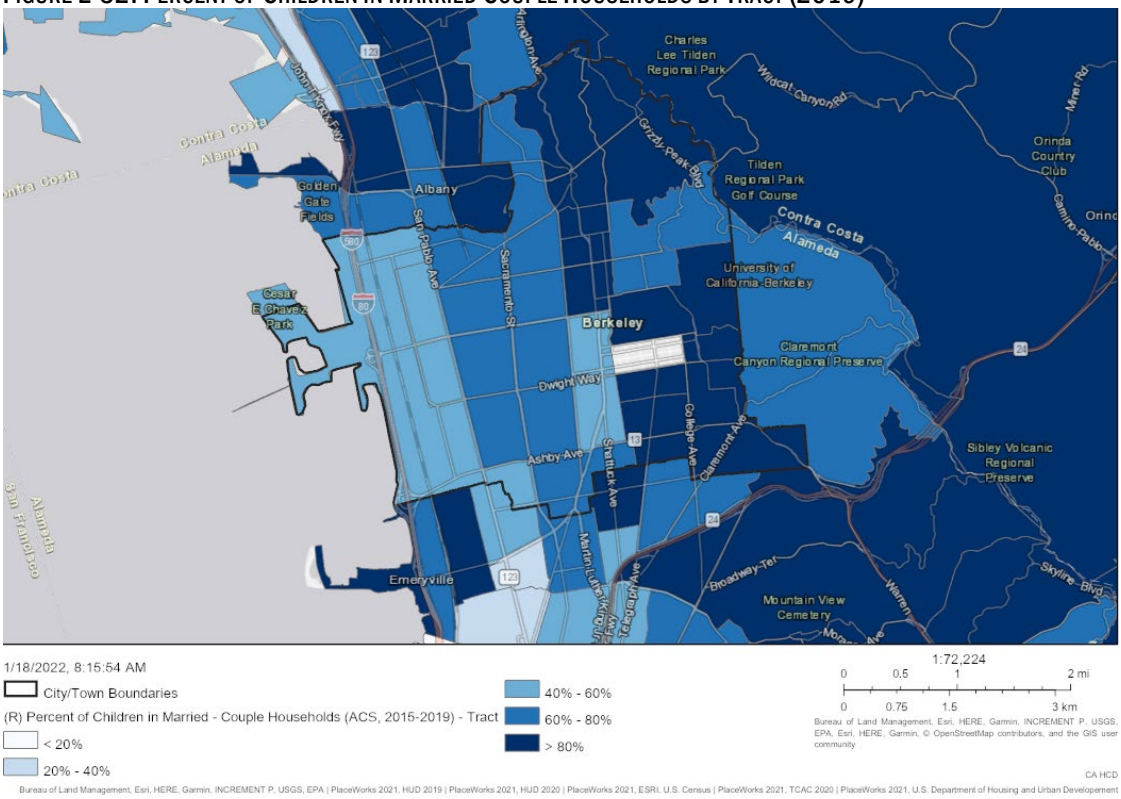
Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

Children living in married couple households are most condensed in tracts on the eastern side of the City, particularly the Berkeley Hills, Live Oak, UC Berkeley, Panoramic Hill, Elmwood District, and Claremont neighborhoods (Figure E-32). In five tracts, three on the eastern side of the City, one in Downtown Berkeley, and one in South Berkeley/Le Conte, between 40 and 60 percent of children live in married couple households. Between 60 and 80 percent of children live in married couple households in the remaining tracts. Most tracts where fewer than 60 percent of children live in married couple households also have slightly higher concentrations of persons with disabilities (more than 10 percent) and contain block groups with moderate to high proportions of racial/ethnic minorities (see Figure E-20 and Figure E-24).

Consistent with Figure E-32, Figure E-33 shows that more children on the western side of Berkeley live in single-parent female-headed households compared to the eastern side. There is only one tract in Berkeley where more than 40 percent of children live in female-headed households, located in South Berkeley/Le Conte bound by Dwight Way to the north, Fulton Street to the east, Ashby Avenue to the south, and Martin Luther King Jr. Way to the west. Nearly 50 percent of children in this tract live in female-headed households. This tract does not contain particularly high concentrations of racial or ethnic minority populations (less than 60 percent) or persons with disabilities (less than 10 percent) (see Figure E-20 and Figure E-24). According to the 2015-2019 ACS, 13.6 percent of female-headed households with children and 12.5 percent of female-headed households without children are below the poverty level, fewer than the Citywide average of 19.2 percent.[13]

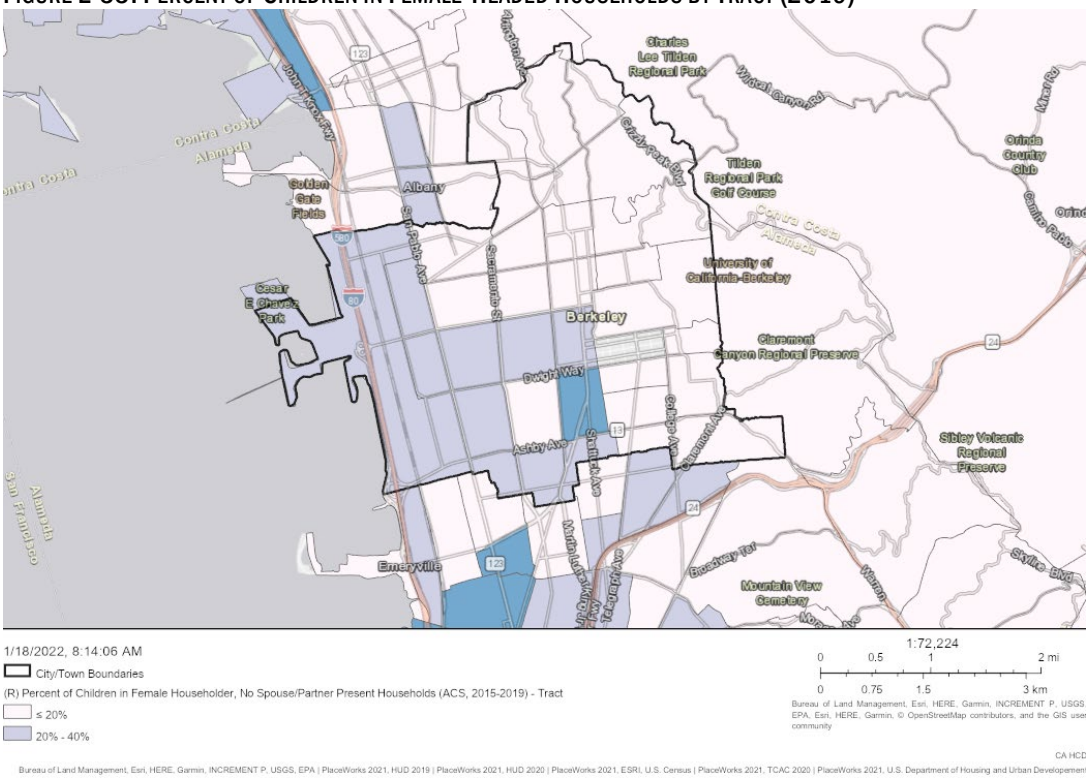
[13] Following the Office of Management and Budget's (OMB) Statistical Policy Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps).

FIGURE E-32: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

FIGURE E-33: PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

Income Level

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a Census tract or block group where over 51 percent of the households are LMI (based on HUD income definition of up to 80 percent of the Area Median Income (AMI)).

Regional Trends. Lower income households are considered households earning 80 percent or less than the AMI. Renter-occupied households tend to have lower incomes compared to owner-occupied households. In Alameda County, 38.4 percent of households are considered lower income, including 24.1 percent of owner-occupied households and 54.5 percent of renter-occupied households (Table E-25). There are slightly more owners than renters in the County (53 percent vs. 47 percent, respectively). Approximately 68 percent of owners earn more than 100 percent of the AMI compared to only 35.5 percent of renters.

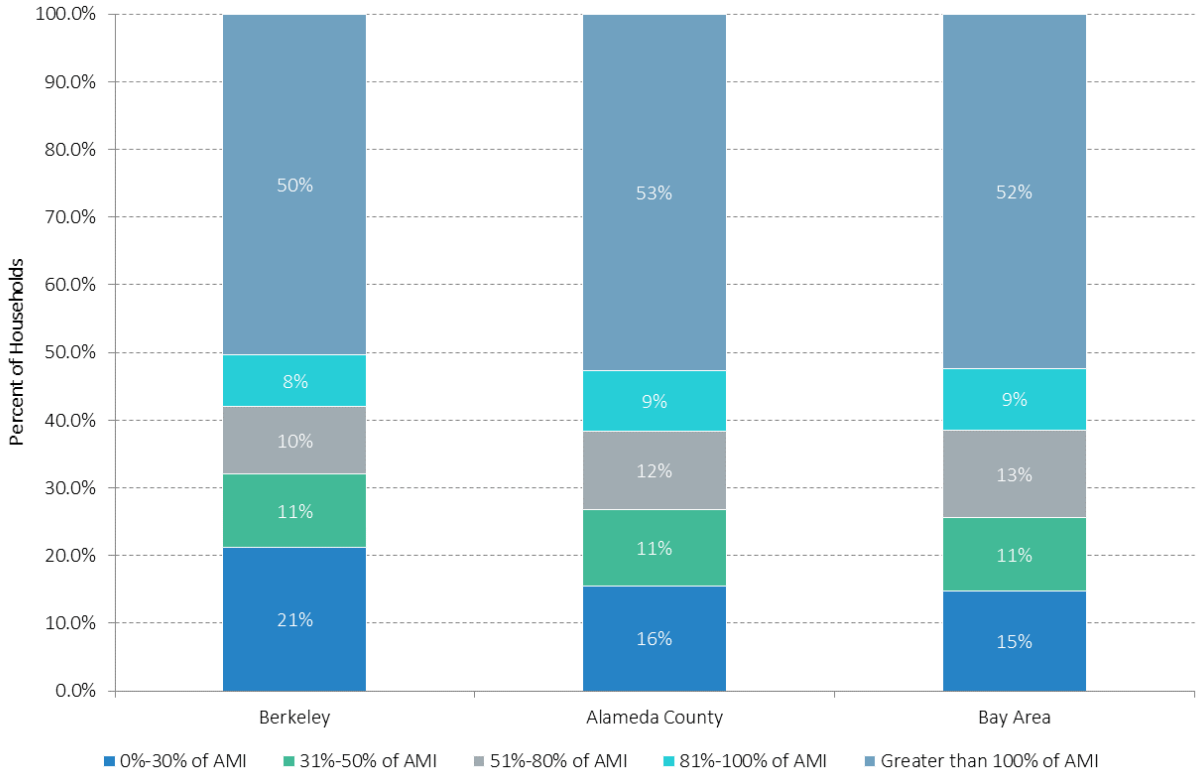
TABLE E-25: HOUSEHOLD INCOME LEVEL BY TENURE – ALAMEDA COUNTY (2017)

Income Category	Owner-Occupied		Renter-Occupied		All Households	
	Households	Percent	Households	Percent	Households	Percent
0%-30% of AMI	21,310	7.1%	67,065	25.1%	88,375	15.5%
31%-50% of AMI	23,455	7.8%	40,385	15.1%	63,840	11.2%
51%-80% of AMI	27,845	9.2%	38,270	14.3%	66,115	11.6%
81%-100% of AMI	24,140	8.0%	26,855	10.0%	50,995	9.0%
> 100% of AMI	204,915	67.9%	94,830	35.5%	299,745	52.7%
Totals	301,665	100.0%	267,405	100.0%	569,070	100.0%

Source: HUD CHAS Data (based on 2013-2017 ACS), 2020.

Figure E-34 compares household income levels for Berkeley, Alameda County, and the Bay Area. Both the Bay Area and Alameda County have slightly higher proportions of households earning more than 100 percent of the AMI compared to Berkeley. There is a higher concentration of lower income households in the City compared to the County and Bay Area. Specifically, 21 percent of Berkeley households are considered extremely low income, earning 30 percent or less than the AMI, whereas only 16 percent of Alameda County households and 15 percent of Bay Area households fall into the same income category.

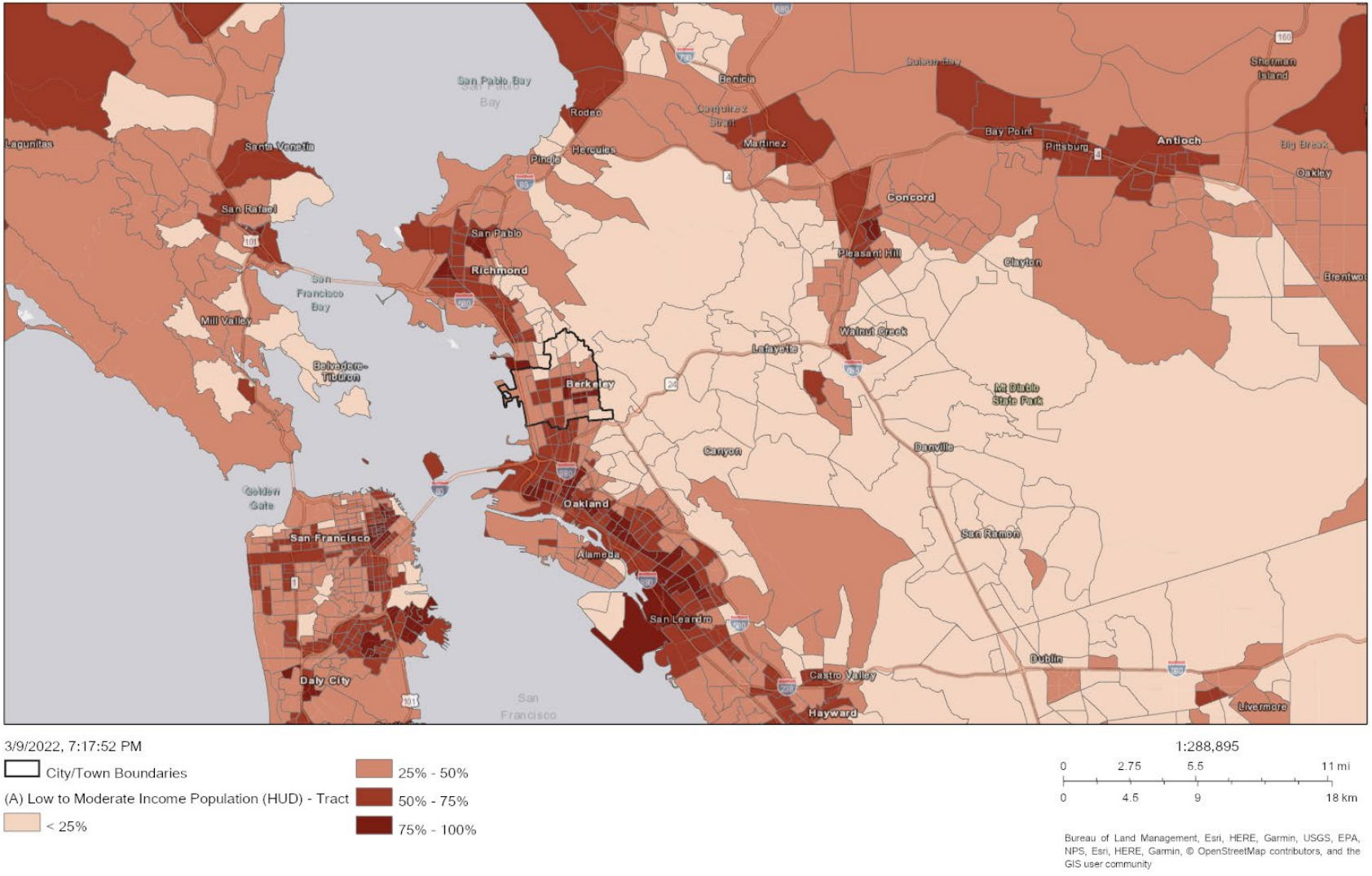
FIGURE E-34: HOUSEHOLDS BY HOUSEHOLD INCOME LEVEL – BERKELEY, ALAMEDA COUNTY, AND BAY AREA (2017)



Source: ABAG Housing Element Data Package (based on 2020 HUD CHAS Data (2013-2017 ACS)), 2021.

Regional LMI households by tract are presented in Figure E-35. LMI areas, where more than 51 percent of households are low or moderate income, are found throughout the region, specifically in San Francisco, Daly City, and coastal Contra Costa and Alameda County (from San Leandro to Richmond). LMI areas are also dispersed to a lesser extent in Marin County and northern Contra Costa County. In general, LMI areas follow patterns similar to racial/ethnic minority populations and populations of children in female-headed households (see Figure E-16 and Figure E-28).

FIGURE E-35: REGIONAL LOW TO MODERATE INCOME (LMI) HOUSEHOLDS BY TRACT (2015)



Source: HCD AFFH Data Viewer (HUD 2020, based on 2011-2015 ACS), 2022.

Local Trends. Berkeley has a larger population of lower income households compared to the County and Bay Area region (see Figure E-34, above). Approximately 42 percent of Berkeley households earn 80 percent or less than the AMI, compared to 38.4 in the County. A smaller proportion of owners, but larger proportion of renters, in the City are considered lower income. Only 18.6 percent of owners are lower income. Nearly 60 percent of renter-occupied households are lower income, likely due to the concentration of students and young adults in the City. Students and young adults tend to have lower paying jobs or no job at all. As mentioned previously, 19.2 percent of the Berkeley population is below the poverty level, significantly higher than 9.9 percent Countywide.

TABLE E-26: HOUSEHOLD INCOME LEVEL BY TENURE (2017)

Income Category	Owner-Occupied		Renter-Occupied		All Households	
	Households	Percent	Households	Percent	Households	Percent
0%-30% of AMI	1,140	5.8%	8,510	32.7%	9,650	21.2%
31%-50% of AMI	1,035	5.3%	3,880	14.9%	4,915	10.8%
51%-80% of AMI	1,449	7.4%	3,104	11.9%	4,553	10.0%
81%-100% of AMI	1,204	6.2%	2,259	8.7%	3,463	7.6%
> 100% of AMI	14,699	75.3%	8,245	31.7%	22,944	50.4%
Totals	19,527	100.0%	25,998	100.0%	45,525	100.0%

Source: ABAG Housing Element Data Package (based on 2020 HUD CHAS Data (2013-2017 ACS)), 2022.

Berkeley has a college and graduate student population of 29 percent, significantly higher than 8.5 percent Countywide. As shown in Table E-27, young adults aged 18 to 34 have the highest poverty rate and represent the largest proportion of the Citywide population. It is important to note that the ACS does not include persons in college dormitories when estimating poverty status, although less than 25 percent of UC Berkeley students currently live in dormitories and the majority live in off-campus housing.

Poverty status of students and young adults alone, however, may not accurately represent the population living below the poverty level. A 2017 study found that the median family income of a UC Berkeley student is $119,000 and more than half are in the top 20 percent of income earners, while only 7.3 percent of students come from families in the bottom 20 percent (approximately $20,000 or less per year).[14] While this may reveal that ACS poverty estimates are inflated, it also indicates upward mobility may be hindered for lower income students. Student poverty and mobility is further discussed in Section 1.4.6 *Student Poverty and Mobility* of this Appendix.

TABLE E-27: POVERTY STATUS BY AGE (2019)

	Total Population		Percent Below Poverty Level
	Persons	Percent	
Under 18 years	14,618	13.4%	5.7%
18 to 34 years	40,890	37.5%	38.2%
35 to 64 years	36,446	33.4%	8.4%
65 years and over	17,229	15.8%	8.5%
Population for whom poverty status is determined	109,183	100.0%	19.2%

Note: Includes only population for whom poverty status is determined. Excludes institutionalized persons, persons in military group quarters and in college dormitories, and unrelated individuals under 15 years old.
Source: 2015-2019 ACS (5-Year Estimates).

[14] Chetty, R. (Stanford University and National Bureau of Economic Research (NBER); Friedman, J. N. (Brown University and NBER); Saez, E. (UC Berkeley and NBER); Turner, N. (US Treasury); Yagan, D. (UC Berkeley and NBER). (2017). Mobility Report Cards: The Role of Colleges in Intergenerational Mobility. https://www.nytimes.com/interactive/projects/college-mobility/university-of-california-berkeley.

Isolation, dissimilarity, and Thiel's H indices are described in detail in Section 0, *Race/Ethnicity*. Isolation indices, presented in Table E-28, show that above moderate income households are most isolated in Berkeley, followed by very low income households. Between 2010 and 2015, isolation indices have decreased for households of all income levels except very low income. Isolation values indicate that on average, an above moderate income Berkeley resident lives in a neighborhood that is 51.2 percent above moderate income. Isolation indices for very low income and above moderate income residents are higher in Berkeley compared to the Bay Area as a whole.

As shown by 2010 and 2015 dissimilarity indices for Berkeley, segregation between lower income and higher income residents has decreased. However, 33.4 percent of lower income residents and 40.6 percent of very low and extremely low income residents would have to move to a different neighborhood to create perfect income category integration. Berkeley has significantly higher income segregation than the Bay Area. Based on HUD's definition of the index, income segregation in the County is low, whereas very low income and above moderate income households in Berkeley are moderately segregated.

The Thiel's H index in Berkeley has declined, indicating there is now less neighborhood-level income segregation. This pattern is consistent with isolation and dissimilarity index trends. However, Berkeley's Thiel's H index of 0.109 in 2015 remains higher than 0.043 in the Bay Area.

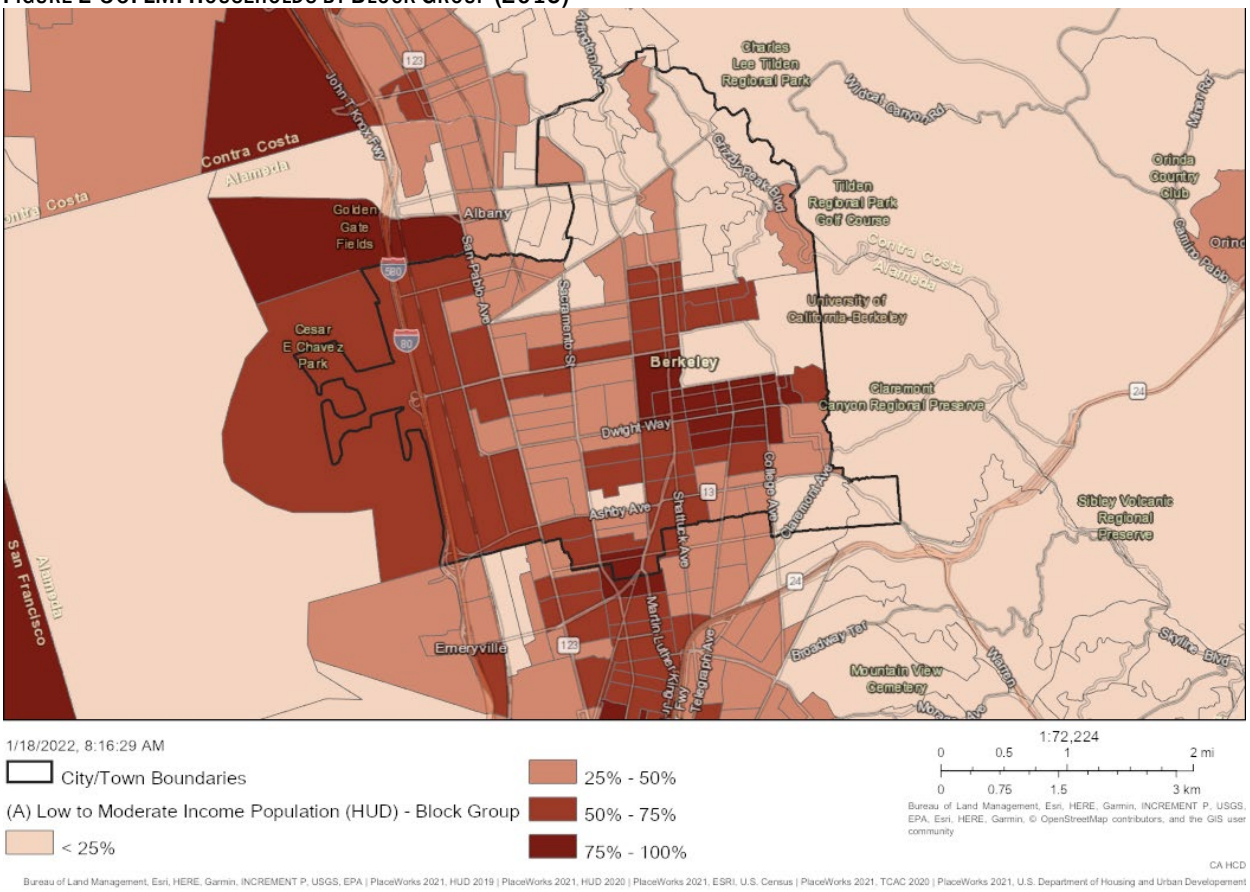
TABLE E-28: INCOME SEGREGATION INDICES (2010-2015)

	Berkeley		Bay Area
	2010	2015	2015
Isolation Index			
Very Low Income (<50% AMI)	0.475	0.484	0.269
Low Income (50%–80% AMI)	0.151	0.110	0.145
Moderate Income (80%–120% AMI)	0.180	0.149	0.183
Above Moderate Income (>120% AMI)	0.514	0.512	0.507
Dissimilarity Index			
Below 80% AMI vs. Above 80% AMI	0.361	0.334	0.198
Below 50% AMI vs. Above 120% AMI	0.464	0.406	0.253
Thiel's H	0.128	0.109	0.043

Source: ABAG AFFH Data Report (based on 2006-2010 and 2011-2015 ACS), 2022.

LMI areas where more than 51 percent of the household population is low or moderate income are shown geographically in Figure E-36. Block groups adjacent to the UC Berkeley campus in the Southside, Downtown Berkeley, and northern Elmwood District/Le Conte neighborhoods have the highest concentration of LMI households, where more than 75 percent are low or moderate income. These areas have large student populations that tend to be lower income. Student populations by tract are discussed in Section 1.4.3 *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*. The South Berkeley, Lorin, Northside, and western neighborhoods also tend to have higher concentrations of LMI households. Most block groups in the Berkeley Hills, Thousand Oaks, Live Oak, Terrace View, and Claremont neighborhoods have LMI populations of 50 percent or lower. In general, LMI areas also have larger populations of people of color (see Figure E-20).

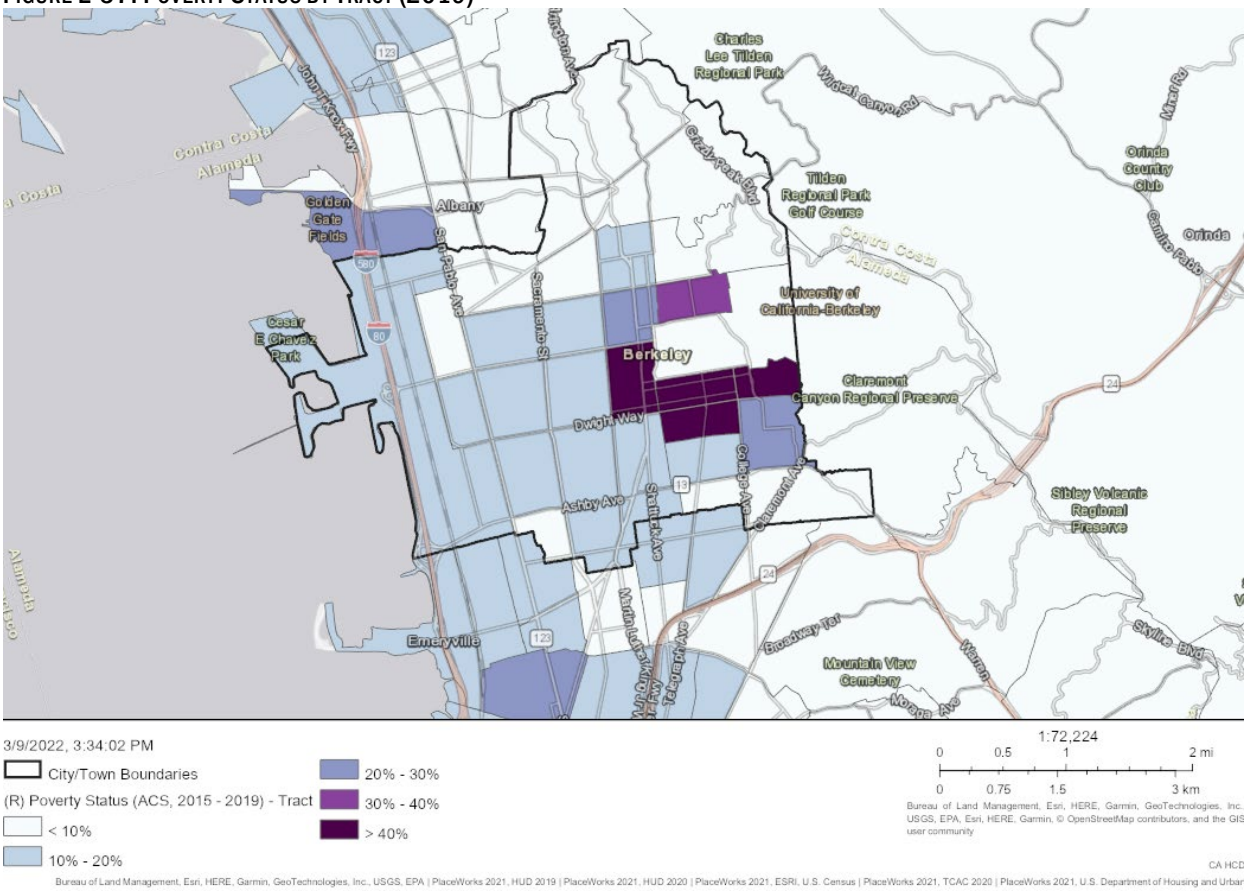
FIGURE E-36: LMI HOUSEHOLDS BY BLOCK GROUP (2015)



Source: HCD AFFH Data Viewer (HUD 2020, based on 2011-2015 ACS), 2022.

Poverty status by tract in Berkeley is included in Figure E-37. Consistent with the aggregation of LMI areas, tracts with large populations below the poverty level are located around the UC Berkeley campus. Tracts south of the campus in the Southside, Downtown Berkeley, Panoramic Hill, and northern Elmwood District/Le Conte neighborhoods have the highest poverty rate (>40 percent). Approximately 34 percent of the population in tract 4225 (Northside neighborhood) and 25 percent of the population in tract 4224 (North Berkeley neighborhood) is below the poverty level. This pattern reflects the large population of students with low or no income. Between 10 and 20 percent of the population in most tracts are below the poverty level. Less than 10 percent is below the poverty level in most northeastern tracts (Berkeley Hills and Thousand Oaks neighborhood areas). The areas with the lowest poverty rates also have the smallest racial/ethnic minority populations and populations of children living in female-headed households (see Figure E-20 and Figure E-28).

FIGURE E-37: POVERTY STATUS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

E4.3 Racially or Ethnically Concentrated Areas

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

In an effort to identify racially/ethnically-concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) and a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. Areas of High Segregation and Poverty are also identified by HCD and the California Tax Credit Allocation Committee (TCAC), jointly known as the Fair Housing Task Force. Areas of High Segregation and Poverty are defined as tracts where at least 30 percent of the population is living below the poverty line and relies on the location quotient of residential segregation (LQ).[15]

Regional Trends. R/ECAPs and TCAC areas of high segregation and poverty are most concentrated on the eastern side of San Francisco and in coastal Alameda County cities from San Leandro to Berkeley (Figure E-39). There are very few of these tracts in Marin County or Contra Costa County. R/ECAPs and TCAC areas of high segregation and poverty are consistent with racial/ethnic minority population and LMI household trends described above (see Figure E-16 and Figure E-35).

[15] The LQ is a small-area measure of relative segregation calculated at the residential census tract level that represents how much more segregated an area (e.g., a census tract or block group) is relative to the larger area (in this case, the county). For the filter, tracts that have a LQ higher than 1.25 for Blacks, Hispanics, Asians, or all people of color are flagged as being racially segregated in comparison to the county.

Poverty status by race and ethnicity for Alameda County is included in Table E-29. Non-Hispanic White populations have the lowest poverty rate of 6.7 percent. The poverty rate is highest amongst the Black/African American population (20 percent), followed by the American Indian and Alaska Native population (15 percent), and the population of a race not listed (14.4 percent). The Hispanic/Latino population also experiences poverty at a rate exceeding the Countywide average of 9.9 percent.

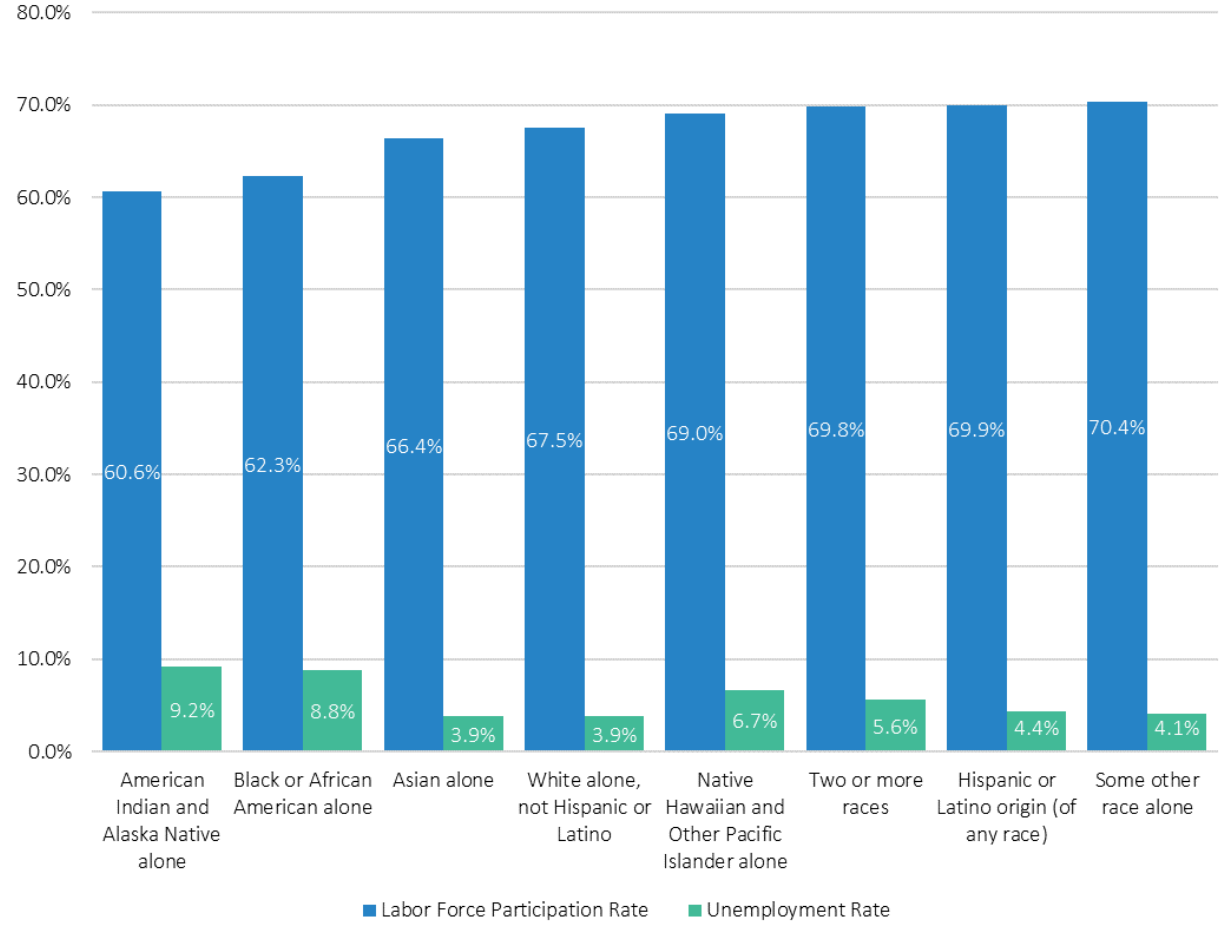
TABLE E-29: POVERTY STATUS BY RACE/ETHNICITY – ALAMEDA COUNTY (2019)

Race/Ethnicity	Total Population	Percent Below Poverty Level
White alone	658,902	7.7%
Black or African American alone	172,438	20.0%
American Indian and Alaska Native alone	10,905	15.0%
Asian alone	492,498	7.9%
Native Hawaiian and Other Pacific Islander alone	13,695	9.1%
Some other race alone	176,536	14.4%
Two or more races	105,317	8.9%
Hispanic or Latino origin (of any race)	364,402	12.5%
White alone, not Hispanic or Latino	512,146	6.7%
Population for whom poverty status is determined	1,630,291	9.9%

Source: 2015-2019 ACS (5-Year Estimates).

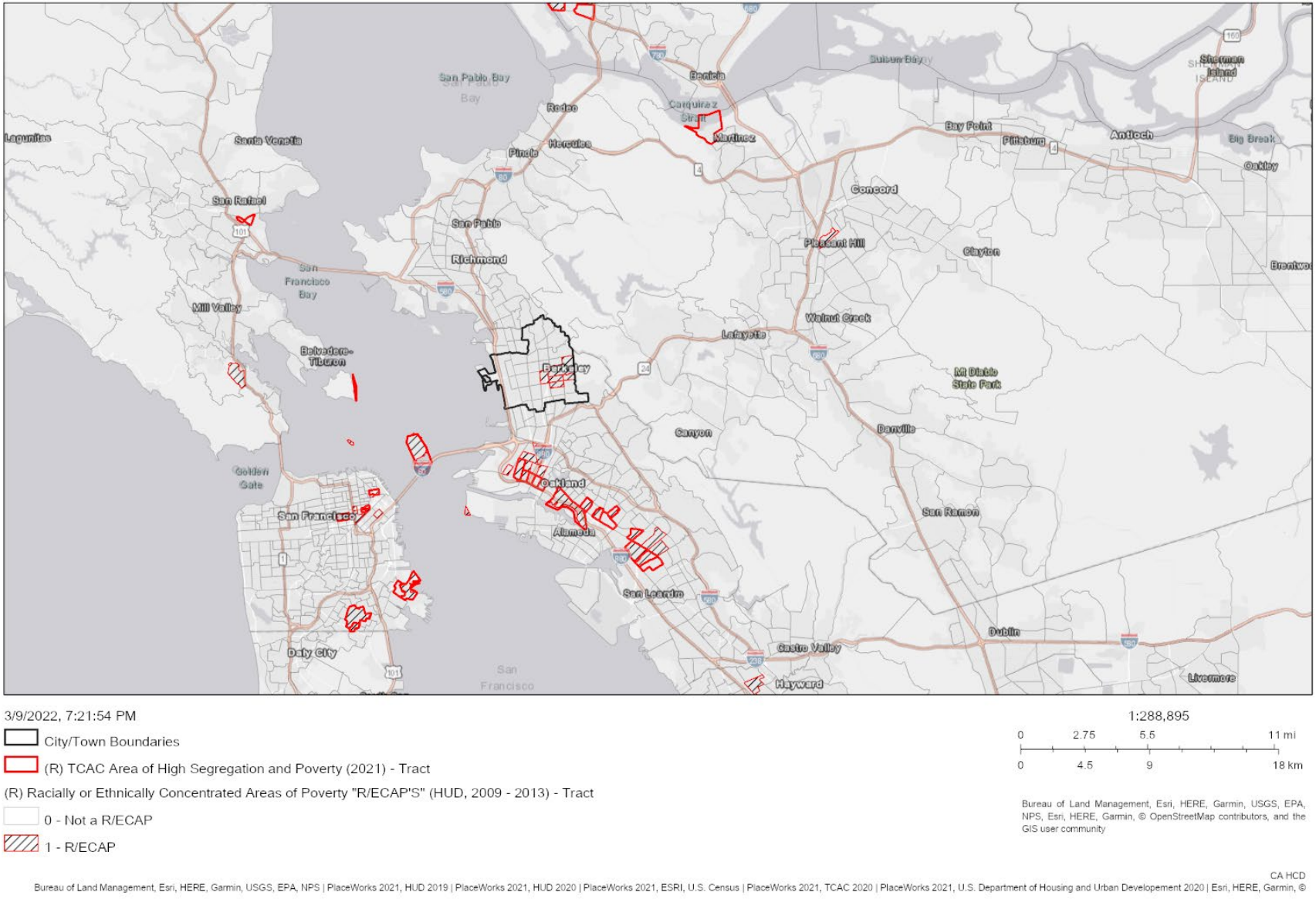
Employment status is often a variable that describes poverty status. As shown in Figure E-38, the American Indian and Alaska Native population in Alameda County has the lowest labor force participation and highest unemployment rate, followed by the Black/African American population. As discussed previously, the American Indian and Alaska Native and Black/African American populations also have the highest poverty rates in the County. Asian and White populations have the lowest unemployment rate of 3.9 percent with moderate labor force participation rates (66.4 percent and 67.5 percent, respectively). The White population has the lowest poverty rate countywide (6.7 percent), followed by the Asian population (7.9 percent).

FIGURE E-38: EMPLOYMENT STATUS BY RACE/ETHNICITY – ALAMEDA COUNTY (2019)



Source: 2015-2019 ACS (5-Year Estimates).

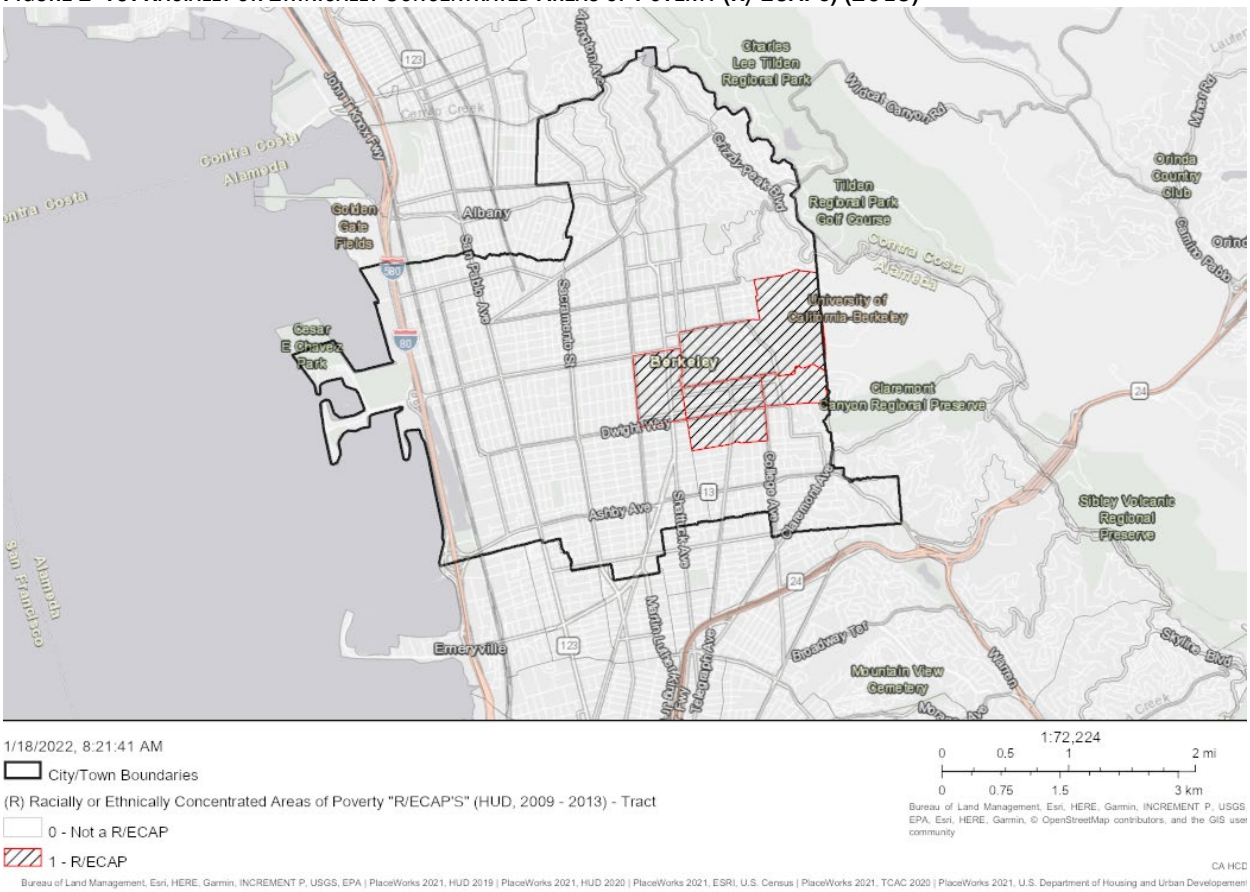
FIGURE E-39: REGIONAL R/ECAPS AND TCAC AREAS OF HIGH SEGREGATION AND POVERTY (2020, 2021)



Source: HCD AFFH Data Viewer (HUD, 2009-2013; 2021 TCAC), 2022.

Local Trends. There are no TCAC areas of high segregation and poverty that have been identified in the City of Berkeley. Figure E-40 shows there are five tracts that have been recognized by HUD as R/ECAPs. The following tracts are considered R/ECAPs: 4226, 4227, 4228, 4229, 4236.02. All five of these tracts are located on the eastern side of the City surrounding and including the UC Berkeley campus. As presented in Section 0, *Income Level*, this area has a high concentration of LMI households and persons below the poverty level (see Figure E-36 and Figure E-37). More than 80 percent of the population belongs to a racial/ethnic minority group in most block groups in this part of the City (see Figure E-20).

FIGURE E-40: RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS) (2013)



Source: HCD AFFH Data Viewer (HUD, 2009-2013), 2022

The presence of R/ECAPs in this area of the City correlates with the student populations in these tracts. In addition to UC Berkeley, the Berkeley City College is also located in this area in the Downtown Berkeley neighborhood. In Fall 2021, UC Berkeley had an enrollment of 45,057 students[16] and in 2017, Berkeley City College had an enrollment of approximately 7,000 students.[17] Students tend to have no income or if employed, only as part-time and generate limited incomes. Approximately 29 percent of the Berkeley population is enrolled in college or graduate school compared to 93 percent in tract 4226 (UC Berkeley campus), 83.1 percent in tract 4227 (south of UC Berkeley campus), 89.9 percent in tract 4228 (Southside neighborhood), 54.2 percent in tract 4229 (Downtown Berkeley neighborhood), and 64.5 percent in tract 4236.02 (northern Elmwood/South Berkeley neighborhood) (Table E-30). As mentioned in Section 0, *Income Level*, young adults aged 18 to 34, which includes college-aged persons,

[16] UC Berkeley Quick Facts, Fall 2021 Enrollment. https://opa.berkeley.edu/campus-data/uc-berkeley-quick-facts.
[17] Berkeley City College, About. https://www.berkeleycitycollege.edu/about-bcc/.

have significantly higher poverty rates compared to other age groups. However, poverty status of students and young adults alone, may not accurately represent the population living below the poverty level as many college students are dependents and may come from higher income families. Discussions on student poverty and income status are expanded upon in Section 0, *Student Poverty and Mobility*, of this Appendix.

TABLE E-30: POPULATION ENROLLED IN COLLEGE OR GRADUATE SCHOOL – R/ECAP TRACTS (2019)

Tract/City	Population Enrolled in College or Graduate School	
	Persons	Percent
Census Tract 4226	970	93.0%
Census Tract 4227	4,374	83.1%
Census Tract 4228	8,152	89.9%
Census Tract 4229	3,125	54.2%
Census Tract 4236.02	4,209	64.5%
Berkeley	35,210	29.0%

Source: 2015-2019 ACS (5-Year Estimates).

Of the population aged 16 and older in the City, 38.2 percent are not in the labor force (Table E-31). Persons who are neither employed nor unemployed are not in the labor force, including retired persons, students, those taking care of children or other family members, and others who are neither working nor seeking work. Likely due to the high proportion of students, R/ECAP tracts have larger populations of persons not in the labor force. Most R/ECAP tracts, with the exception of tract 4228, have employment rates comparable or lower than the City average. The concentration of persons experiencing poverty in R/ECAPs can likely, in part, be explained by the low labor force participation rates in these tracts. Tract 4228 (Southside neighborhood) the largest population of persons not in the labor force and highest unemployment rate. Many of the UC Berkeley residence halls are located in the Southside neighborhood including Blackwell Hall, Cleary Hall, Channing-Bowditch Apartments, Martinez Commons, Unit 1 Residence Hall, Unit 2 Residence Hall, Unit 3 Residence Hall, and the Ida Louise Jackson Graduate Housing.

TABLE E-31: LABOR FORCE PARTICIPATION – R/ECAP TRACTS (2019)

Tract/City	Population Aged 16+	In Labor Force		Not in Labor Force
		Employed	Unemployed	
Census Tract 4226	1,018	41.7%	1.8%	56.6%
Census Tract 4227	5,229	40.6%	3.8%	55.6%
Census Tract 4228	9,053	31.5%	5.1%	63.4%
Census Tract 4229	5,592	52.3%	2.3%	45.5%
Census Tract 4236.02	6,401	56.5%	3.1%	40.4%
Berkeley	108,360	58.4%	3.3%	38.2%

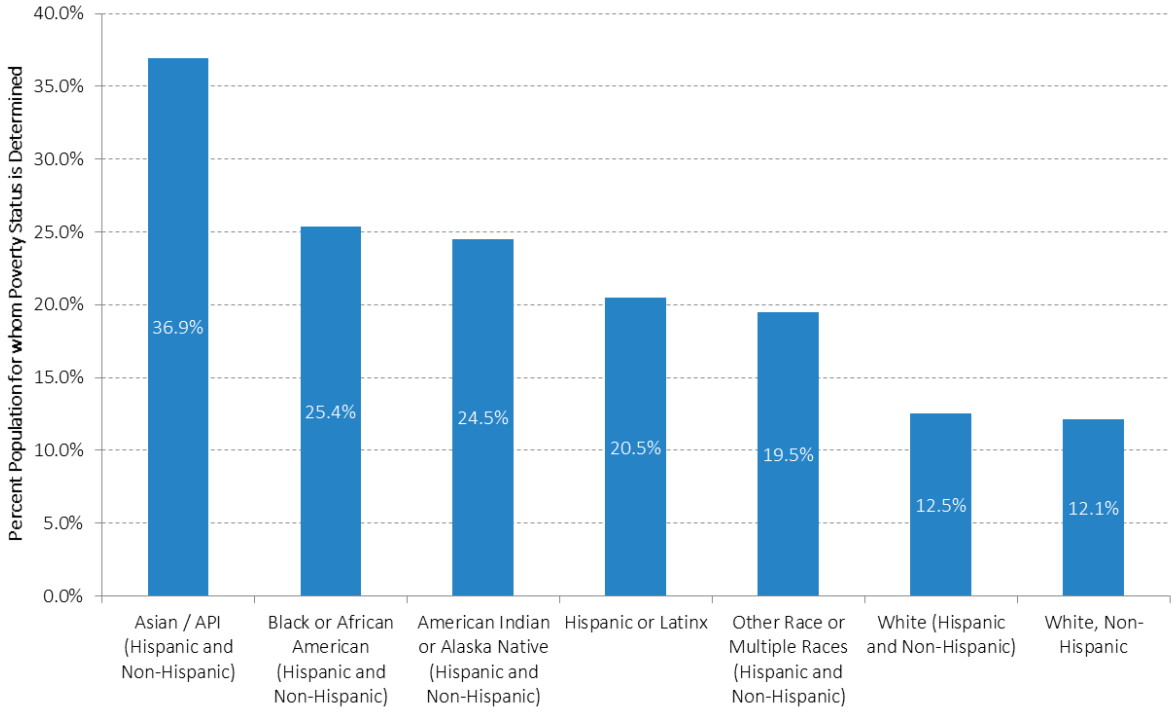
Source: 2015-2019 ACS (5-Year Estimates).

Poverty status by race and ethnicity is shown in Figure E-41. Unlike the County, the Asian/API population in Berkeley has the highest poverty rate of 36.9 percent, followed by the Black/African American population (25.4 percent), and the American Indian or Alaska Native population (24.5 percent). As discussed in Section 0, *Race/Ethnicity*, the Asian and API population make up the second largest population in the City. White non-Hispanic residents represent more than half of the population and have the lowest poverty rate of 12.1 percent.

According to UC Berkeley Fall 2021 enrollment data, the Asian population represents the largest share of the UC Berkeley student body (33.8 percent), followed by the White population (23.6 percent), and Chicanx/Latinx population (16.2 percent).[18] Nearly a third of the Berkeley City College population is also Asian or API.[19] The large population of Asian/API students in the City likely contributes to the high poverty rate.

Black or African American students represent only 4.1 percent of the UC Berkeley student body but 15 percent of the Berkeley City College student body, while American Indian or Alaska Native students represent only 0.5 percent of the UC Berkeley student body and one percent of the Berkeley City College student body. Despite the smaller Black/African American and American Indian/Alaska Native student bodies, poverty rates amongst these groups citywide remain high. The high poverty rates amongst Black/African American and American Indian/Alaska Native populations cannot be attributed to student populations alone. Conversely, 23.6 percent of UC Berkeley students and 25 percent of Berkeley City College students are White, but only 12.1 percent are below the poverty level citywide. Based on student populations and poverty rates, Black or African American and American Indian or Alaska Native residents are most disproportionately affected by poverty in Berkeley.

FIGURE E-41: POVERTY STATUS BY RACE/ETHNICITY (2019)



Source: ABAG Housing Element Data Package (based on 2015-2019 ACS), 2021.

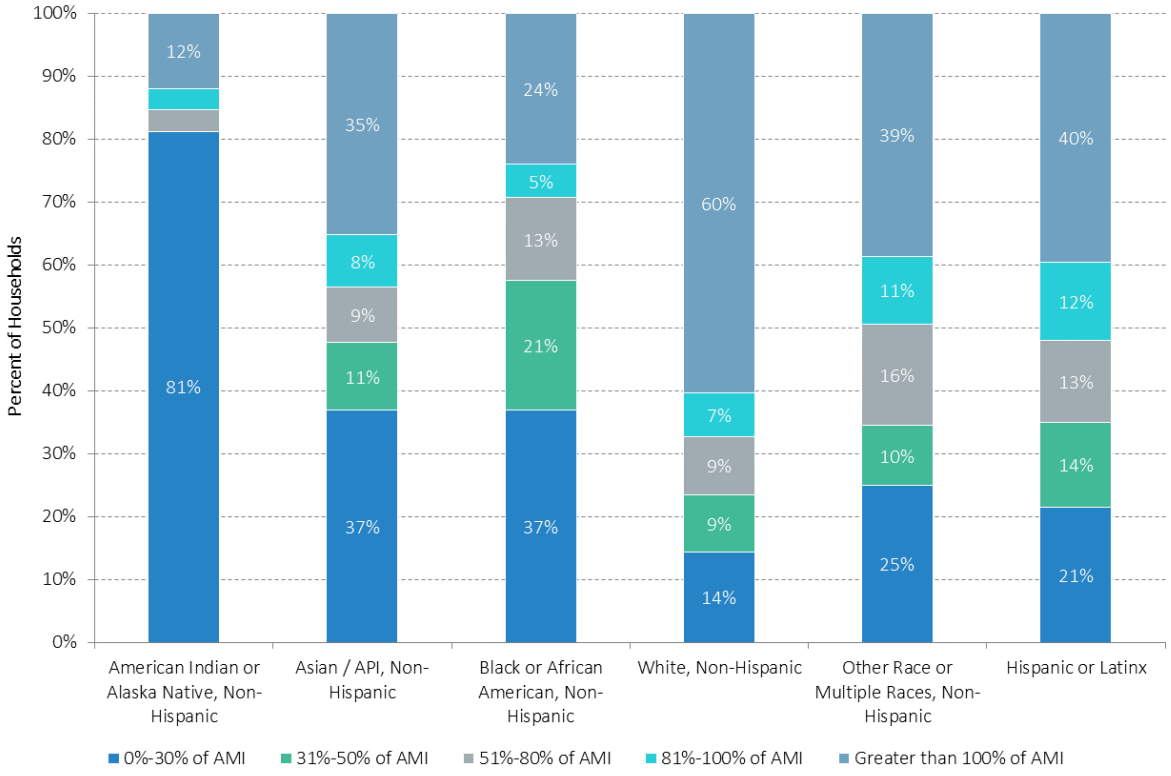
Income category distribution for various racial/ethnic groups in Berkeley is included in Figure E-42. Approximately 42 percent of Berkeley households are considered lower income, earning 80 percent of less than the AMI. Consistent with the poverty rates described above, the American Indian or Alaska Native and Black or African American household populations have the largest proportion of lower income households of 84.6 percent and 70.6 percent, respectively. Fewer Asian or API households (56.4 percent) are lower income, despite having the highest poverty rate (Figure E-41). This discrepancy is

[18] UC Berkeley Quick Facts, Fall 2021 Enrollment. https://opa.berkeley.edu/campus-data/uc-berkeley-quick-facts.
[19] Berkeley City College, About. https://www.berkeleycitycollege.edu/about-bcc/.

due to the Census Bureau's definition for "household," which does not include people living in group quarters.[20] UC Berkeley has an undergraduate Asian/API population of 39.5 percent. According to the UC Berkeley Office of Undergraduate Admissions, approximately 7,000 undergraduate students, representing 27 percent of the student body, live in university housing. The non-Hispanic White household population is the only racial group with a proportion of lower income households (32.6 percent) below the citywide average.

It is relevant to note that nearly all lower income American Indian/Alaska Native households, 95 out of 117 total households, fall into the extremely low income category, earning less than 30 percent of the AMI. The proportion of extremely low income American Indian/Alaska Native households is substantially higher than all other racial/ethnic groups in the City.

FIGURE E-42: HOUSEHOLD INCOME DISTRIBUTION BY RACE/ETHNICITY (2017)



Source: ABAG Housing Element Data Package (based on 2020 HUD CHAS Data (2013-2017 ACS)), 2021.

Racially or Ethnically Concentrated Areas of Affluence (RCAAs)

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated - a key to fair housing choice. Identifying RCAAs is also important for underserved populations to be able to participate in resources experienced by populations living in areas of influence. According to a policy paper published by HUD, RCAAs are defined as communities with a large proportion of affluent and non-Hispanic White residents. According to HUD's policy paper, non-Hispanic

[20] Group quarters are defined as places where people live or stay in a group living arrangement that is owned or managed by an organization providing housing and/or services for the residents, such as nursing homes, military barracks and college/university student housing.

Whites are the most racially segregated group in the United States. In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

While HCD has created its own metric for RCAAs, as of February 2022, RCAA maps were not available on HCD's AFFH Data Viewer tool. Thus, this analysis relies on the definition curated by the scholars at the University of Minnesota Humphrey School of Public Affairs cited in HCD's memo: "RCAAs are defined as census tracts where: 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016).

Regional Trends. The median income in Alameda County is $99,406 (Table E-32). Asian households have the highest median income of $124,079, followed by non-Hispanic White households ($114,0427). Asian and White households are the only racial or ethnic groups with median incomes exceeding the countywide median. The median income for Black/African American households of $51,049 is significantly lower than all other racial/ethnic groups in the County. Median income trends for racial groups in the County are consistent with poverty status trends presented in Table E-29.

TABLE E-32: MEDIAN HOUSEHOLD INCOME BY RACE/ETHNICITY – ALAMEDA COUNTY (2019)

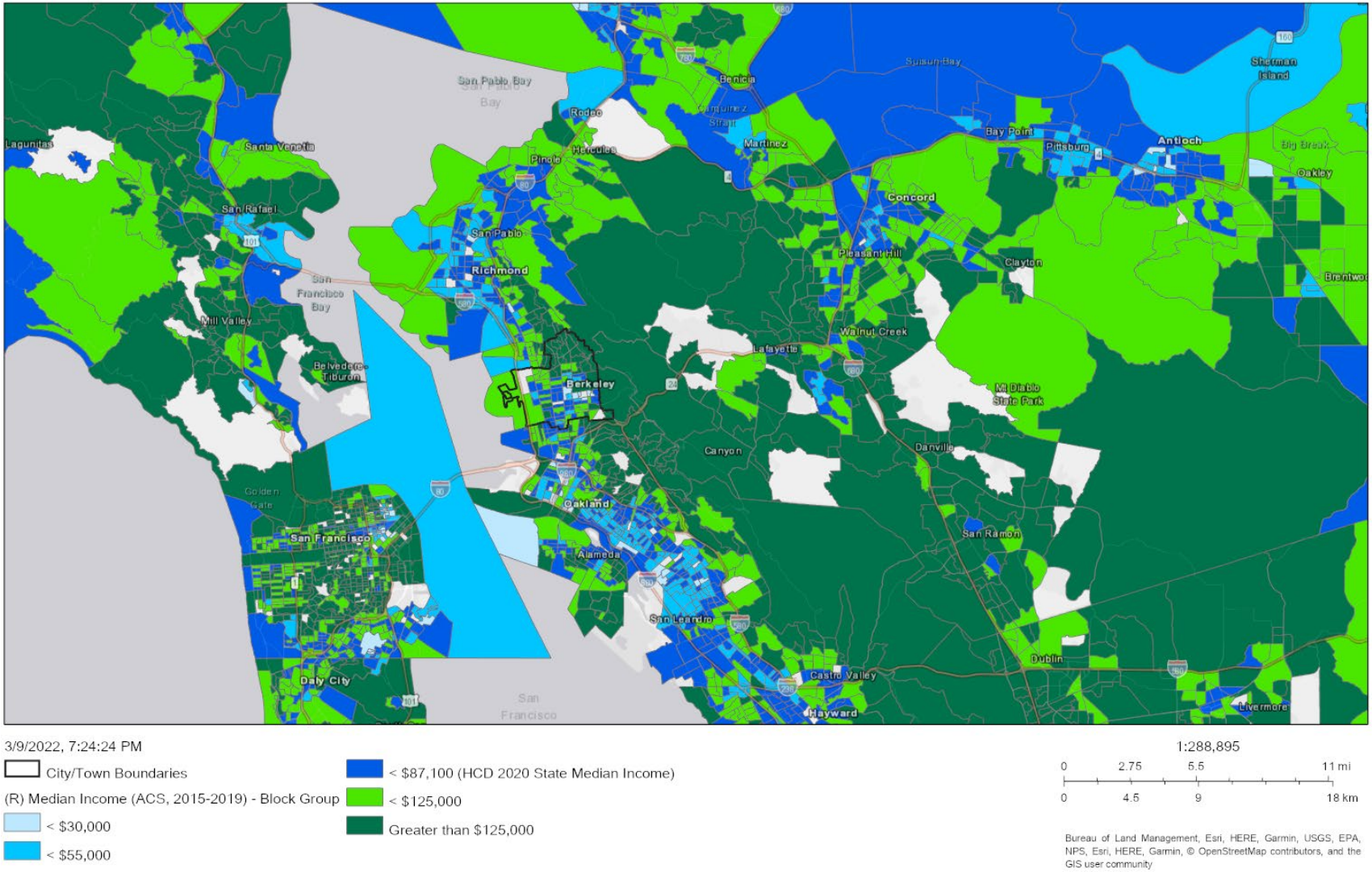
Race/Ethnicity of Householder	Percent of Population	Median Income
White	46.8%	$108,506
Black or African American	12.4%	$51,749
American Indian and Alaska Native	0.7%	$71,268
Asian	27.3%	$124,079
Native Hawaiian and Other Pacific Islander	0.7%	$87,408
Some Other Race	7.8%	$73,614
Two or More Races	4.3%	$95,736
Hispanic or Latino	16.4%	$77,990
White alone, non-Hispanic	39.6%	$114,427
All Households	100.0%	$99,406

Source: 2015-2019 ACS (5-Year Estimates).

Median incomes by block group for the region surrounding Berkeley are shown in Figure E-43. According to the 2015-2019 ACS, the median income in Alameda County is $99,406, higher than $85,530 in Berkeley. Berkeley has a lower median income compared to most adjacent cities including Alameda ($104,756), El Cerrito ($108,298), Emeryville ($102,725), Orinda ($223,217), and Piedmont ($224,659), but higher than Oakland ($73,692) and Richmond ($68,472). Block groups with median incomes exceeding $125,000 are most concentrated in central Contra Costa County, Marin County, and San Francisco, while median incomes below the HCD Statewide median of $87,100 tend to be located in coastal East Bay cities from San Leandro to Richmond. Smaller concentrations of block groups with low median incomes are also shown in northern Contra Costa County, southern and western San Francisco, and small sections of Marin County. Areas in the region with higher median incomes also tend to have smaller populations of people of color compared to areas with lower median incomes. However, most block groups in the region have non-White populations exceeding 20 percent (see

Figure E-16). RCAA block groups with White populations exceeding 80 percent and median incomes above $125,000 are most prevalent in Marin County and Contra Costa County.

FIGURE E-43: REGIONAL MEDIAN INCOME BY BLOCK GROUP (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

Local Trends. As mentioned previously, the median household income in Berkeley of $85,530 is lower than the median countywide. The large student population in the City likely contributes to the low median income and high poverty rate of 19.2 percent. Non-Hispanic White households have a median income of $107,660, significantly higher than all other racial/ethnic groups in the City (Table E-33). Consistent with the poverty rates and household income distributions described in Section 0, *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*, American Indian/Alaska Native and Black/African American households have the lowest median incomes of $27,232 and $39,441, respectively. Though the Asian population has the highest poverty rate in the City, the median income for Asian households remains moderate. It is important to note that this is likely affected by the large population of Asian/API students in the City. Students living in group quarters (residence halls, student housing) are not included in the ACS data for median household income.

TABLE E-33: MEDIAN INCOME BY RACE/ETHNICITY (2019)

Race/Ethnicity	Households	Percent Distribution	Median Income
White	29,606	65.3%	$107,050
Black or African American	3,820	8.4%	$39,441
American Indian and Alaska Native	298	0.7%	$27,232
Asian	7,929	17.5%	$58,253
Native Hawaiian and Other Pacific Islander	152	0.3%	-
Some Other Race	1,281	2.8%	$70,483
Two or More Races	2,266	5.0%	$82,647
Hispanic or Latino	3,585	7.9%	$71,051
White alone, non-Hispanic	27,955	61.6%	$107,660
All Households	45,352	100.0%	$85,530

Source: 2015-2019 ACS (5-Year Estimates).

Employment status for Berkeley, including labor force participation and unemployment rates, by race and ethnicity are presented in Table E-34. Citywide, the labor force participation rate is 61.8 percent, and the unemployment rate is 5.3 percent. Black/African American, American Indian/Alaska Native, Asian, and Native Hawaiian/Pacific Islander populations all have labor force participation rates falling short of the citywide average. Native Hawaiian/Pacific Islander and Black/African American populations also have the highest unemployment rates of 13 percent and 12.5 percent respectively. Conversely, the American Indian/Alaska Native population has the lowest unemployment rate of 1.4 percent. The low unemployment rate and low median income for American Indian/Alaska Native residents indicates persons in this group may have lower paying jobs.

TABLE E-34: EMPLOYMENT STATUS BY RACE/ETHNICITY (2019)

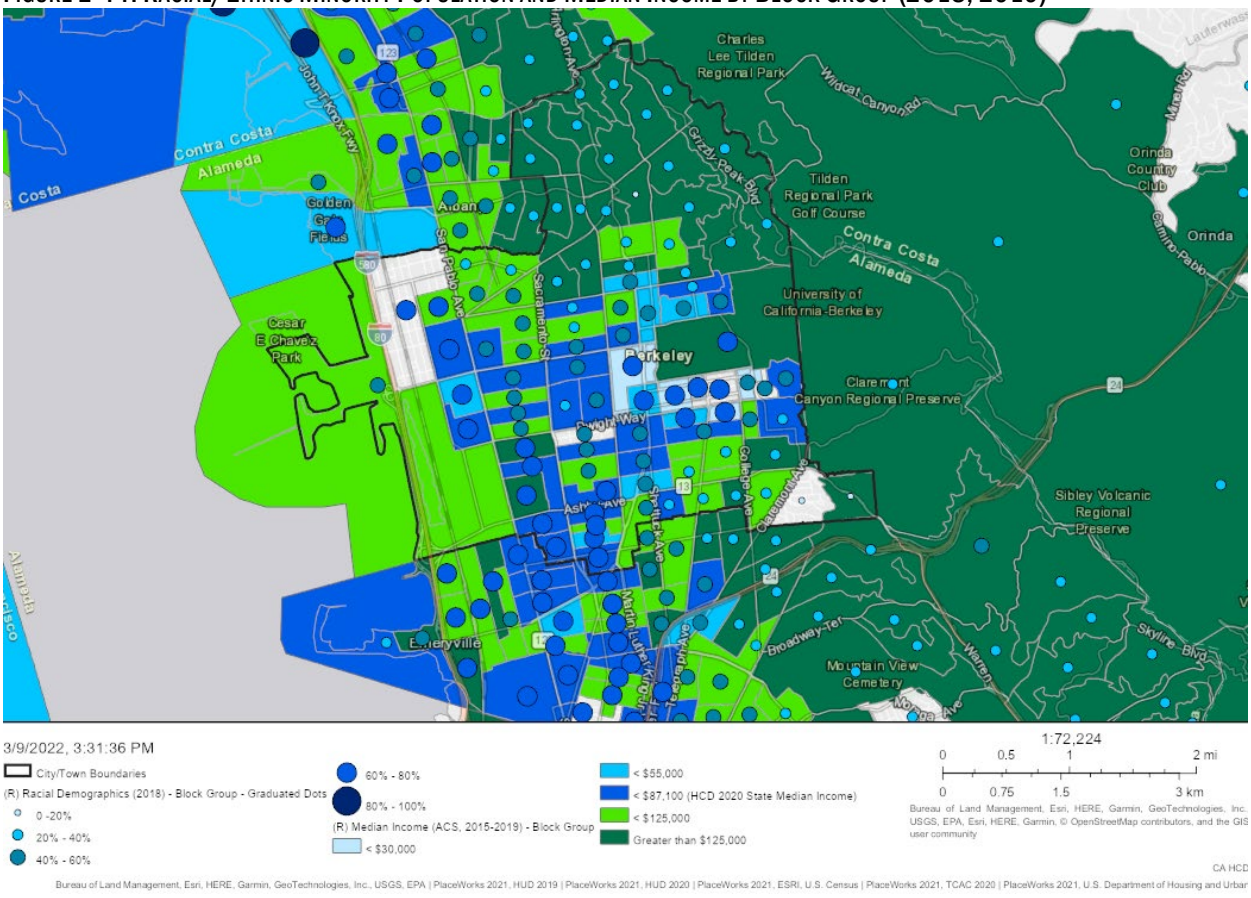
Race/Ethnicity	Total Population	Labor Force Participation Rate	Unemployment Rate
Population 16 Years and Older	108,360	61.8%	5.3%
White	63,961	66.5%	4.3%
Black or African American	8,264	52.9%	12.5%
American Indian and Alaska Native	535	53.6%	1.4%
Asian	24,619	51.4%	5.5%
Native Hawaiian and Other Pacific Islander	570	58.1%	13.0%
Some Other Race	4,133	65.6%	8.4%
Two or More Races	6,278	65.0%	5.9%
Hispanic or Latino	11,596	65.5%	7.6%
White alone, non-Hispanic	58,213	66.6%	4.0%

Source: 2015-2019 ACS (5-Year Estimates).

Median income and populations of persons of color by block group are shown geographically in Figure E-44. Block groups with median incomes exceeding $125,000 are most densely populated in the Berkeley Hills, Thousand Oaks, Terrace View, Live Oak, and Northbrae neighborhoods. Block groups in the Southside, Northside, Downtown Berkeley neighborhoods have the lowest median incomes. These neighborhoods have large student populations as described in Section 1.4.3 *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*.

There are two block groups in the City with median incomes exceeding $125,000 and White populations exceeding 80 percent that can be categorized as RCAAs. One is in the Live Oak neighborhood on the southwest corner of Marin Avenue and Spruce Street, and the other is in the Claremont neighborhood in the southeast corner of the City intersected by California State Route 13 or Tunnel Road.

FIGURE E-44: RACIAL/ETHNIC MINORITY POPULATION AND MEDIAN INCOME BY BLOCK GROUP (2018, 2019)



Source: HCD AFFH Data Viewer (ESRI 2018; 2015-2019 ACS), 2022.

E4.4 Access to Opportunities

Significant disparities in access to opportunity are defined by the AFFH Final Rule as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing."

While the Federal Affirmatively Furthering Fair Housing (AFFH) Rule has been repealed, the data and mapping developed by HUD for the purpose of preparing the Assessment of Fair Housing (AFH) can still be useful in informing communities about segregation in their jurisdiction and region, as well as disparities in access to opportunity. This section presents the HUD-developed index scores based on

nationally available data sources to assess Alameda County residents' access to key opportunity assets by race/ethnicity and poverty level. Table E-36 provides index scores or values (the values range from 0 to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The low poverty Index captures the depth and intensity of poverty in a given neighborhood through poverty rate calculations and percentile rankings. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. The higher the index value, the higher the school system quality is in a neighborhood.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.
- **Labor Market Engagement Index:** The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the index value, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA). The higher the transit trips index value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index value, the lower the cost of transportation in that neighborhood.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the index value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group.

The Department of Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/ departments to further the fair housing goals (as defined by HCD)." The Task Force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Table E-35 shows the full list of indicators. The opportunity maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters are:

- **Poverty:** Tracts with at least 30 percent of population under federal poverty line;
- **Racial Segregation:** Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County.

TABLE E-35: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS (2020)

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020

TCAC/HCD assigns "scores" for each of the domains in Table E-35 by census tract and computes "composite" scores that are a combination of the three domains. Scores from each individual domain range from 0-1, where higher scores indicate higher "access" to the domain or higher "outcomes." Composite scores do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation).

The TCAC/HCD Opportunity Maps offer a tool to visualize show areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty and can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. They can also help to highlight areas where there are high levels of segregation and poverty.

The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low resource areas and areas of high segregation and poverty and to encourage better access for low and moderate income and black, indigenous, and people of color (BIPOC) households to housing in high resource areas.

Regional Trends. HUD Opportunity indicators for Alameda County included in Table E-36 reveal that White residents are exposed to the least poverty and highest quality school systems. White County residents also have the highest access to employment opportunities, highest labor market participation, and highest human capital compared to other racial and ethnic groups. The Black population is most likely to utilize public transit and have the lowest transportation costs. The Asian/Pacific Islander population scored the highest for environmental health, indicating they tend to live in neighborhoods with better environmental conditions.

Populations below the federal poverty line, regardless of race, have lower low poverty index, school proficiency index, labor market index, and environmental health index scores compared to the total population. The Asian/Pacific Islander, Hispanic, and Black populations below the federal poverty line tend to have better access to employment opportunities than the respective total populations. All populations below the federal poverty line, regardless of race, are more likely to use transit and have lower transportation costs.

TCAC Opportunity Areas. Tract-level TCAC Opportunity score categories for the region are shown in Figure E-45 below. Highest and high resource tracts are most prevalent in southern and central Contra Costa County, from San Ramon to Walnut Creek, central and northwestern San Francisco, and southern Marin County. There are smaller pockets of highest and high resource areas in the City of Alameda and Berkeley. Most coastal East Bay tracts in and around the cities of San Leandro, Oakland, Richmond,

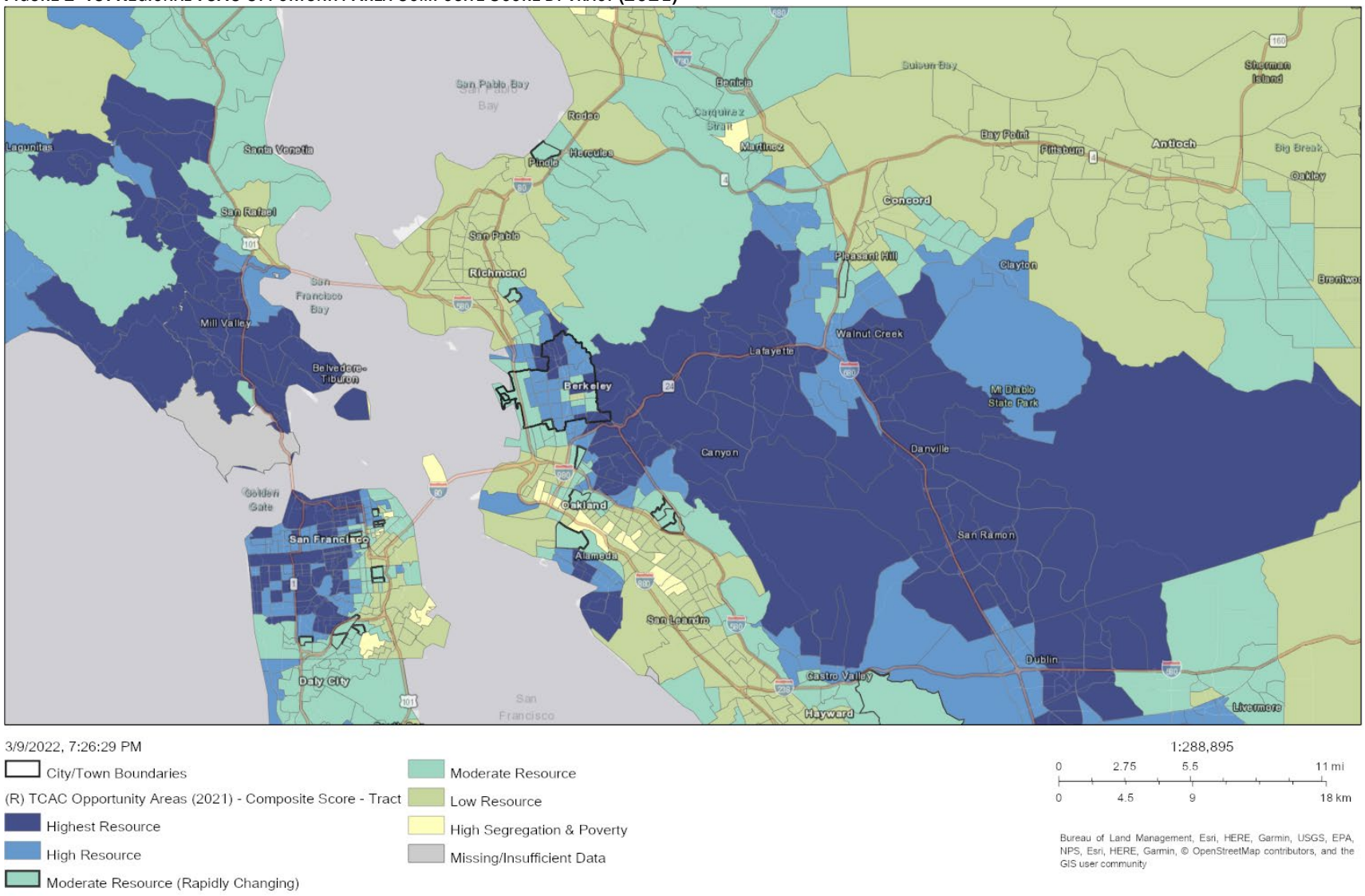
Pittsburg, and Antioch are categorized as low resource. The eastern and southeastern side of San Francisco also has a concentration of low resource areas. Moderate resource tracts located sparsely throughout the East Bay but appear most frequently in Daly City, Marin County, and the northwestern corner of Contra Costa County. Areas of high segregation and poverty are most common in Oakland and San Francisco. High segregation and poverty tracts are described in detail in Section 0, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). In general, low resource tracts tend to have larger populations of persons of color, LMI households, and children living in single-parent female-headed households (see Figure E-16, Figure E-28, and Figure E-35).

TABLE E-36: HUD OPPORTUNITY INDICATORS BY RACE/ETHNICITY AND POVERTY STATUS – ALAMEDA COUNTY AND BERKELEY (2020)

	Low Poverty Index	School Proficiency Index	Jobs Proximity Index	Labor Market Index	Transit Trips Index	Low Transportation Cost index	Environmental Health Index
Alameda County							
Total Population							
White, Non-Hispanic	72.77	63.54	49.53	74.55	66.89	90.14	50.88
Black, Non-Hispanic	44.49	31.94	48.71	48.31	82.01	92.68	47.17
Hispanic	51.24	36.14	39.68	48.53	75.71	91.47	51.38
Asian or Pacific Islander, Non-Hispanic	67.49	59.00	43.20	66.53	75.47	90.32	53.28
Native American, Non-Hispanic	56.63	45.28	45.70	56.25	73.86	91.57	51.02
Population below federal poverty line							
White, Non-Hispanic	62.73	55.76	48.95	66.69	77.09	91.96	46.91
Black, Non-Hispanic	34.26	24.75	50.48	39.82	84.51	93.47	46.13
Hispanic	38.27	25.08	40.01	40.17	80.37	92.68	50.21
Asian or Pacific Islander, Non-Hispanic	52.06	47.56	52.88	57.37	84.51	93.46	46.16
Native American, Non-Hispanic	40.35	28.16	39.56	41.16	82.37	92.68	50.47
Berkeley							
Total Population							
White, Non-Hispanic	69.83	78.20	67.22	83.31	88.76	94.05	29.09
Black, Non-Hispanic	51.29	80.36	76.74	74.74	90.47	95.16	27.98
Hispanic	60.16	79.94	73.32	74.20	90.10	94.94	29.02
Asian or Pacific Islander, Non-Hispanic	66.12	77.23	69.26	68.33	90.47	95.17	30.10
Native American, Non-Hispanic	60.56	78.29	72.48	73.05	90.29	95.07	28.69
Population below federal poverty line							
White, Non-Hispanic	64.02	77.44	69.81	78.40	90.79	95.27	29.62
Black, Non-Hispanic	50.86	79.80	75.75	75.70	90.76	95.52	28.68
Hispanic	60.52	80.24	72.64	75.07	91.32	95.64	28.65
Asian or Pacific Islander, Non-Hispanic	66.16	76.43	69.03	70.54	92.40	95.86	29.97
Native American, Non-Hispanic	78.58	76.03	64.53	77.31	85.35	92.05	34.61

Source: HUD AFFH-T Data, 2020.

FIGURE E-45: REGIONAL TCAC OPPORTUNITY AREA COMPOSITE SCORE BY TRACT (2021)



Source: HCD AFFH Data Viewer (HCD and California Tax Credit Allocation Committee (TCAC), 2021), 2022.

Local Trends. HUD Opportunity Indicators for the City of Berkeley are included in Table E-36 above. Compared to the County, Berkeley populations, regardless of race or ethnicity, have higher school proficiency, jobs proximity, labor market, transit trips, and low transportation cost index scores. However, environmental conditions for all groups are worse in Berkeley than in the County. White and Asian/Pacific Islander populations in the City are also exposed to poverty at a higher rate than the County as a whole.

Like the County, White residents in the City have the lowest exposure to poverty and highest labor market participation compared to other racial/ethnic groups; however, they also have the lowest access to employment opportunities. White populations are also least likely to use public transit and have the highest transportation costs. The Black population tends to live near the highest quality school systems in the City and have the best access to employment opportunities. Black and Asian/Pacific Islander residents are equally and most likely to utilize public transportation. The Asian/Pacific Islander population also has the lowest transportation costs and highest exposure to better environmental quality.

In Berkeley, poverty status appears to have less of an effect on Opportunity Indicator scores compared to Alameda County. Hispanic, Asian/Pacific Islander, and Native American populations below the federal poverty line are less exposed to poverty and have higher labor force participation/human capital than the respective total populations. Environmental quality is also better for White, Black, and Native American populations below the federal poverty line.

TCAC Opportunity Areas. TCAC Opportunity Area scores for Berkeley have been compiled by tract (Table E-37) and are presented geographically in Figure E-46. Over half of the tracts in the City are high resource tracts (18 tracts), followed by highest resource tracts (seven tracts, 21.2 percent), and moderate resource tracts (six tracts, 18.2 percent). There is one low resource tract and one tract categorized as moderate resource (rapidly changing). Moderate resource (rapidly changing) tracts are designed to identify areas that may become high resource.

There are five highest resource tracts: in the Berkeley Hills, Thousand Oaks, Live Oak, and Northbrae neighborhoods, two in the southeast corner of the City in the Claremont and Elmwood District neighborhoods, and one encompassing the UC Berkeley campus. Most tracts in the Berkeley Hills, Westbrae, North Berkeley, Central Berkeley, and South Berkeley neighborhoods are high resource. Moderate resource areas are identified surrounding the UC Berkeley campus in the Downtown Berkeley, Northside, Panoramic Hill, and northern Elmwood District/Le Conte neighborhoods, as well as the eastern side of the City (Gilman, Northwest Berkeley, 4th Street, Southwest Berkeley, and Berkeley Marina neighborhoods). The moderate resource (rapidly changing) area is in southwestern corner of the South Berkeley neighborhood. The Southside neighborhood is considered a low resource area.

Highest resource areas tend to have smaller populations of people of color while block groups in and around moderate and low resource tracts tend to have larger populations of people of color (see Figure E-20). The low and moderate resource areas adjacent to UC Berkeley also have a higher percentage of LMI households (see Figure E-36). Several of these tracts have also been identified by HUD as R/ECAPs (see Figure E-40). There does not appear to be any correlation between populations of persons with disabilities or children in single-parent female-headed households and TCAC opportunity score (see Figure E-24 and Figure E-33).

Tract 4228, the Southside neighborhood and low resource area, has a student population of approximately 90 percent. This tract has the highest unemployment rate and lowest labor force participation rate compared to other R/ECAPs in the City surrounding UC Berkeley. Tract 4228 is further characterized in Section 0, *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*.

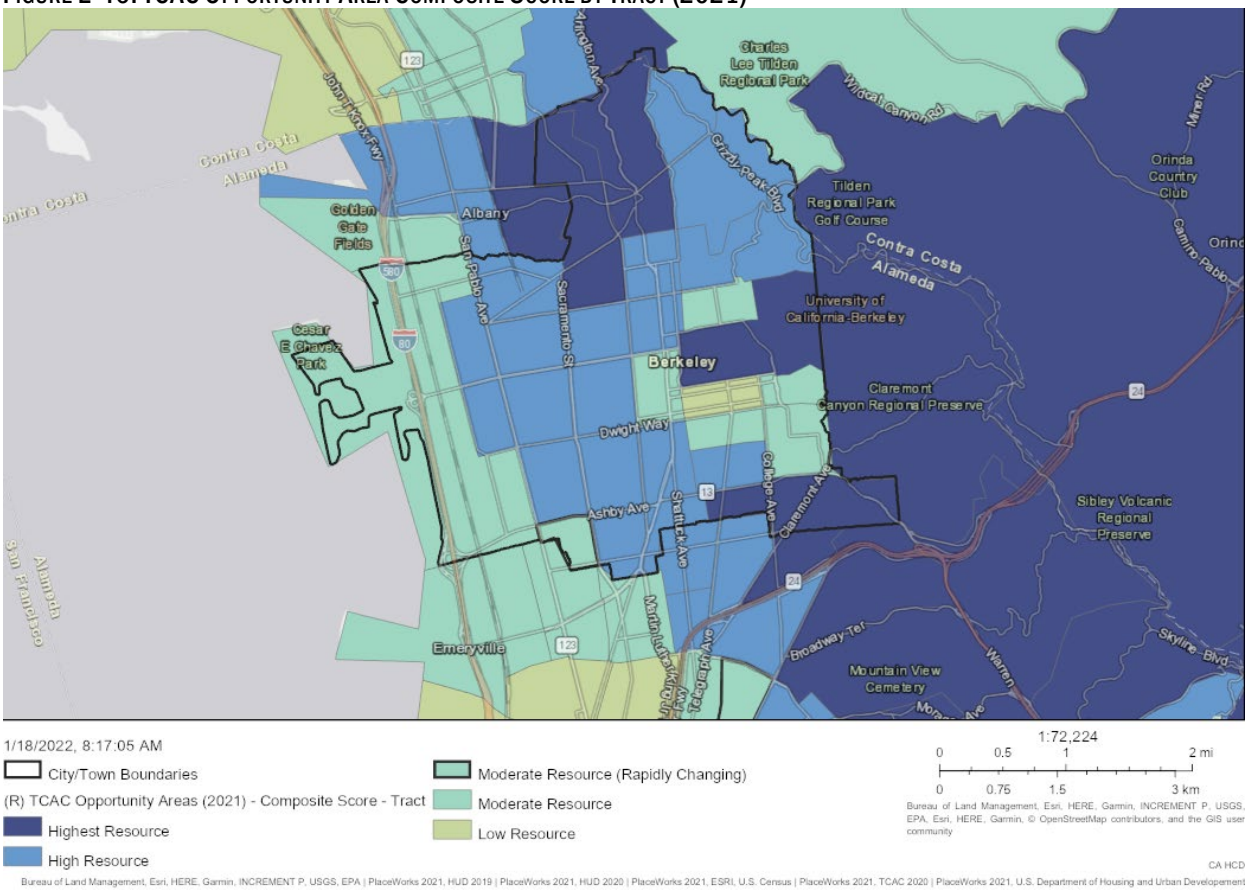
However, as discussed before, the Census Bureau's reporting of student households as low incomes or even at poverty levels may not accurately reflect the actual financial status of the students.

TABLE E-37: TCAC OPPORTUNITY AREA SCORES BY TRACT (2021)

Census Tract	Economic Score	Environmental Score	Education Score	Composite Score	Final Category
6001421100	0.785	0.98	0.565	0.435	High Resource
6001421200	0.873	0.971	0.565	0.5	Highest Resource
6001421300	0.915	0.794	0.701	0.591	Highest Resource
6001421400	0.877	0.974	0.565	0.51	Highest Resource
6001421500	0.814	0.967	0.565	0.446	High Resource
6001421600	0.782	0.799	0.685	0.462	High Resource
6001421700	0.544	0.957	0.759	0.438	High Resource
6001421800	0.803	0.936	0.759	0.59	Highest Resource
6001421900	0.673	0.599	0.799	0.436	High Resource
6001422000	0.552	0.017	0.765	-0.031	Moderate Resource
6001422100	0.546	0.346	0.743	0.257	High Resource
6001422200	0.676	0.613	0.749	0.407	High Resource
6001422300	0.51	0.922	0.746	0.39	High Resource
6001422400	0.464	0.924	0.724	0.349	High Resource
6001422500	0.249	0.666	0.724	0.108	Moderate Resource
6001422600	0.985	0.641	0.624	0.635	Highest Resource
6001422700	0.076	0.63	0.616	-0.18	Moderate Resource
6001422800	0.001	0.708	0.638	-0.453	Low Resource
6001422900	0.111	0.853	0.676	-0.021	Moderate Resource
6001423000	0.689	0.668	0.757	0.437	High Resource
6001423100	0.622	0.596	0.765	0.378	High Resource
6001423200	0.362	0.469	0.765	0.176	High Resource
6001423300	0.435	0.466	0.756	0.234	High Resource
6001423400	0.678	0.649	0.612	0.297	High Resource
6001423500	0.538	0.832	0.634	0.274	High Resource
6001423601	0.692	0.863	0.69	0.429	High Resource
6001423602	0.119	0.819	0.638	-0.058	Moderate Resource
6001423700	0.338	0.809	0.616	0.115	Moderate Resource
6001423800	0.845	0.883	0.793	0.619	Highest Resource
6001423901	0.758	0.855	0.515	0.311	High Resource
6001423902	0.849	0.85	0.69	0.532	Highest Resource
6001424001	0.576	0.676	0.653	0.285	High Resource
6001424002	0.487	0.52	0.558	0.104	Moderate Resource (Rapidly Changing)

Source: UC Berkeley – TCAC Opportunity Area Scores by Tract. 2021.

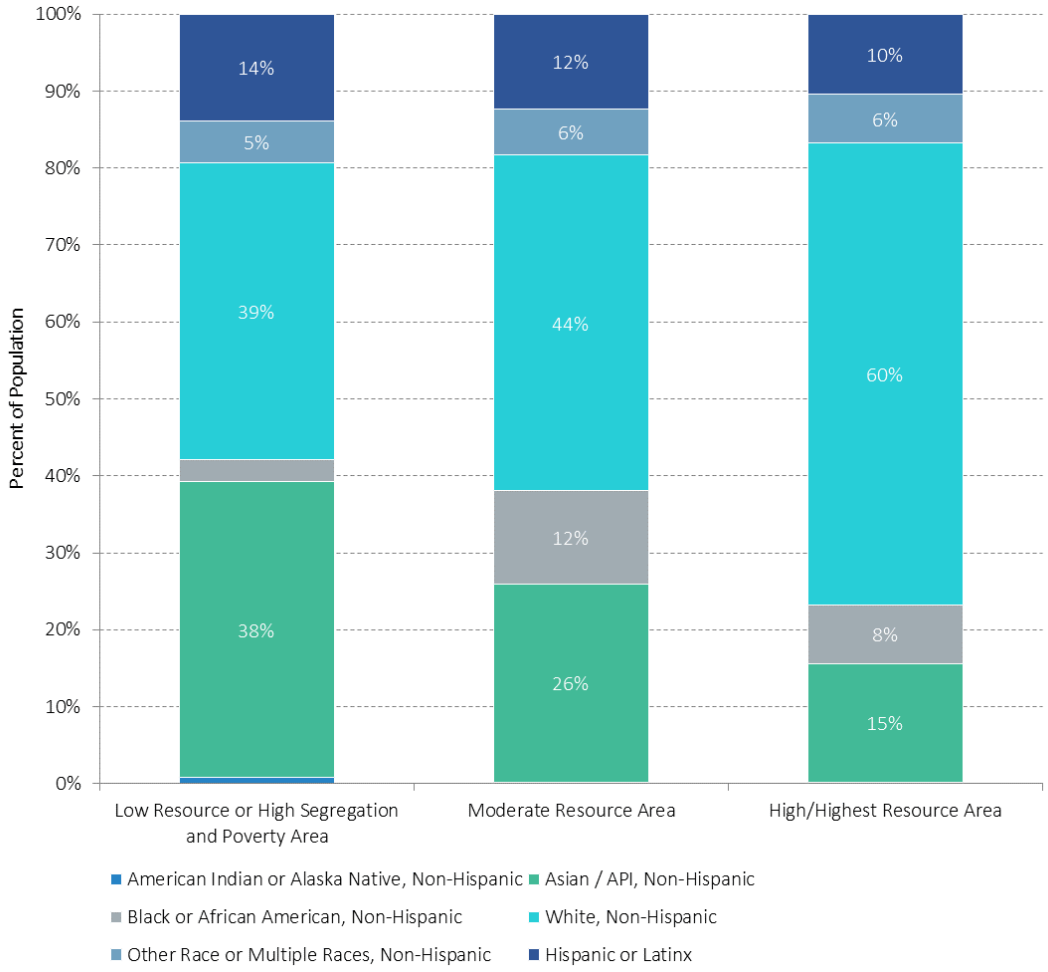
FIGURE E-46: TCAC OPPORTUNITY AREA COMPOSITE SCORE BY TRACT (2021)



Source: HCD AFFH Data Viewer (HCD and California Tax Credit Allocation Committee (TCAC), 2021), 2022.

As outlined in Section 0, *Race/Ethnicity*, 53.3 percent of the Berkeley population is White. A disproportionate share of residents in high or highest resource areas, 60 percent, are White (Figure E-47). Only 44 percent of the population in moderate resource areas and 39 percent of the population in low resource areas are White. Of the population in the low resource area, 38 percent is Asian, and 14 percent is Hispanic or Latino. It is relevant to note that nearly 90 percent of the population in the low resource tract is enrolled in college or graduate school. Therefore, the racial/ethnic distribution in the low resource area is mostly a reflection of the UC Berkeley, and to a less extent Berkeley Community College, student body.

FIGURE E-47: POPULATION LIVING IN HIGH RESOURCE AREAS BY RACE



Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates) and TCAC/HCD Opportunity Maps, 2020), 2021.

Education

Regional Trends. There are 18 school districts in Alameda County, including 11 adult schools and three community colleges. The Berkeley Unified School District (BUSD) consists of 11 elementary schools, three middle schools, two high schools, and one independent high school program. Graduation rates by race and ethnicity for Alameda County are presented in Table E-38. Alameda County had higher graduation rates than the State of California for both the 2010-11 and 2020-21 classes. In both 2011 and 2021, the Asian population had the highest graduation rate, increasing from 90 percent in 2011 to 95.4 percent in 2021. African American students (79.8 percent), Hispanic/Latino students (79.3 percent), and students that did not report their race (76.9 percent) had the lowest graduation rates in 2021. Since 2011, graduation rates amongst students without race reported, African American students, and American Indian/Alaska Native students saw the largest increase in graduation rates. There are no racial or ethnic groups in the County that saw a reduction in graduation rates during the same period.

TABLE E-38: HIGH SCHOOL GRADUATION RATES BY RACE/ETHNICITY – ALAMEDA COUNTY (2011-2021)

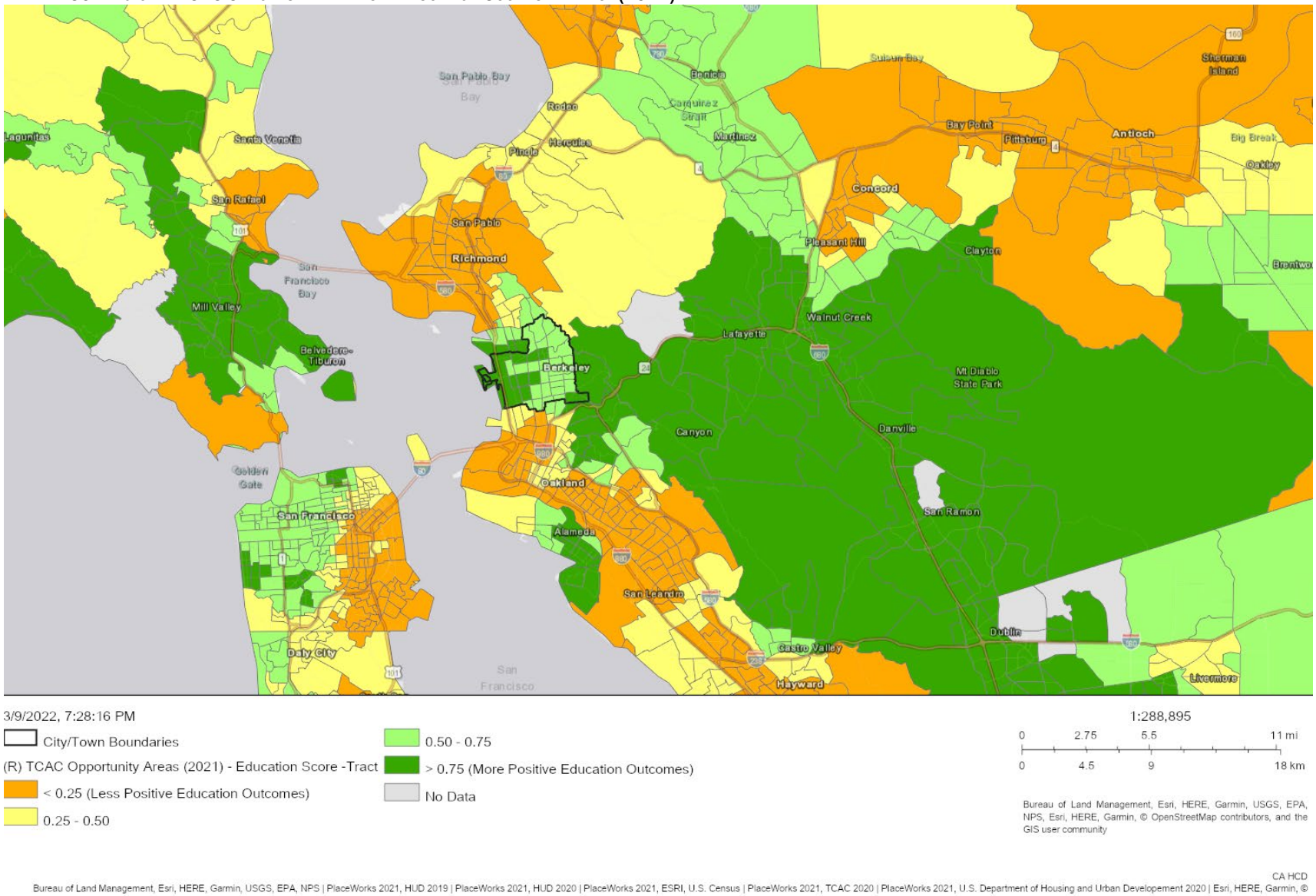
	2010-2011		2020-2021	
	Students	Graduation Rate	Students	Graduation Rate
African American	2,892	60.8%	1,706	79.8%
American Indian or Alaska Native	90	61.1%	47	80.9%
Asian	3,474	90.0%	4,439	95.4%
Filipino	894	87.7%	972	92.0%
Hispanic or Latino	4,663	68.9%	6,304	79.3%
Pacific Islander	276	74.6%	168	85.1%
White	4,246	89.0%	3,252	91.8%
Two or More Races	306	83.0%	837	89.7%
Not Reported	150	53.3%	121	76.9%
Alameda County	16,991	78.0%	17,846	86.9%
California	503,273	77.1%	500,179	83.6%

Source: California Department of Education, Data Reporting Office. Cohort Outcome Data for the Class of 2010-11 and 2020-21.

HUD's school proximity indices for Alameda County, shown previously in Table E-36, indicate White and Asian populations tend to live in neighborhoods with higher quality school systems compared to Native American, Hispanic, and Black populations. All populations below the federal poverty line, regardless of race, have lower quality school systems compared to the total population.

TCAC education scores are determined using the following variables: math proficiency, reading proficiency, high school graduation rates, and student poverty rates. A complete list of TCAC Opportunity Map domains and indicators are included in Table E-35. Coastal East Bay areas such as Antioch, Concord, Richmond, Oakland, and San Leandro have the highest concentration of tracts scoring in the lowest quartile for education. A high concentration of tracts in eastern San Francisco also scored in the lowest quartile. High scoring tracts, with education scores of 0.50 and above, are most prevalent in central and southern Contra Costa County, Berkeley, western San Francisco, and part of Marin County. Lower scoring tracts in the East Bay and San Francisco tend to have larger racial/ethnic minority populations and LMI households (see Figure E-16 and Figure E-35).

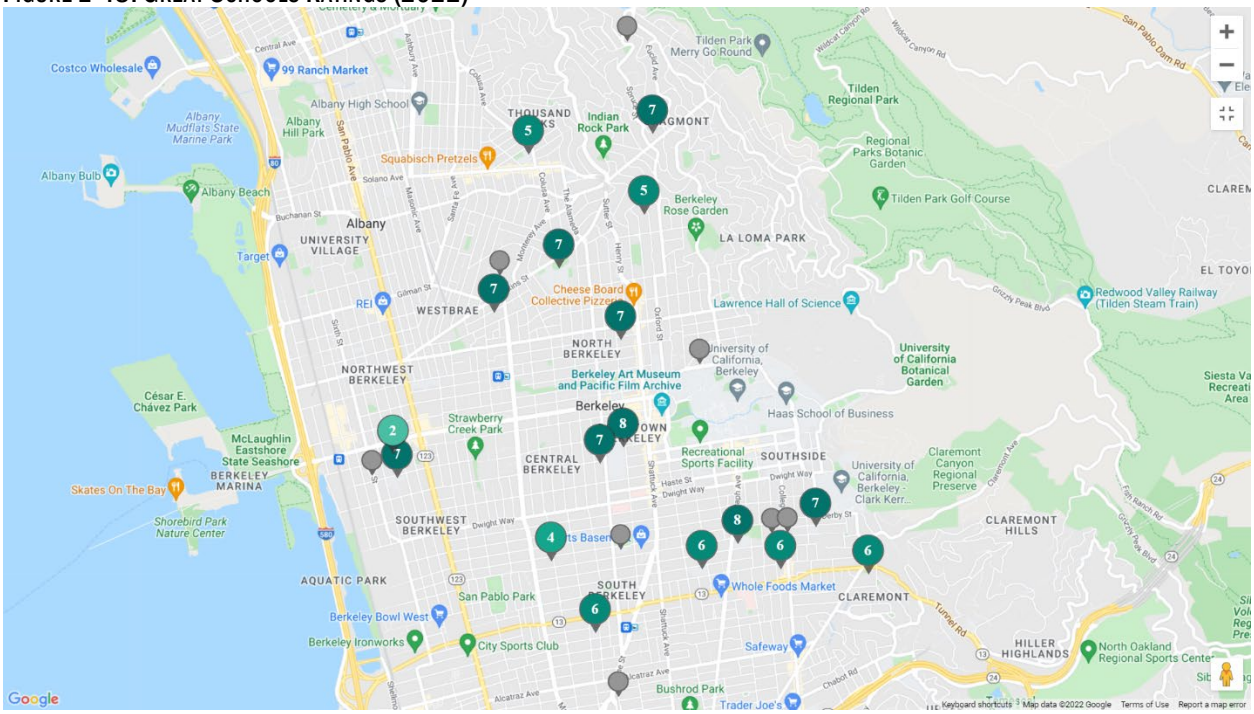
TABLE E-39: REGIONAL TCAC OPPORTUNITY AREAS – EDUCATION SCORES BY TRACT (2021)



Source: HCD AFFH Data Viewer (HCD and TCAC, 2021), 2022.

Local Trends. Greatschools.org is a non-profit organization that rates schools across the States. The Great Schools Summary Rating calculation is based on four ratings: the Student Progress Rating or Academic Progress Rating, College Readiness Rating, Equity Rating, and Test Score Rating. Ratings at the lower end of the scale (1-4) signal that the school is "below average," 5-6 "average." and 7-10 "above average." Figure E-48 shows that most Berkeley schools are considered average or above average. There is one school, Longfellow Middle School in the South Berkeley neighborhood, which currently scores below average. Longfellow Middle School is in a block group where approximately 60 percent of the population belongs to a racial or ethnic minority group and where 51 percent of households are LMI. REALM Charter, Berkeley's only charter school which was in the Southwest Berkeley neighborhood (see Figure E-20 and Figure E-36), closed in 2019.

FIGURE E-48: GREAT SCHOOLS RATINGS (2022)



Note: Private schools are shown in gray.
Source: GreatSchools.org, GreatSchools Rating – Berkeley, CA, 2022.

Of the 17 schools in the BUSD, including 11 elementary schools, three middle schools, and three high schools, there are 11 Title 1 schools. Title 1, Part A of the Elementary and Secondary Education Act, as amended by the Every Student Succeeds Act (ESEA):

> *"…provides financial assistance to local educational agencies (LEAs) and schools with high numbers or high percentages of children from low-income families to help ensure that all children meet challenging state academic standards. Federal funds are currently allocated through four statutory formulas that are based primarily on census poverty estimates and the cost of education in each state."*

Title 1 schools in Berkeley are listed below. These schools are not generally concentrated in one area of the City. Cragmont Elementary and Thousand Oaks Elementary are in the northeastern corner of the City (Berkeley Hills/Cragmont and Thousand Oaks neighborhoods), Berkeley Arts Magnet at Whittier and Oxford Elementary at West Campus are in central Berkeley (North and Central Berkeley neighborhoods), Berkeley Technology Academy, Longfellow Arts and Technology Middle, Malcom X

Elementary, and Sylvia Mendez Elementary are in southern Berkeley (South Berkeley and Le Conte neighborhoods), and Emerson Elementary, John Muir Elementary, and Willard Middle are in the southeast corner of the City (Elmwood District and Claremont neighborhoods).

- Berkeley Arts Magnet at Whittier
- Berkeley Technology Academy
- Cragmont Elementary
- Emerson Elementary
- John Muir Elementary
- Longfellow Arts and Technology Middle
- Malcolm X Elementary
- Oxford Elementary at West Campus
- Sylvia Mendez Elementary
- Thousand Oaks Elementary
- Willard Middle

Graduation rates for BUSD students for the 2016-2017 and 2020-2021 classes are shown in Table E-40. Berkeley has higher graduation rates than both the County and State. The Asian student population has the highest graduation rate in the City compared to other racial and ethnic student groups. The graduation rate for Asian students during the 2020-2021 school year was 94.2 percent, followed by the Hispanic/Latino population (89.5 percent), and White population (89.1 percent). The African American and two or more races student populations had slightly lower graduation rates of 87.3 percent and 87.7 percent, respectively. Like the County and State, graduation rates in BUSD have increased since the 2016-2017 school year, from 86.6 percent to 89.4 percent in 2020-2021. The graduation rates for African American and Hispanic/Latino students in Berkeley is higher than the County, but lower for Asian students, White students, and students of two or more races. In addition to higher graduation rates, between the 2014-2015 and 2017-2018 school years, Berkeley had higher rates of students entering college (72.4 percent) compared to the County (70 percent) and State (64.9 percent).

TABLE E-40: HIGH SCHOOL GRADUATION RATES BY RACE/ETHNICITY – BUSD (2017-2021)

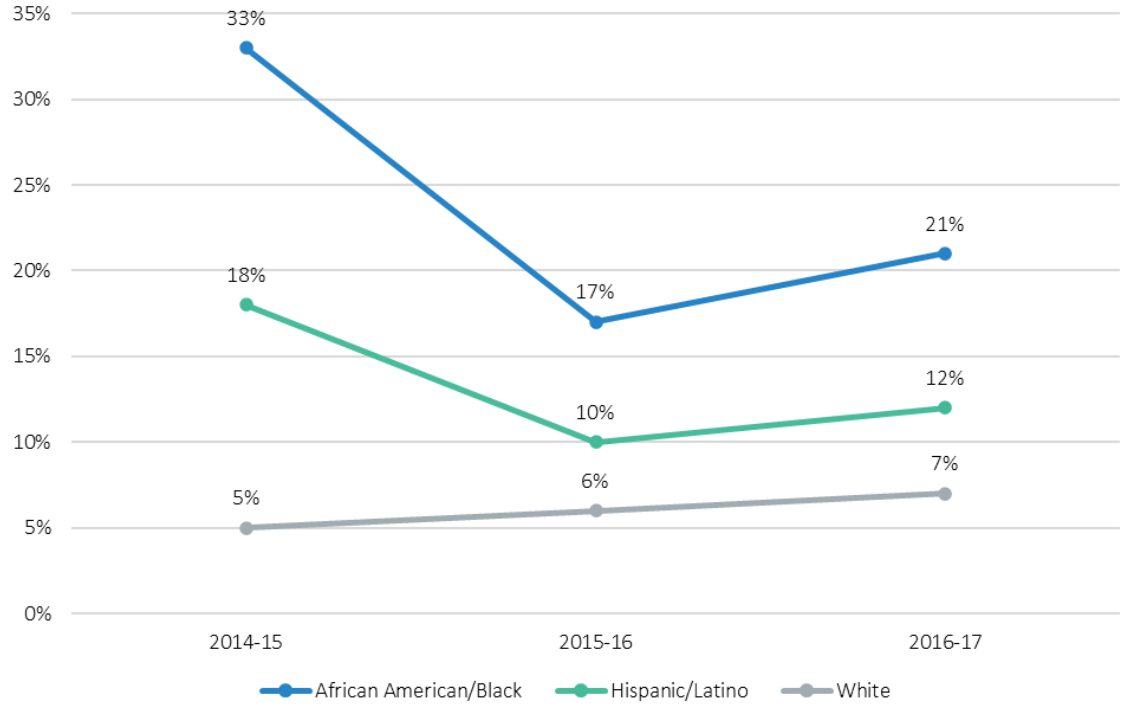
	2016-2017		2020-2021	
	Students	Graduation Rate	Students	Graduation Rate
African American	181	83.4%	110	87.3%
Asian	84	84.5%	86	94.2%
Filipino	11	100.0%	--	--
Hispanic or Latino	174	84.5%	219	89.5%
White	333	88.0%	368	89.1%
Two or More Races	87	93.1%	106	87.7%
BUSD	873	86.6%	905	89.4%
Alameda County	15,225	85.4%	15,933	86.6%
California	428,998	86.7%	425,585	87.7%

Source: California Department of Education, Data Reporting Office. Cohort Outcome Data for the Class of 2016-17 and 2020-21.

Black/African American and Hispanic/Latino students in BUSD are more prone to chronic absence and lower college readiness rates (Figure E-49, Figure E-50). The rate of Black/African American and Hispanic Latino students who are chronically absent has decreased since the 2014-2015 school year but remains significantly higher than White students. Approximately 21 percent of Black/African American students and 12 percent of Hispanic/Latino students were chronically absent during the 2016-2017

school year compared to only seven percent of White students. During this period, African American and Hispanic/Latino students also had lower graduation rates than White students.

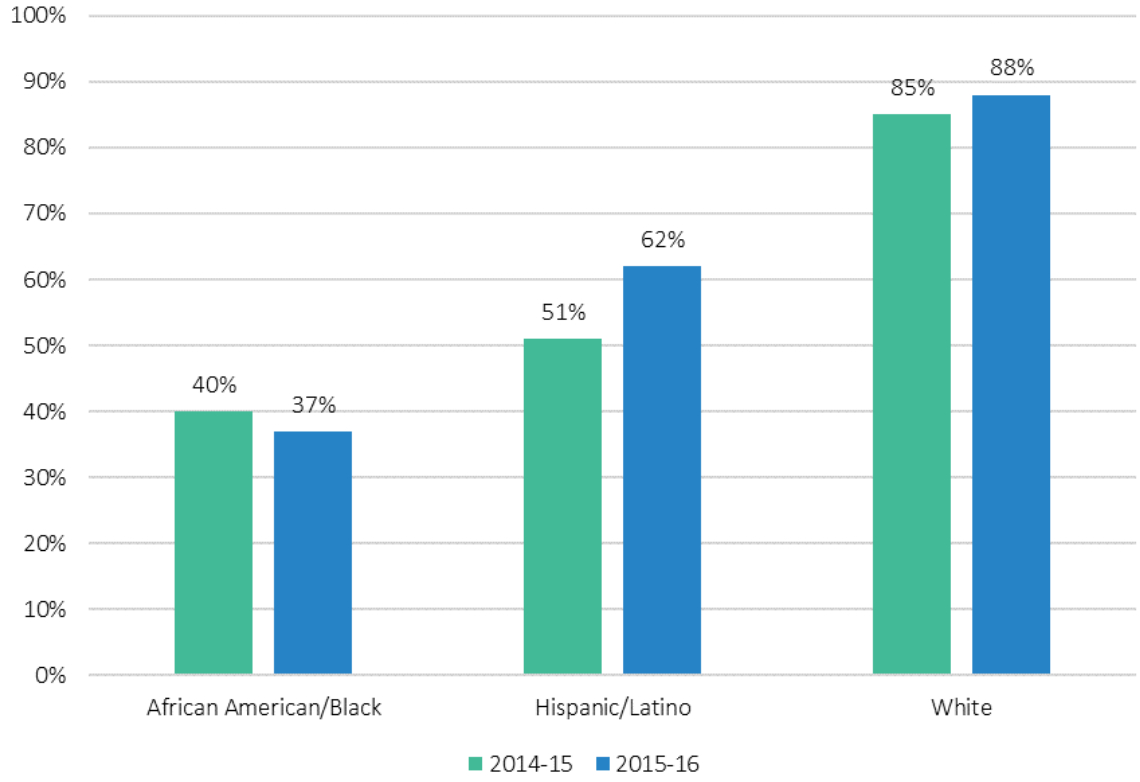
FIGURE E-49: SCHOOL ATTENDANCE – BUSD (2014-2017)



% of students who are "chronically absent" (missed more than 10% of school days in the year)
Source: Berkeley's 2020 Vision: Equity in Education, Update to the Berkeley City Council, September 2018.

Black/African American and Hispanic/Latino students at Berkeley high school are also less likely to complete courses required for University of California (UC) and California State University (CSU) schools. During the 2015-2016 school year, 88 percent of White students complete UC/CSU required courses with a C or better compared to only 62 percent of Hispanic/Latino students and 37 percent of Black/African American students. Between 2014-2015 and 2015-2016, the proportion of Black/African American student with completed UC/CSU courses decreased.

FIGURE E-50: COLLEGE AND CAREER READINESS – BERKELEY HIGH SCHOOL (2014-2016)



% of Berkeley High School graduates who completed courses required for UC/CSU entry with "C" or better
Source: Berkeley's 2020 Vision: Equity in Education, Update to the Berkeley City Council, September 2018.

HUD's school proximity indices for Berkeley, shown previously in Table E-36, indicate Black and Hispanic populations tend to live in neighborhoods with higher quality school systems compared to White, Asian, and Native American populations. School proficiency scores for the City ranged from 77.2 for the Asian population to 80.4 for the Black population. All populations below the federal poverty line, other than the Hispanic population, have less access to high quality school systems compared to the total population.

BUSD has a higher rate of English only (EO) students (78.5 percent), compared to the County (53.8 percent) and the State (59 percent) (Table E-41). Only 6.7 percent of BUSD students are considered English learners (EL). Conversely, 18.5 percent of Alameda County students and 17.7 percent of California students are EL. Due to the low rate of English learners in BUSD, the district also has a lower rate of reclassified fluent English proficient (RFEP) students. During the 2020-2021 school year, of English language-learners, 55 percent were Spanish-speakers, 9.9 percent were Arabic-speakers, 3.5 percent were Pashto-speakers, 3.3 percent were Urdu-speakers, 1.9 percent were Tigrinya-speakers, 1.6 percent were Thai-, Vietnamese-, Russian-, French-, and Japanese-speakers, 1.4 percent were Punjabi-speakers, and 1.1 percent were Amharic-speakers. Less than 2 percent of English-language learners spoke any other language.

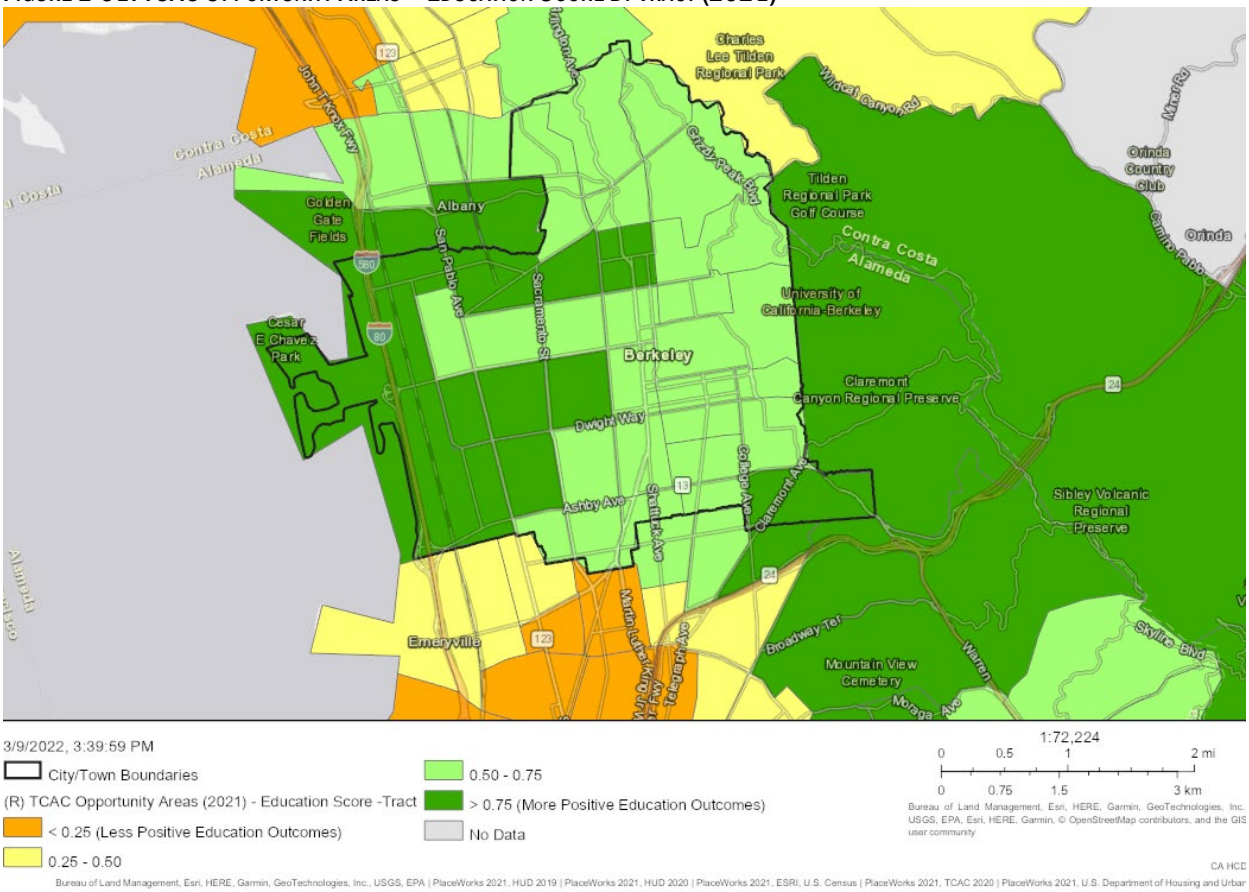
TABLE E-41: ENGLISH LANGUAGE LEARNERS – BUSD, ALAMEDA COUNTY, CALIFORNIA (2020-21)

	Elementary	Middle	High	BUSD	Alameda County	California
English Only (EO)	81.1%	79.0%	75.2%	78.5%	53.8%	59.0%
Initial Fluent English Proficient (IFEP)	5.8%	6.2%	8.1%	6.7%	7.3%	4.3%
English Learner (EL)	7.8%	7.4%	5.1%	6.7%	18.5%	17.7%
Reclassified Fluent English Proficient (RFEP)	2.9%	7.3%	11.5%	7.0%	18.3%	17.6%
To Be Determined (TBD)	2.3%	0.1%	0.1%	1.0%	2.1%	1.4%
Total	4,005	2,077	3,327	9,409	222,573	6,002,523

Source: California Department of Education, Data Reporting Office. Cohort Outcome Data for the Class of 2020-21.

TCAC Opportunity Area education scores for Berkeley tracts are shown in Figure E-51. All tracts have higher scores exceeding 0.50. In general, the eastern side of the City has slightly lower scores, between 0.50 and 0.75, while the western side has scores in the highest quartile. TCAC education scores for Berkeley tracts range from 0.52 to .080, indicating there are adequate educational opportunities Citywide. Higher education scores do not directly correlate with larger populations of persons of color. Tracts with higher education scores generally have larger populations of persons with disabilities and children in female-headed households, indicating that these protected groups are not exposed to lower education scores at a higher rate (see Figure E-20, Figure E-24, and Figure E-33).

FIGURE E-51: TCAC OPPORTUNITY AREAS – EDUCATION SCORE BY TRACT (2021)

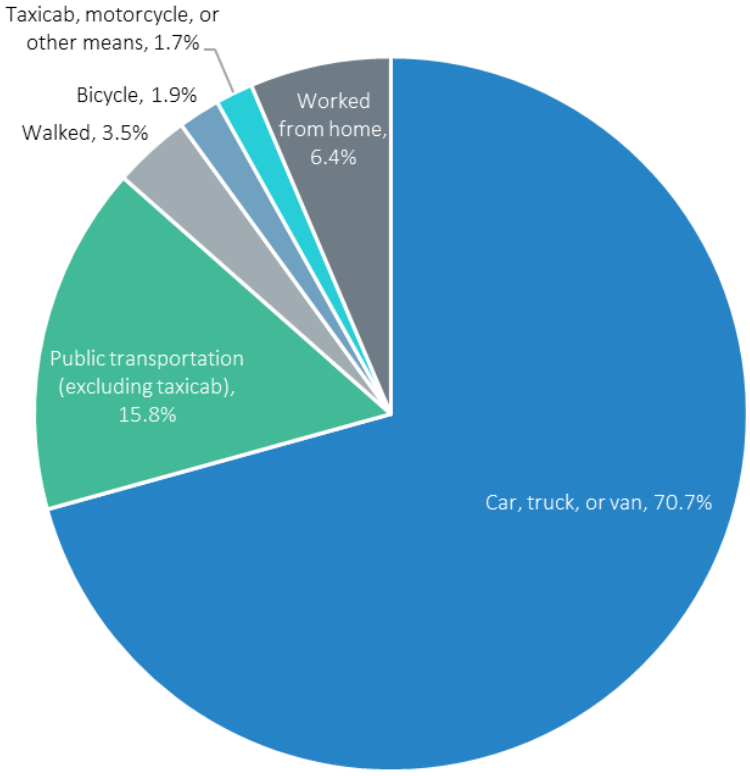


Source: HCD AFFH Data Viewer (HCD and TCAC, 2021), 2022.

Transportation

Regional Trends. In the County, most workers (70.7 percent) drive to work (Figure E-52). Nearly 61 percent of workers drive alone and 9.8 percent carpool. Public transit is the second most common mode of transportation in the County, followed by walking, and bicycling. Since the 2006-2010 ACS, the proportion of workers who worked from home increased from 5.1 percent to 6.4 percent. One-year, 2019 ACS estimates show that 6.6 percent of workers worked from home. Between the 2006-2010 and 2015-2019 ACS, the rate of workers using public transportation also increased (from 11.3 percent to 15.8 percent).

FIGURE E-52: MEANS OF TRANSPORTATION FOR WORK – ALAMEDA COUNTY (2019)



Source: 2015-2019 ACS (5-Year Estimates).

There are seven transit agencies that operate in Alameda County.[21] Services include heavy rail, commuter rail, bus, ferry, and automated guideway services. Transit agencies serving Alameda County are as follows:

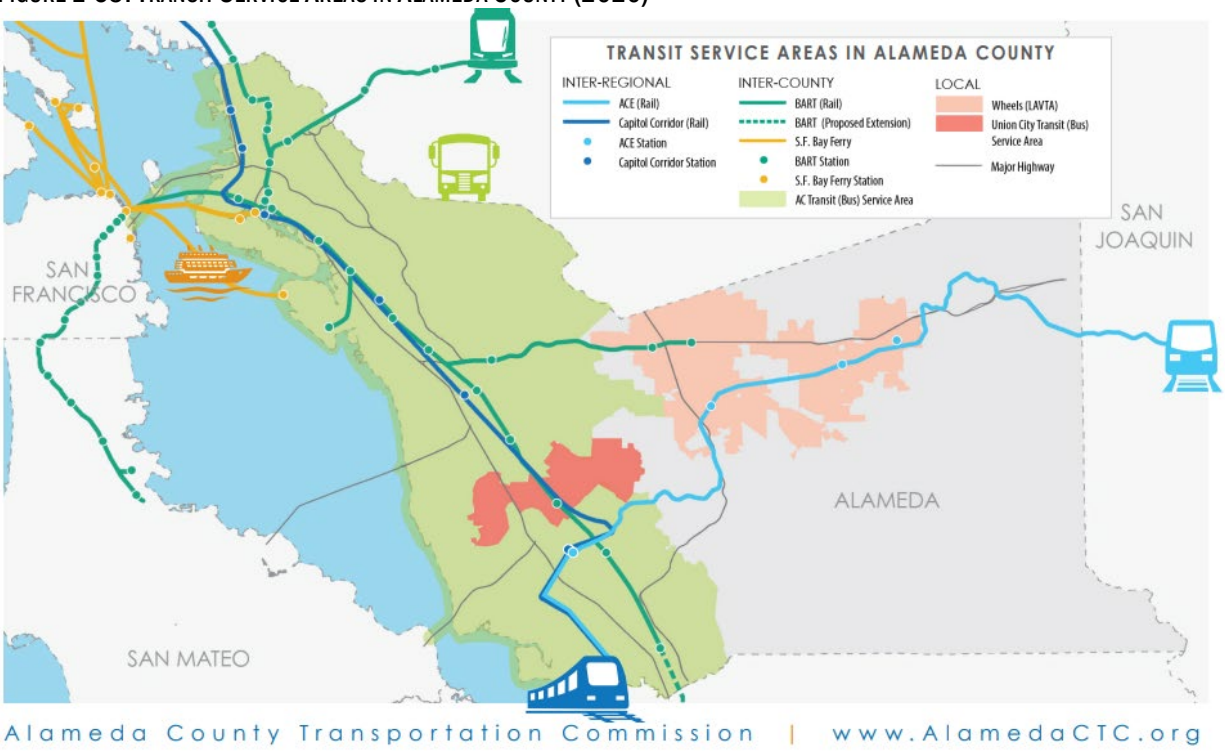
- Bay Area Rapid Transit (BART)
- Alameda-Contra Costa Transit District (AC Transit)
- Capital Corridor
- Altamont Corridor Express (ACE)
- San Francisco (SF) Bay Ferry
- Union City Transit

[21] Alameda County Transportation Commission, Alameda County Transit System Fact Sheet, January 2020. https://www.alamedactc.org/wp-content/uploads/2020/01/Transit_System_FS_Jan2020.pdf.

- Wheels – Livermore Amador Valley Transit Authority (LAVTA)

Transit routes and services areas for these agencies in the Alameda County region are shown in Figure E-53. Most of these agencies serve cities throughout northeastern Alameda County. The eastern County is served only by BART, Wheels (LAVTA), and ACE.

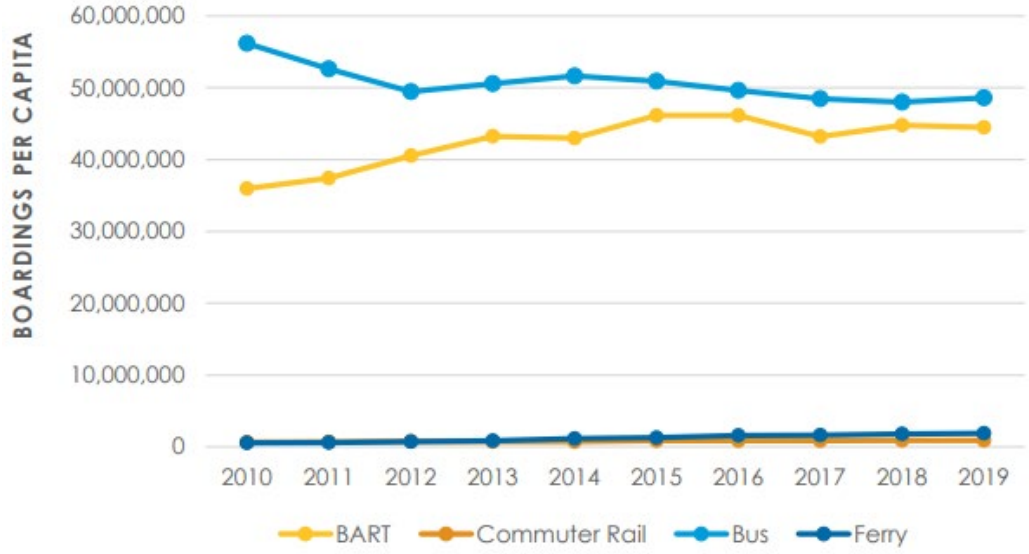
FIGURE E-53: TRANSIT SERVICE AREAS IN ALAMEDA COUNTY (2020)



Source: Alameda County Transportation Commission – Alameda County Transit System Fact Sheet, January 2020.

According to the Alameda County Transportation Commission, Alameda County has the second highest share of transit commuters after San Francisco. A majority of transit trips in the County are on BART or bus. Boardings per capita for all services, BART, Commuter Rail, Bus, and Ferry, has increased since 2010 (Figure E-54). Operator expenses for BART and AC transit have increased over the last decade. The County Transportation Commission attributes this increase to congestion on arterials for buses, strongly-peaked demand, and rising maintenance and labor costs. The County Transportation Commission also noted that the cost per trip for operators has increased as AC transit and BART have expanded services but seen a dip in ridership over the past four years.

FIGURE E-54: BOARDINGS PER CAPITA – ALAMEDA COUNTY (2010-2019)



Source: Alameda County Transportation Commission – Alameda County Transit System Fact Sheet, January 2020.

HUD's opportunity indicators can provide a picture of transit use and access in Alameda County through the transit index[22] and low transportation cost index.[23] Index values can range from zero to 100 and are reported by race so that differences in access to transportation can be evaluated based on racial or ethnic background. Indices scores for the County were shown previously in Table E-36. In the County, transit index values range from 67 to 82, with White residents scoring the lowest and Black residents scoring highest. Given that the higher the transit trips index, the more likely residents utilize public transit, Black residents are more likely to use public transit. Hispanic and Asian/API residents were about equally likely to use public transit (transit trip index scores of 75.7 and 75.5, respectively). For residents living below the poverty line, the index values have a smaller range from 77 for White residents to 84.5 for Black and Hispanic residents. Regardless of income, White residents have lower index values- and thus a lower likelihood of using transit. For all racial/ethnic groups, the lower income population is more likely to use public transit.

Low transportation cost index values have a smaller range than transit index values of 90.1 for the White population to 92.7 for the Black population. Low transportation cost indices across all races and were similar for residents living below the poverty line. White residents have the lowest low transportation cost index scores, regardless of poverty status, While Black residents have the highest.

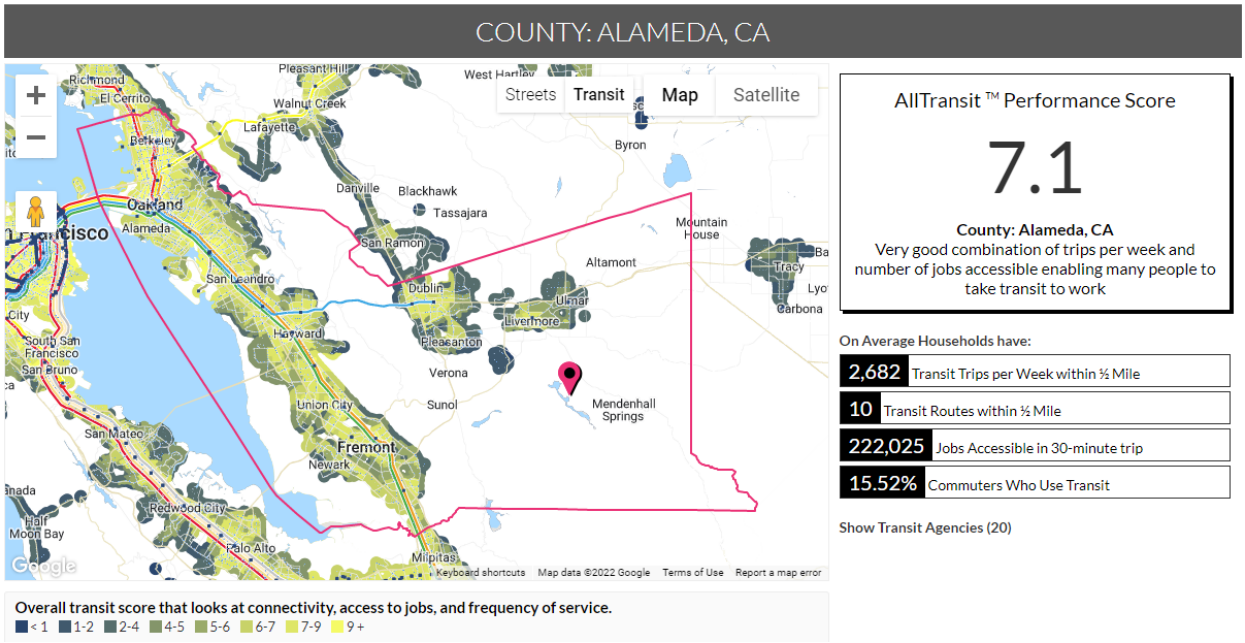
All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the most recent data posted (2019), Alameda County has an AllTransit Performance Score of 7.1 (out of 10). The map in Figure E-55 shows

[22] Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region (i.e., the Core-Based Statistical Area (CBSA). The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.

[23] Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the index, the lower the cost of transportation in that neighborhood.

that the coastal areas of the County, from Fremont to Berkeley, have the highest scores compared to inland Alameda County areas. According to AllTransit, in the County, 85.7 percent of jobs are located within ½ mile of transit and 92.8 percent workers live within ½ mile of transit. Further, 93.3 percent of households are within a ½ mile of transit including 100 percent of Low Income Housing Tax Credit (LIHTC) buildings totaling 14,317 units.

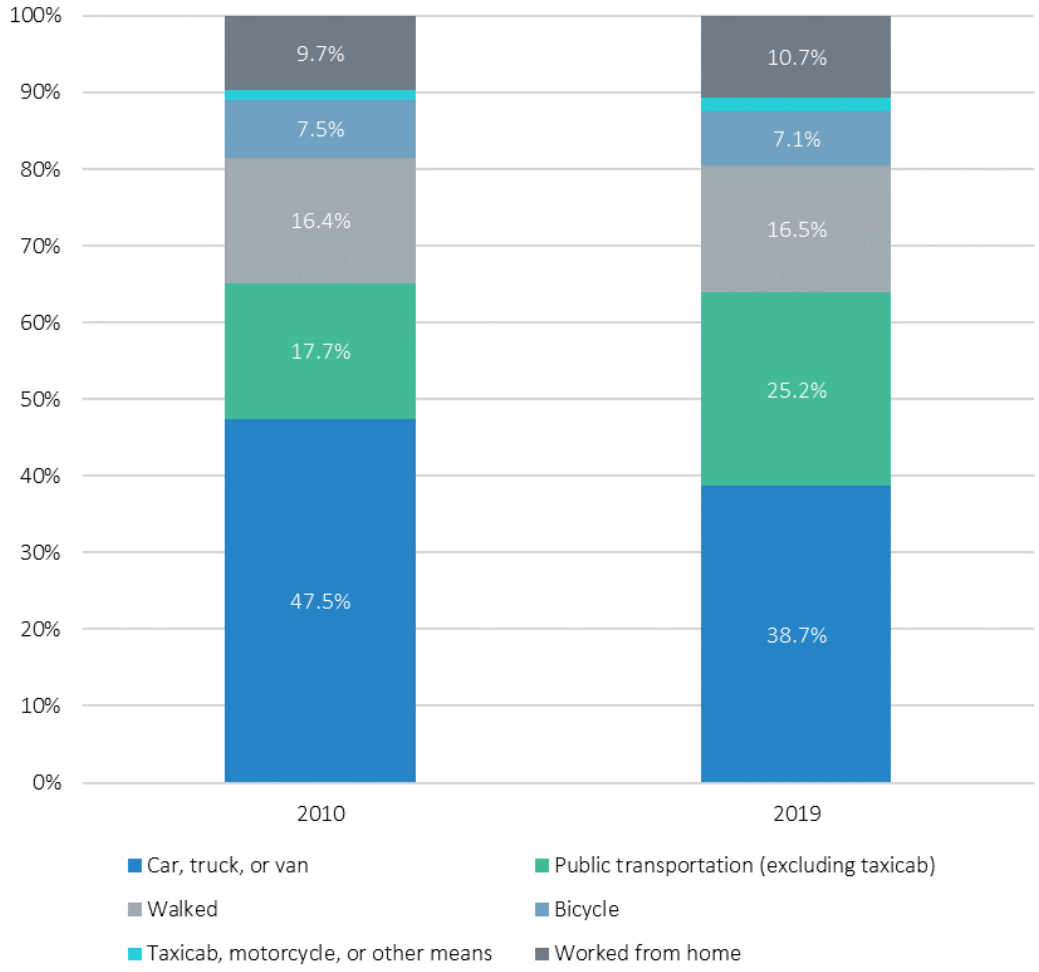
FIGURE E-55: ALAMEDA COUNTY ALL TRANSIT PERFORMANCE SCORE AND MAP (2019)



Source: AllTransit Performance Score – Berkeley, CA 2019, 2022.

Local Trends. Compared to the County, Berkeley has a significantly lower proportion of workers who drive to work. Only 38.7 percent of Berkeley workers get to work by car, truck, or van, including 33 percent who drive alone and 5.7 percent who carpool (Figure E-56). Over a quarter of workers in the City use public transit. Since the 2006-2010 ACS, the proportion of workers who drive to work has decreased significantly, while the proportion of workers using public transit has increased. The proportion of persons working from home also increased by one percent during the same period. In general, the City is characterized by a high level of public transit users and pedestrians compared to the County.

FIGURE E-56: MEANS OF TRANSPORTATION FOR WORK – BERKELEY (2010-2019)



Source: 2006-2010 and 2015-2019 ACS (5-Year Estimates).

HUD Opportunity Indicator scores for the City were shown previously in Table E-36. In Berkeley, transit index values range from 88.8 to 90.5, with White residents scoring the lowest and Black and Asian residents scoring highest. Given that the higher the transit trips index, the more likely residents utilize public transit, Black and Asian residents are more likely to use public transit. Hispanic and Native American residents were almost as likely to use public transit as Black and Asian residents (index scores of 90.1 and 90.3, respectively). For residents living below the poverty line, the index values have a larger range from 85.4 for Native American residents to 92.4 for Asian residents. All groups below the poverty level, except Native American populations, were more likely to use public transit compared to the population as a whole. All Berkeley residents, regardless of race or income, were more likely to use public transit compared to the County population.

Low transportation cost index values have a smaller range than transit index values of 94.1 for the White population to 95.2 for the Asian population. Low transportation cost indices across all races and were similar for residents living below the poverty line. White residents have the lowest low transportation cost index scores for the total population, while Native American residents have the lowest low transportation cost index scores for populations below the federal poverty level. All

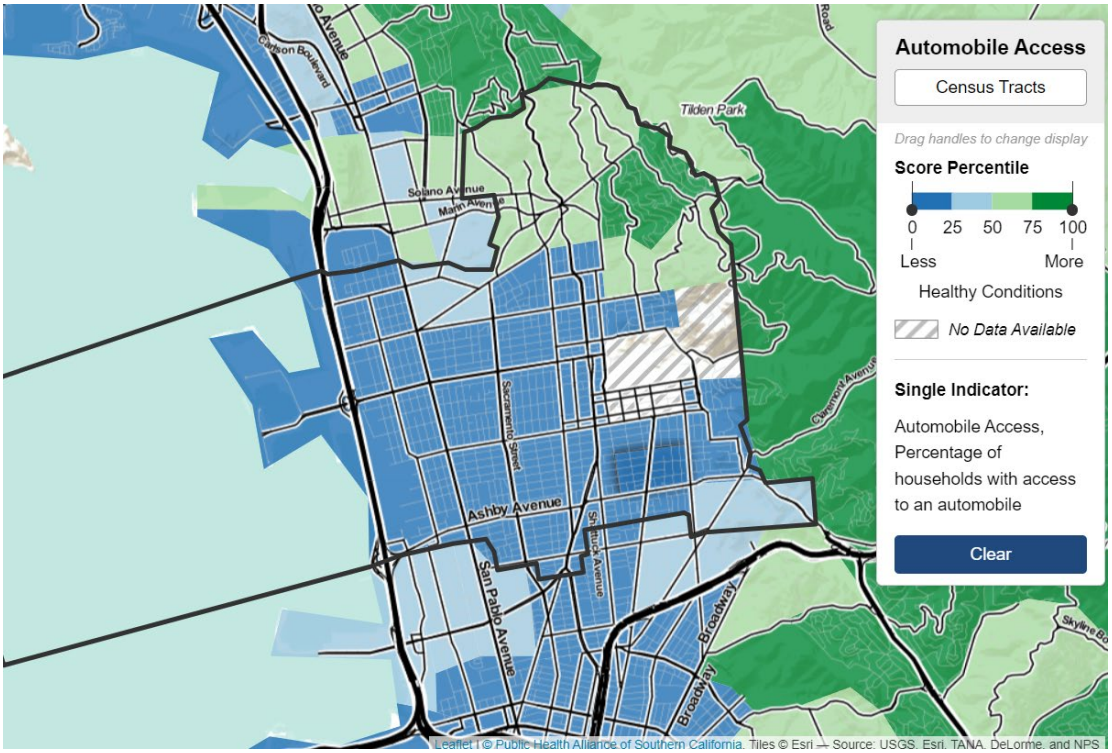
racial/ethnic groups in the City, except for Native Americans below the poverty level, have lower transportation costs compared to the County.

Transit agencies serving the City of Berkeley include:

- AC Transit
- Amtrak
- Bay Area Rapid Transit (BART)
- Bear Transit – UC Berkeley Shuttle
- Capital Corridor Joint Powers Authority
- Emery Go-Round
- Tideline Water Taxi
- Berkeley Lab – Employee shuttle
- CALTRANS Commuter Bike Shuttle – Van service takes bikes from MacArthur BART to San Francisco Transbay Terminal during commute hours

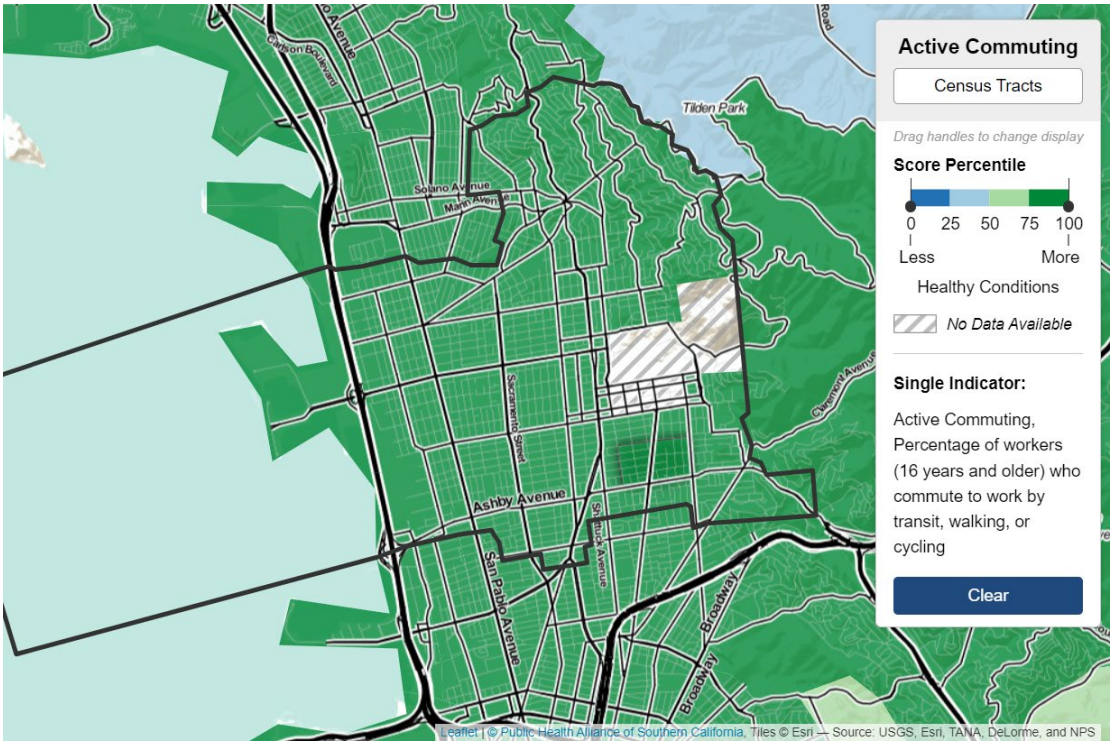
The California Healthy Places Index (HPI) analyzes community conditions and variables related to economic, education, transportation, social, neighborhood, housing, clean environment, and healthcare access to estimate healthy community conditions. Figure E-57 shows that most tracts in Berkeley scored in the lowest quartile for automobile access. This is consistent with the low rate of workers who commute by car, truck, or van. Tracts in the northeastern corner of the City, in the Berkeley Hills, Thousand Oaks, Live Oak, and Terrace View neighborhoods, have larger populations with access to automobiles. Though automobile access is limited throughout the City, all tracts scored in the highest quartile for active commuting (Figure E-58). Active commuting includes persons who commute to work by transit, walking, or cycling.

FIGURE E-57: HEALTHY PLACES INDEX – AUTOMOBILE ACCESS BY TRACT



Source: California Healthy Places Index (HPI), accessed March 2022.

FIGURE E-58: HEALTHY PLACES INDEX – ACTIVE COMMUTING



Source: California Healthy Places Index (HPI), accessed March 2022.

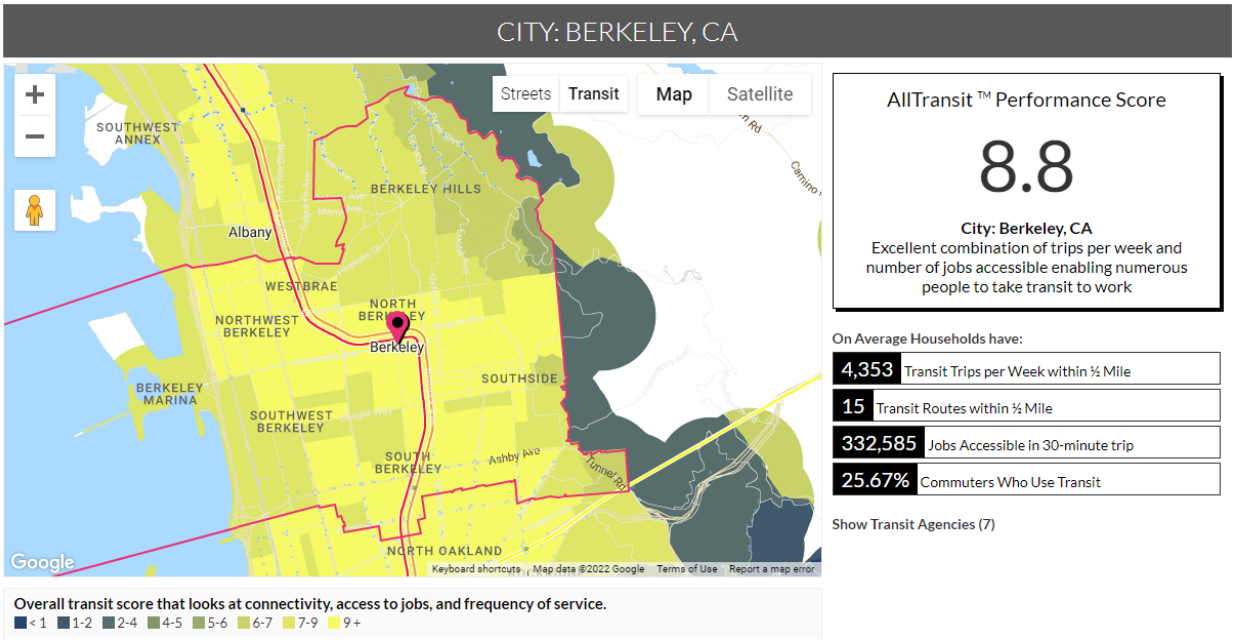
There are three major transit centers located in Berkeley. Transit centers are considered "major transit connection hubs, where multiple transit modes and agencies converge."[24] Berkeley transit centers include:

- Ashby BART Station (BART, AC Transit, West Berkeley Shuttle)
- Downtown Berkeley BART Station (BART, AC Transit, Bear Transit (Shuttle))
- North Berkeley BART Station (BART, AC Transit)

Berkeley received an All Transit performance score of 8.8, higher than the County score of 7.1. According to All Transit, 98.8 percent of jobs are located within ½ mile of transit and 99.9 percent of workers live within ½ mile of transit, higher than the rates Countywide. Nearly all households (99.9 percent) are also within ½ mile of transit, including 100 percent of LIHTC buildings totaling 781 units. As presented in both Figure E-59 and Figure E-60, most of Berkeley has high access to transit and jobs. Transit opportunities are generally less accessible to areas along the City boundaries, especially the Berkeley Hills neighborhood in the northeastern corner of the City. This part of Berkeley has a higher concentration of elderly adults, White residents, and has median incomes exceeding $125,000 (see Figure E-25 and Figure E-44).

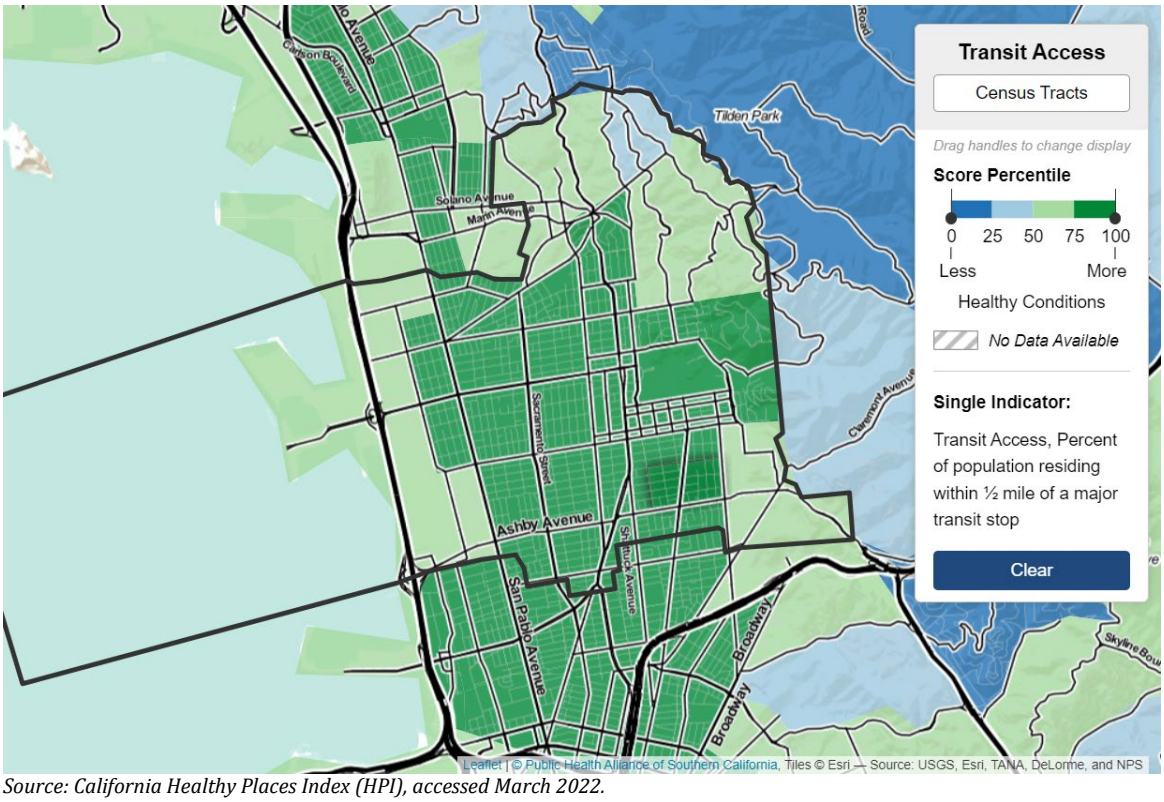
[24] Metropolitan Transportation Commission, 511 SF Bay – Transit Centers, accessed March 2022. https://511.org/transit/centers.

FIGURE E-59: BERKELEY ALL TRANSIT PERFORMANCE SCORE AND MAP (2019)



Source: AllTransit Performance Score – Berkeley, CA 2019, 2022.

FIGURE E-60: HEALTHY PLACES INDEX – TRANSIT ACCESS



Source: California Healthy Places Index (HPI), accessed March 2022.

Economic

Regional Trends. The Bay Area economy has grown to be the fourth largest metropolitan region in the United States today, with over 7.7 million people residing in the nine-county, 7,000 square-mile area. In

recent years, the Bay Area economy has experienced record employment levels during a tech expansion surpassing the "dot-com" era of the late 1990s. The latest boom has extended not only to the South Bay and Peninsula — the traditional hubs of Silicon Valley — but also to neighborhoods in San Francisco and cities in the East Bay, most notably Oakland. The rapidly growing and changing economy has also created significant housing and transportation challenges due to job-housing imbalances.

HUD provide values for labor market index[25] and jobs proximity index[26] that can be used to measure for economic development in Alameda County. Like other HUD opportunity indicators, scores range from 0 to 100 and are published by race and poverty level to identify differences in the relevant "opportunity" (in this case economic opportunity). The labor market index value is based on the level of employment, labor force participation, and educational attainment in a census tract- a higher score means higher labor force participation and human capital in a neighborhood. Alameda County's labor market index values have a significant range from 48.3 to 74.6, with Black residents scoring lowest and White residents scoring highest. White residents have significantly higher labor market participation than all other racial/ethnic groups according to labor market index scores. Scores for Marin County residents living below the poverty line drop notably for residents of all races.

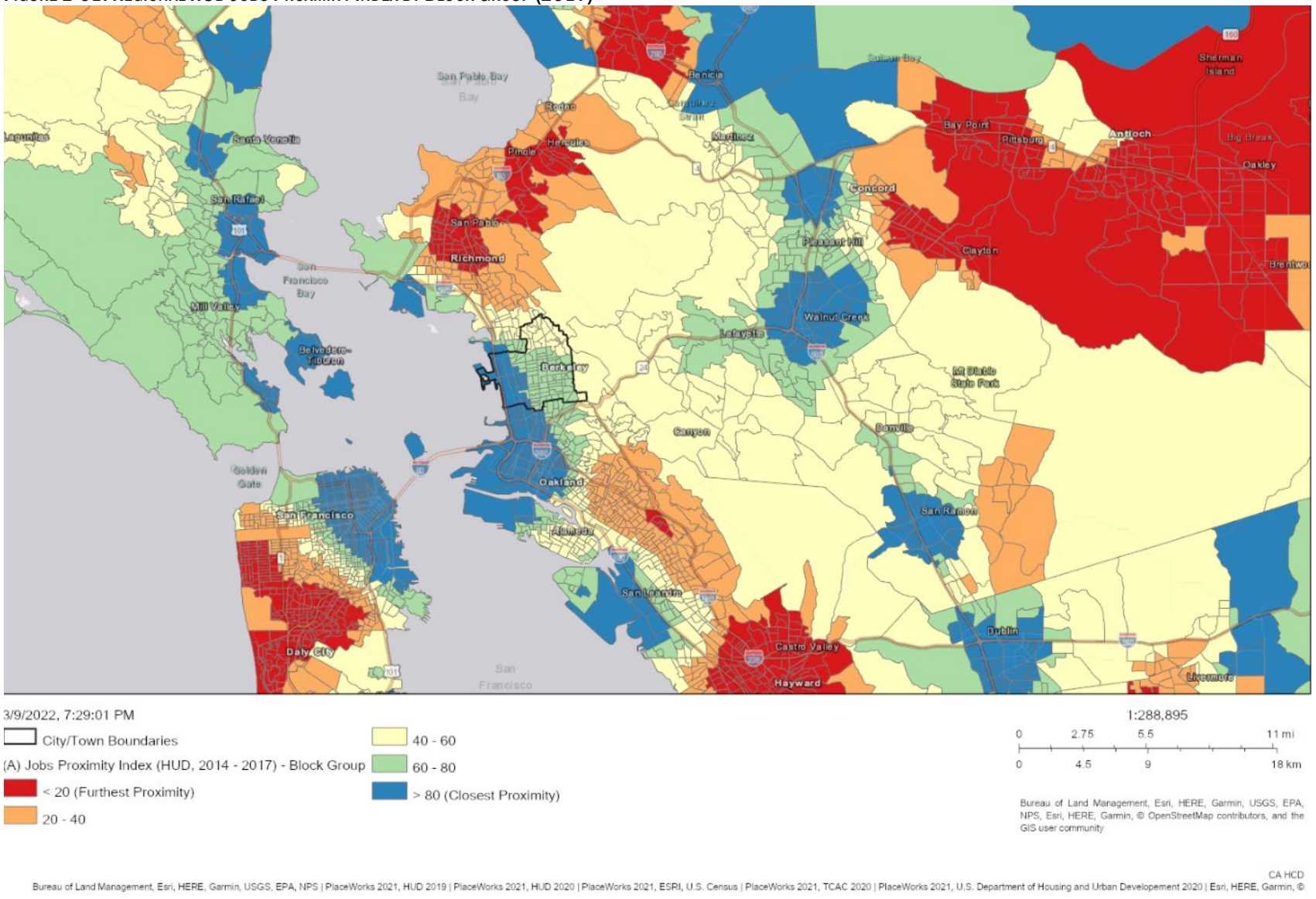
HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region. Index values can range from 0 to 100 and a higher index value indicate better the access to employment opportunities for residents in a neighborhood. County jobs proximity index values range from 39.7 to 49.5 and are highest for White and Black residents. The jobs proximity value map in Figure E-61 shows the distribution of scores in the region. Regionally, tracts along the northern San Pablo Bay shore and northern San Francisco Bay shore (Oakland and San Francisco) have the highest job proximity scores Block groups in northern Contra Costa County, surrounding Richmond, Clayton, and Antioch, and block groups in southwestern San Francisco, Daly City, and around Hayward have significantly lower jobs proximity scores.

TCAC economic scores are determined using the following variables: poverty, adult education, employment, job proximity, and median home value. A complete list of TCAC Opportunity Map domains and indicators are included in Table E-35. TCAC economic scores by tract are presented in Figure E-64. Tracts with TCAC education scores in the highest quartile are concentrated in San Francisco, Berkeley, northern Oakland, and southern Marin County. Most of Contra Costa County as well as the area spanning southern Oakland to San Leandro have lower TCAC economic scores.

[25] Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based upon the level of employment, labor force participation, and educational attainment in a census tract. The higher the score, the higher the labor force participation and human capital in a neighborhood.

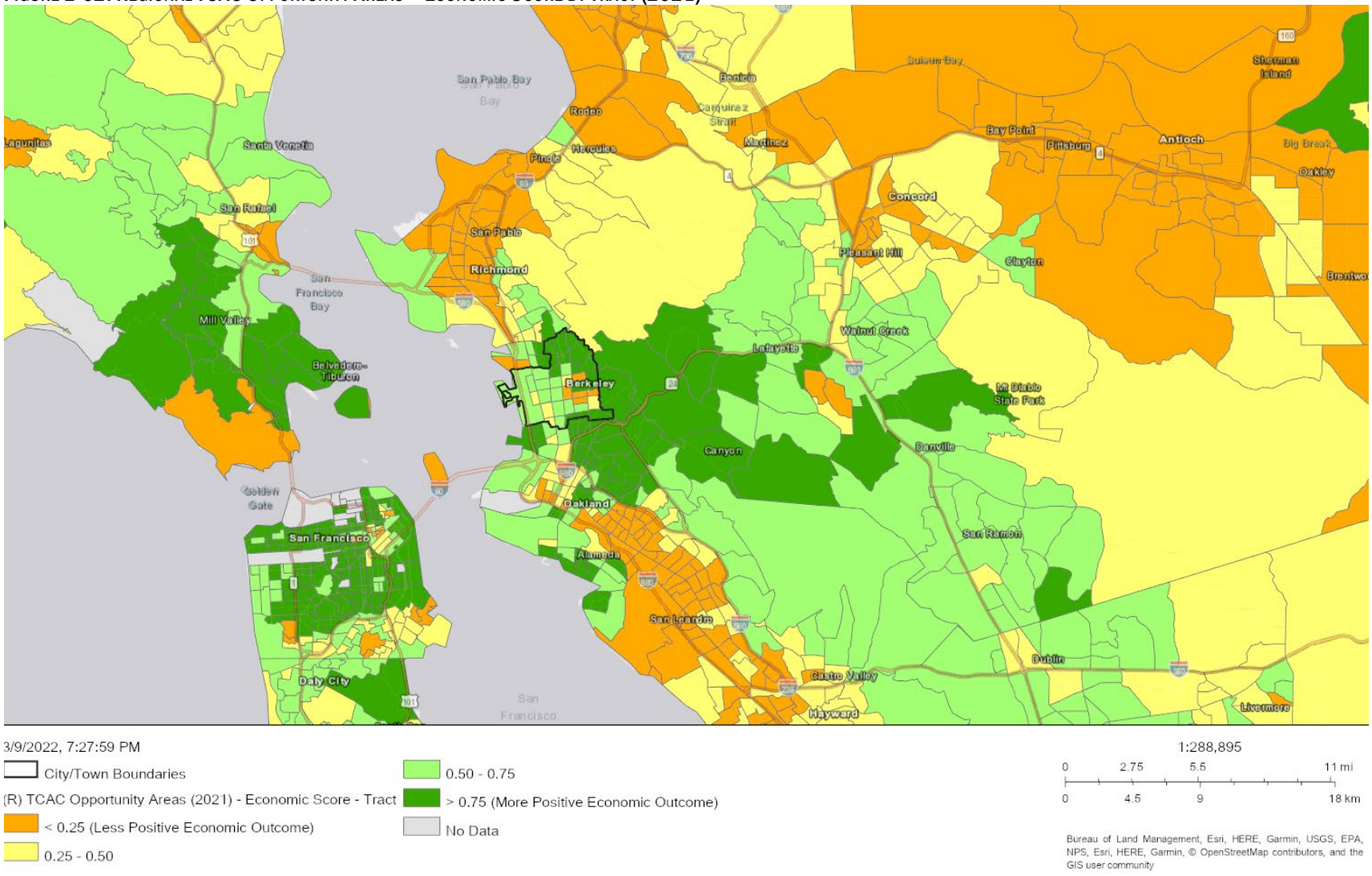
[26] Jobs Proximity Index: The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/CBSA, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

FIGURE E-61: REGIONAL HUD JOBS PROXIMITY INDEX BY BLOCK GROUP (2017)



Source: HCD AFFH Data Viewer (HUD 2020, based on 2014-2017 Longitudinal Employer-Household Dynamics (LEHD) data), 2022.

FIGURE E-62: REGIONAL TCAC OPPORTUNITY AREAS – ECONOMIC SCORE BY TRACT (2021)



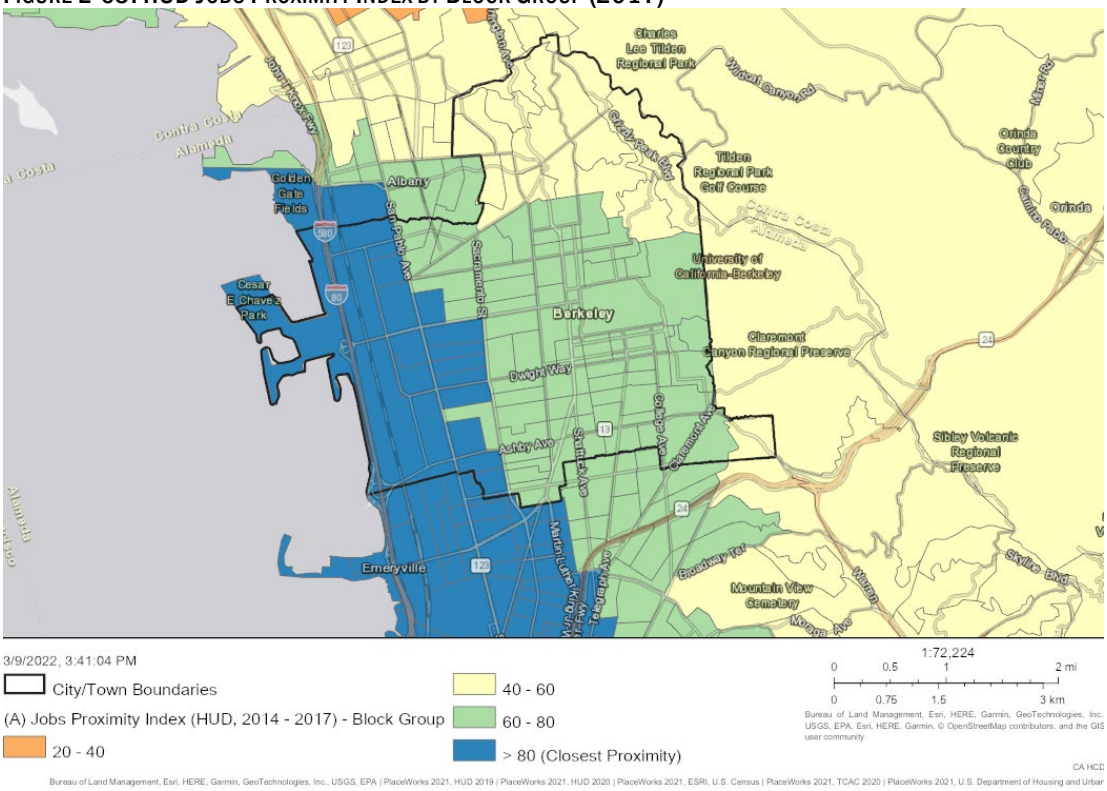
Source: HCD AFFH Data Viewer (HCD and TCAC, 2021), 2022.

Local Trends. HUD Opportunity indicators for labor market indices and jobs proximity indices for the City of Berkeley are included in Table E-36. As discussed previously, the labor market index is based on employment levels, labor force participation, and human capital in a neighborhood. Labor market index values for the City range from 68.3 to 83.3 for the total City population, higher than the range Countywide. The White population has the highest labor market index values, followed by the Black population, Hispanic population, Native American population, and Asian population (lowest values). The low labor market index value for Asian communities is likely in part due to the large population of Asian students residing in the City. As discussed previously, students tend to have lower labor force participation rates and employment levels. Labor market index values are higher for the populations below the poverty level for all racial/ethnic groups other than the White population.

Jobs proximity index values reflect the level of employment accessibility for certain racial groups. The Black population in the City has the highest jobs proximity index value of 76.7, followed by the Hispanic population (73.3), Native American population (72.5), Asian population (69.3), and White population (67.2). Jobs proximity index values are higher for all racial/ethnic groups in the City compared to Alameda County as a whole. Index values are lower for all racial/ethnic groups below the federal poverty level except for the White population. Jobs proximity index values by block group are shown in Figure E-63. There are no block groups in the City with jobs proximity index scores below 40. The northeastern corner of the City, in the Berkeley Hills, Cragmont, Terrace View, Thousand Oaks, Live Oak and Northbrae neighborhoods, have the lowest jobs proximity index scores between 40 and 60. The Claremont neighborhood in the southeast corner of the City also has scores in the same range. Most block groups in the City scored between 60 and 80 for jobs proximity. The western section of the City, Gilman, Northwest Berkeley, 4th Street, Southwest Berkeley, and Berkeley Marina neighborhoods, have the highest jobs proximity index values exceeding 80. Lower index scores correlate with larger White populations, smaller populations of children in female-headed households, and smaller populations of persons below the poverty line (see Figure E-20, Figure E-33, and Figure E-37). Lower access to employment opportunities does not disproportionately affect any of the special needs groups or populations described previously in this Appendix.

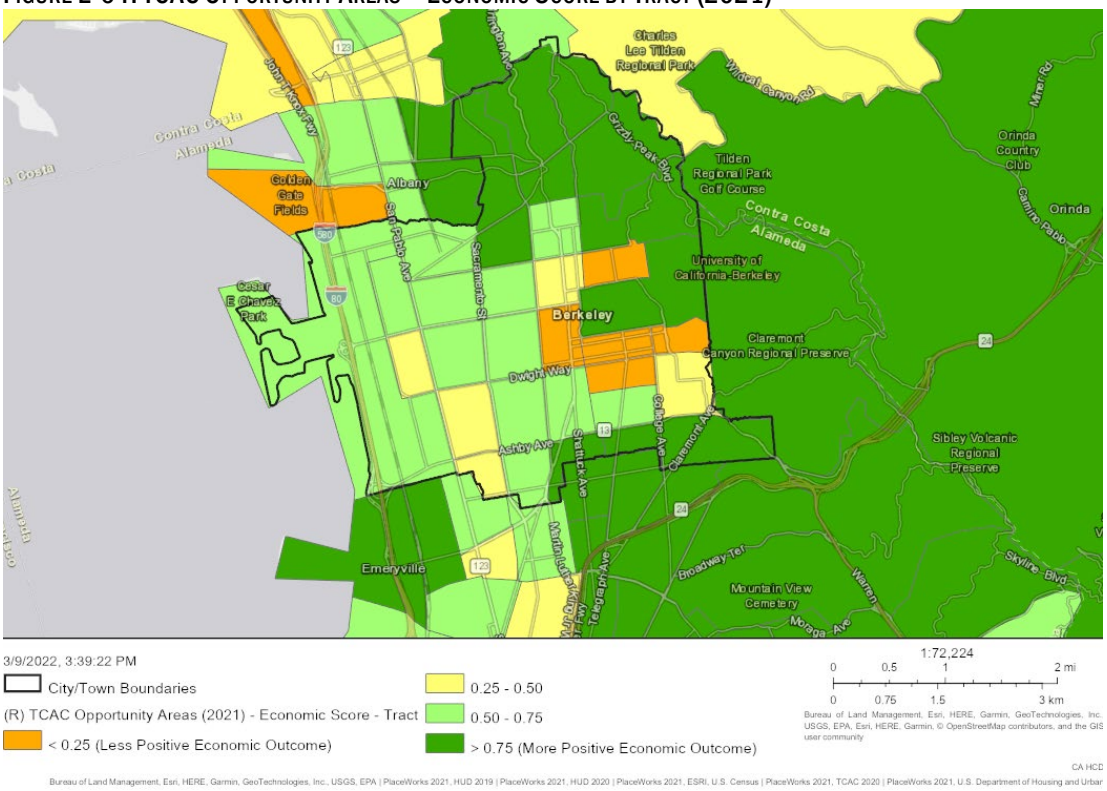
TCAC economic scores for the City by tract are presented in Figure E-64. The areas of the City with lower jobs proximity index scores have higher TCAC economic scores. As discussed above, TCAC economic scores are based on the following variables: poverty, adult education, employment, job proximity, and median home value. The northeastern and southeastern corners of the City, where TCAC economic scores are the highest, have the lowest poverty rates and highest median incomes compared to other tracts in Berkeley (see Figure E-37 and Figure E-44). The Northside, Southside, Downtown Berkeley, and northern Panoramic Hill, Le Conte, and Elmwood District neighborhoods all have TCAC economic scores in the lowest quartile. These tracts surround the UC Berkeley campus and are considered R/ECAPs (see Figure E-40). They also have large student populations and low labor force participation (see Table E-30 and Table E-31).

FIGURE E-63: HUD JOBS PROXIMITY INDEX BY BLOCK GROUP (2017)



Source: HCD AFFH Data Viewer (HUD 2020, based on 2014-2017 Longitudinal Employer-Household Dynamics (LEHD) data), 2022.

FIGURE E-64: TCAC OPPORTUNITY AREAS – ECONOMIC SCORE BY TRACT (2021)



Source: HCD AFFH Data Viewer (HCD and TCAC, 2021), 2022.

Environmental

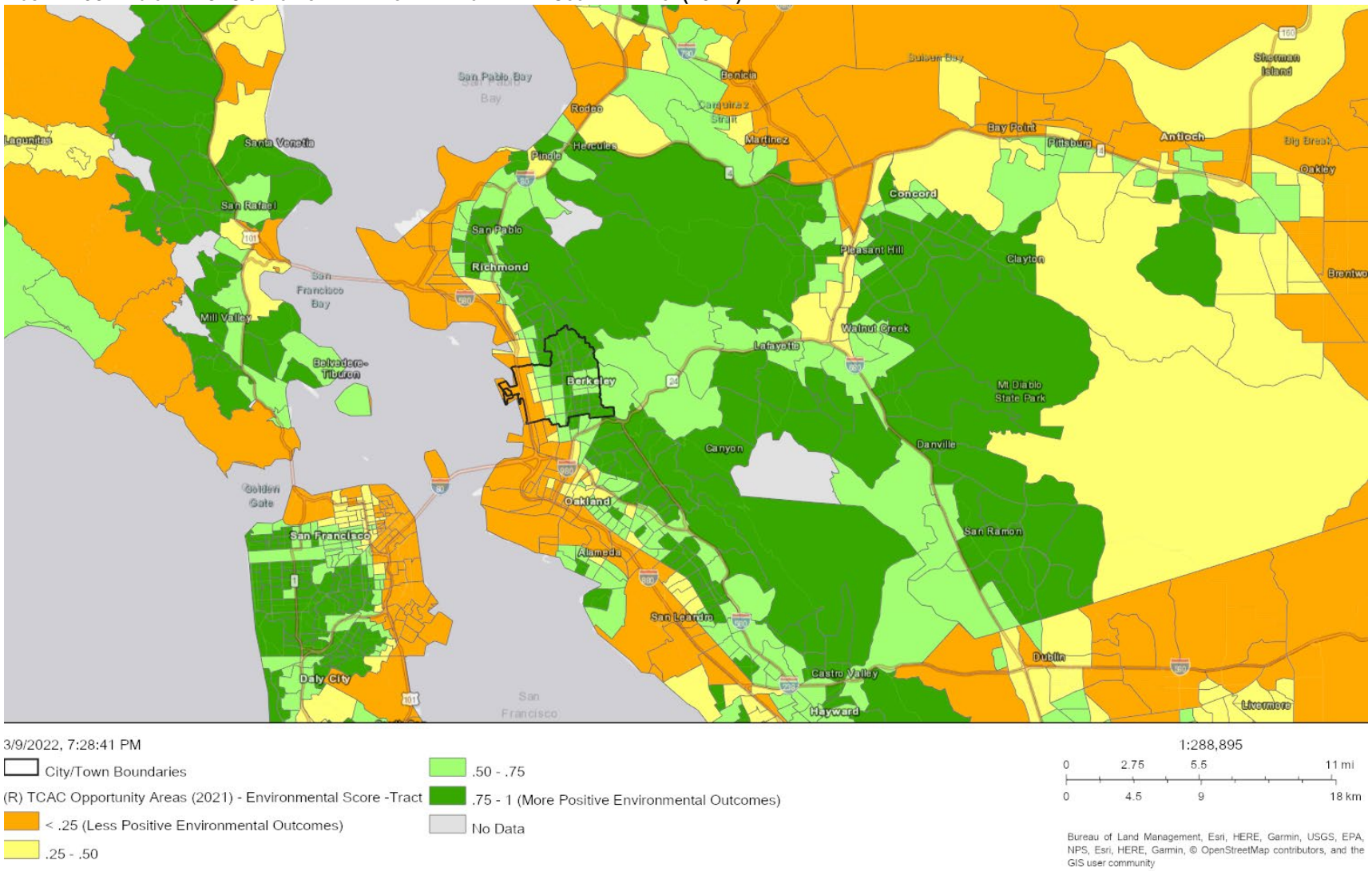
Regional Trends. Environmental conditions residents live in can be affected by past and current land uses like landfills or proximity to freeways The TCAC Environmental Score shown in Figure E-65 is based on CalEnviroscreen 3.0 pollution indicators and values. A complete list of TCAC Opportunity Map domains and indicators are included in Table E-35. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. TCAC Environmental Scores range from 0 to 1, where higher scores indicate a more positive environmental outcome (better environmental quality)

Regionally, TCAC environmental scores are lowest in the tracts in coastal East Bay cities from San Leandro to Richmond, northern Contra Costa County, eastern San Francisco and Daly City, and in some Marin County tracts (Figure E-65). Tracts with environmental scores in the highest quartile are located in inland Contra Costa County, eastern San Francisco/Daly City, and western Marin County. The eastern side of Berkeley has significantly higher TCAC environmental scores compared to the western side. This trend is consistent with nearby jurisdictions to the north and south of the City.

Figure E-65 shows the TCAC Environmental Score based on CalEnviroscreen 3.0. However, the Office of Environmental Health Hazard Assessment has released updated scored in February 2020 (CalEnviroscreen 4.0). The CalEnviroscreen 4.0 scores in Figure E-66 are based on percentiles and show trends similar to the TCAC environmental score map. Western portions of San Leandro, Oakland, Richmond, and southeastern San Francisco have the highest (worst) CalEnviroScreen 4.0 percentile scores. Most of Contra Costa County, Marin County, and San Francisco have lower (better) CalEnviroScreen 4.0 percentile scores. Like the TCAC environmental scores, eastern Berkeley has better CalEnviroScreen 4.0 scores compared to the western side of the City. In general, CalEnviroScreen 4.0 scores in Berkeley are lower (better) than jurisdictions to the north and south of the City.

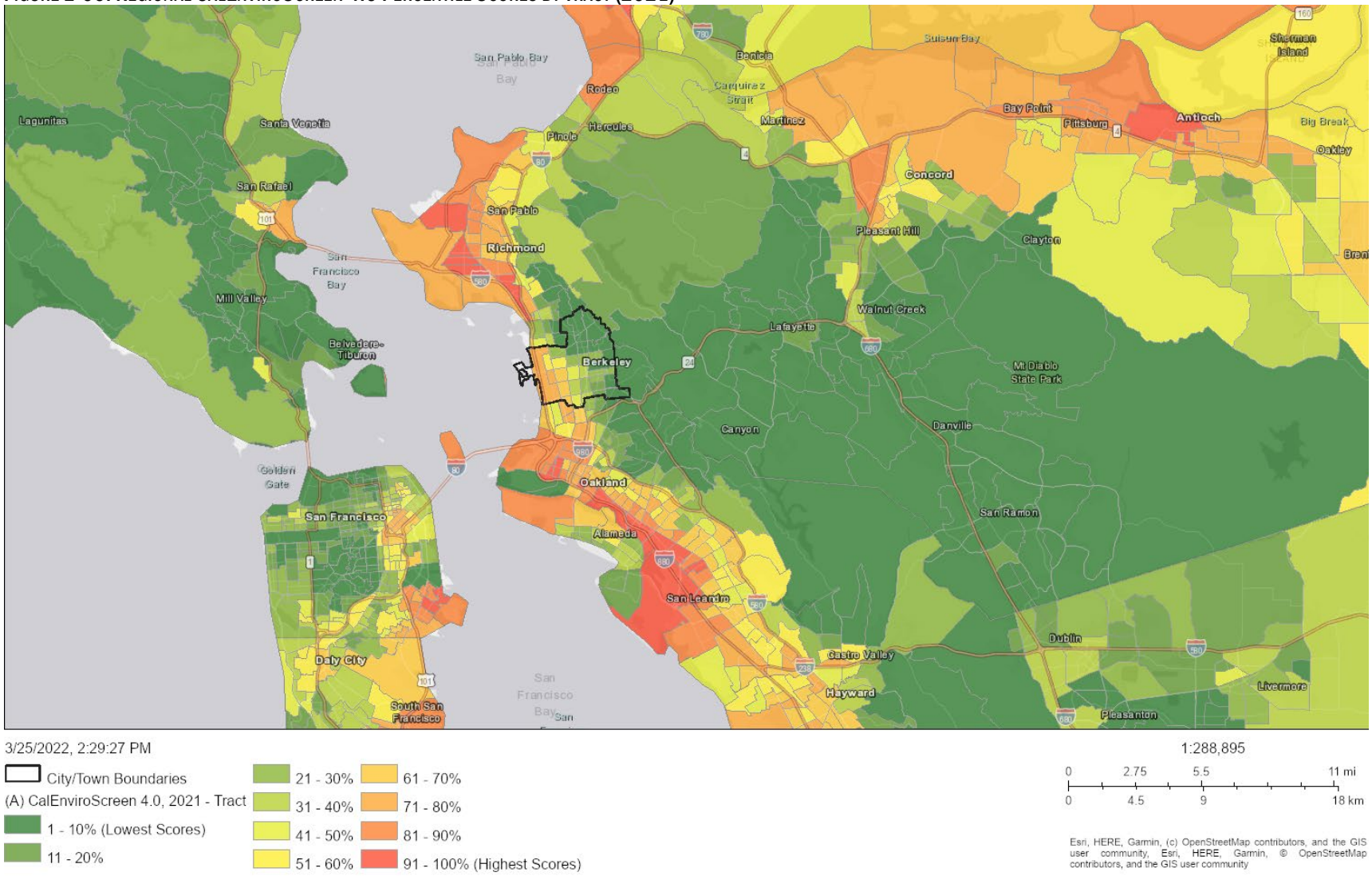
HUD's opportunity index for "environmental health" summarizes potential exposure to harmful toxins at a neighborhood level. Index values range from 0 to 100 and the higher the index value, the less exposure to toxins harmful to human health. Therefore, the higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block-group. In Alameda County, environmental health index values range from 47.4 for the Black population to 53.3 for the Asian/Pacific Islander population (Table E-36). The range is similar for the population living below the federal poverty line, with Black residents living in poverty still scoring lowest (46.1) but Native American residents living in poverty scoring highest among all races (50.5). Environmental scores for all populations below the poverty line are lower compared to the respective racial/ethnic populations as a whole.

FIGURE E-65: REGIONAL TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE BY TRACT (2021)



Source: HCD AFFH Data Viewer (HCD and TCAC, 2021), 2022.

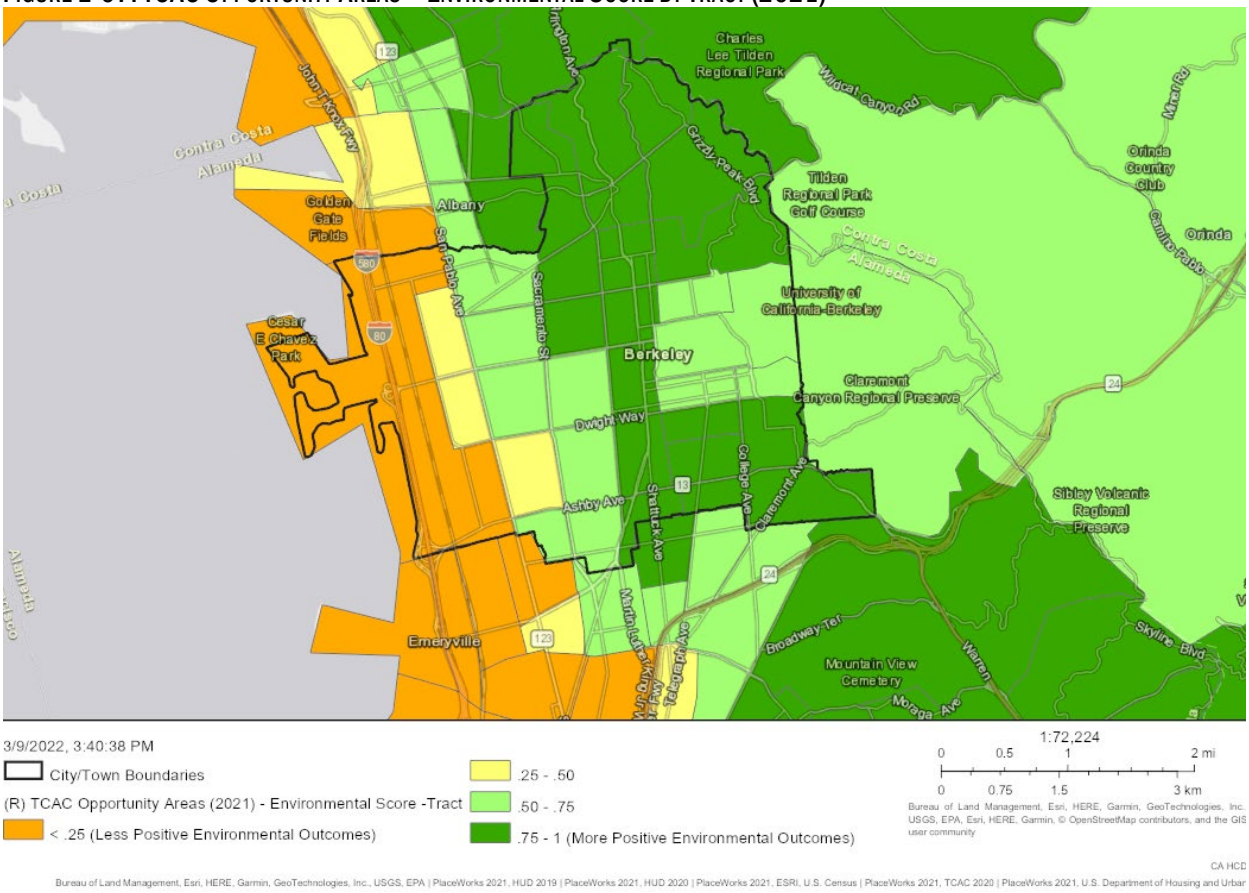
FIGURE E-66: REGIONAL CALENVIROSCREEN 4.0 PERCENTILE SCORES BY TRACT (2021)



Source: HCD AFFH Data Viewer (OEHHA, 2021), 2022.

Local Trends. As discussed previously, TCAC environmental scores in Berkeley are higher on the eastern side compared to the western side. All tracts on the eastern side of the City have environmental scores of 0.50 or above. Western Berkeley neighborhoods, including Berkeley Marina, Gilman, Northwest Berkeley, 4th Street, Southwest Berkeley, and part of South Berkeley, have the lowest TCAC environmental scores below 0.50. This area of the City has populations of people of color exceeding 40 percent, persons with disabilities exceeding 10 percent, and children in female-headed households exceeding 20 percent (see Figure E-20, Figure E-24, and Figure E-33). Some block groups in this section of the City are also considered LMI areas with populations of low to moderate income household exceeding 50 percent (see Figure E-36). Tracts with lower environmental scores are categorized as high resource and moderate resource areas (see Figure E-46).

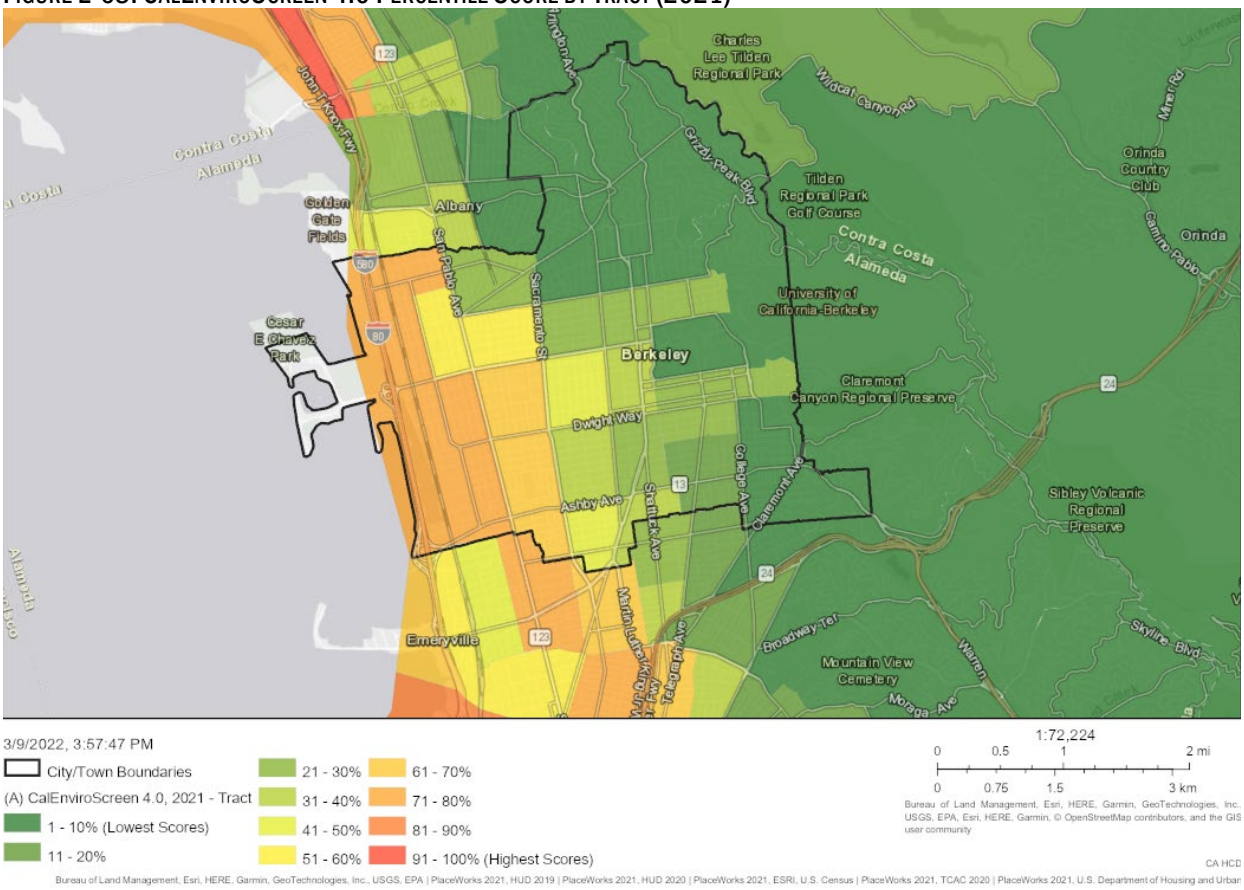
FIGURE E-67: TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE BY TRACT (2021)



Source: HCD AFFH Data Viewer (HCD and TCAC, 2021), 2022.

CalEnviroScreen 4.0 percentile scores follow trends similar to TCAC environmental scores (Figure E-68). The eastern side of the City, especially the northeastern neighborhoods of Berkeley Hills, Cragmont, Terrace View, Thousand Oaks, Live Oak, upper North Berkeley, and Northbrae, have the lowest (best) CalEnviroScreen 4.0 percentile scores in the City. CalEnviroScreen 4.0 percentile scores get progressively worse towards the western side of the City. There are no tracts in the City scoring in the 90th percentile or above (worst scores).

FIGURE E-68: CALENVIROSCREEN 4.0 PERCENTILE SCORE BY TRACT (2021)



Source: HCD AFFH Data Viewer (CalEnviroScreen 4.0, 2021), 2022.

HUD Opportunity indicator scores for the City of Berkeley are included in Table E-36. Environmental health scores for all racial/ethnic groups in the City are lower than the Countywide scores. Environmental health scores range from 28 for the Black population to 30.1 for the Asian/Pacific Islander population, and 28.7 for the Hispanic population below the federal poverty level and 34.6 for the Native American population below the federal poverty level. Unlike the County, the White, Black, and Native American populations below the federal poverty level are higher compared to the respective total populations. Environmental health index scores for the Native American population below the poverty level is significantly higher than the index score for the total Native American population.

E4.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines disproportionate housing needs as a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, overcrowding, and substandard housing.

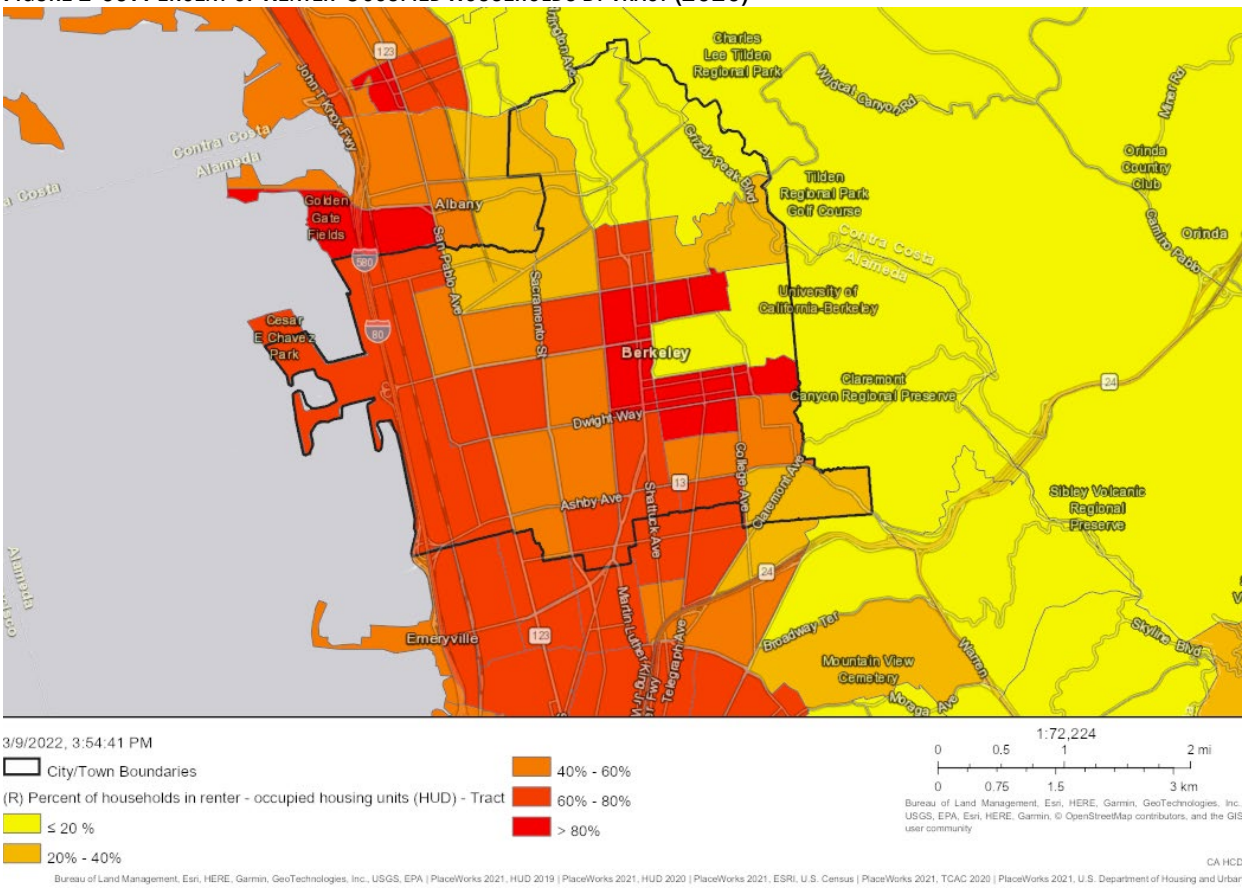
The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Marin County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;

- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom)

According to CHAS data based on the 2014-2018 ACS, approximately 41 percent of Alameda County households experience housing problems, compared to 43 percent of households in Berkeley. In both the County and City, renters are more likely to be affected by housing problems than owners. It is important to note that Berkeley has a large population of renters, likely in part due to the large student population in the City. Renter populations by tract are shown in Figure E-69. More than 80 percent of households in tracts surrounding the UC Berkeley campus are renter-occupied. As mentioned above, 29 percent of the Berkeley population is enrolled in college or graduate school compared to only 8.5 in the County. The northeastern corner of the City is comprised of mostly owner-occupied households. 2014-2018 HUD CHAS data shows than 57.1 percent of households in the City are renters compared to only 46.7 Countywide.

FIGURE E-69: PERCENT OF RENTER-OCCUPIED HOUSEHOLDS BY TRACT (2020)



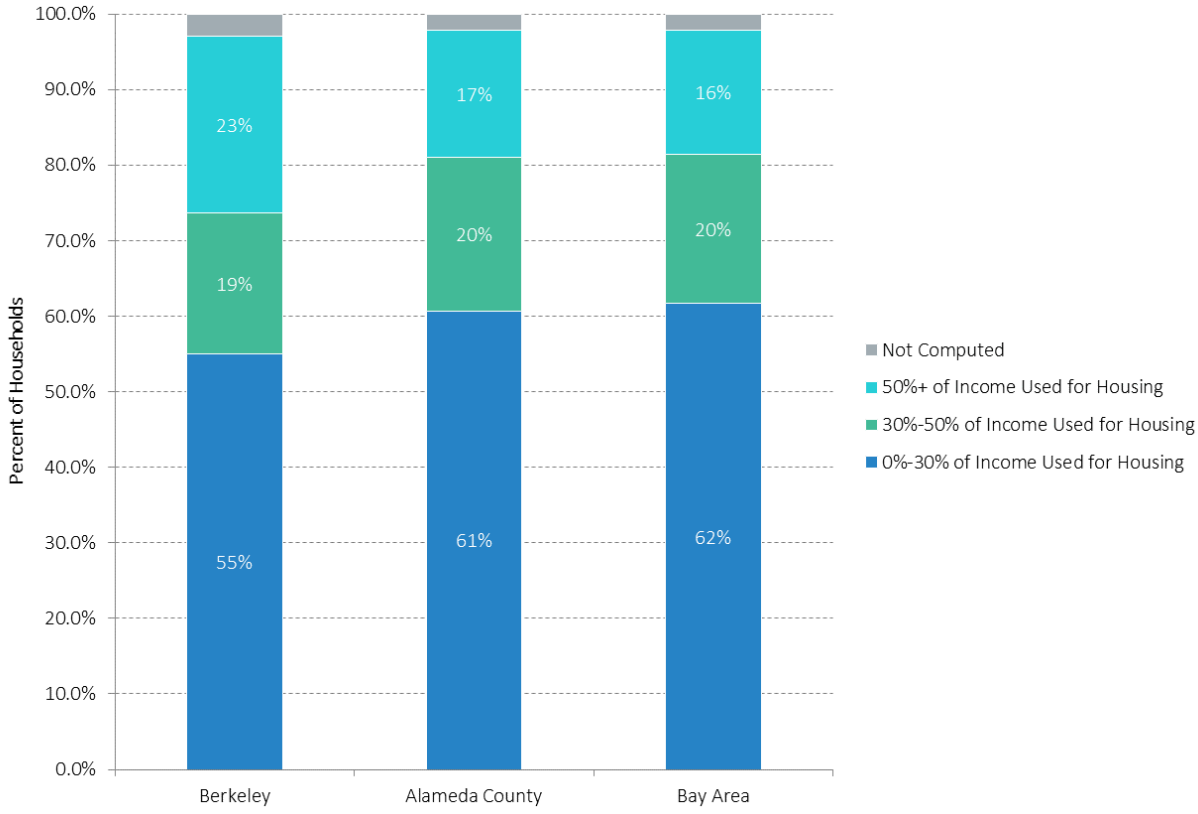
Source: HCD AFFH Data Viewer (HUD 2020 based on 2012-2016 ACS), 2022.

Cost Burden

Regional Trends. Households paying 30 percent or more of their income in housing costs are considered cost burdened and households paying 50 percent or more on their income are considered severely cost burdened. As discussed previously, 40.7 percent of households in Alameda County experience one or more housing problem, including 35.7 percent that are cost burdened. According to more recent 2015-2019 ACS data included in the ABAG Housing Element Data Package, 37 percent of

Alameda County households are cost burdened including 17 percent severely cost burdened households (Figure E-70). Cost burden is only slightly more prevalent in the County compared to the Bay Area. Only 36 percent of households in the Bay Area are cost burdened including 16 percent severely cost burdened. There are significantly more severely cost burdened households (23 percent) in the City compared to both the County and Bay Area.

FIGURE E-70: COST BURDEN SEVERITY (2019)



Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

Housing problems and cost burden by race and ethnicity for Alameda County is shown in Table E-42. Estimates may differ slightly from Figure E-70 as this dataset utilizes the 2021 HUD CHAS data based on the 2014-2018 ACS. As mentioned above, renter-occupied households are more likely to experience housing problems and cost burden. Over half of renter-occupied households in the City experience a housing problem compared to only 29.5 percent of owner-occupied households.

In the County, Black renters followed by American Indian renters are most likely to be cost burdened (56.9 percent and 50.6 percent cost burdened, respectively). Hispanic renter-occupied households also experience cost burden exceeding the Countywide average of 45.9 percent. Black and Hispanic owner-occupied households are also most likely to experience cost burdened compared to owners of a difference race or ethnicity. The Hispanic population represents 22.4 percent of the population in Alameda County, the third largest racial or ethnic group Countywide, followed by the Black/African American population (10.3 percent) (see Table E-17). As discussed in Section 0, Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs), the Black/African American (20 percent), American Indian/Alaska Native (15 percent), and Hispanic/Latino (12.5 percent) populations also experience poverty at rates exceeding the Countywide average of 9.9 percent.

TABLE E-42: HOUSING PROBLEMS AND COST BURDEN BY RACE/ETHNICITY – ALAMEDA COUNTY (2018)

	White	Black	Asian	American Indian	Pacific Islander	Hispanic	All
With Housing Problem							
Owner-Occupied	24.2%	40.7%	30.5%	29.6%	32.2%	40.1%	29.5%
Renter-Occupied	44.6%	60.6%	50.6%	54.5%	59.9%	63.2%	53.4%
All Households	32.0%	54.4%	38.2%	43.9%	48.4%	54.2%	40.7%
With Cost Burden							
Owner-Occupied	23.4%	38.8%	26.4%	26.5%	28.5%	32.5%	26.7%
Renter-Occupied	41.6%	56.9%	38.5%	50.6%	45.7%	49.8%	45.9%
All Households	30.3%	51.3%	31.1%	40.3%	38.5%	43.1%	35.7%

Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.

Housing problems and cost burden often affect special needs populations, such as elderly households and large households, disproportionately.[27] Only 26.7 percent of owner-occupied households in the County are cost burdened, compared to 31.8 percent of owner-occupied elderly households. Fewer owner-occupied large households are cost burdened compared to the County average, however significantly more experience one or more housing problem. The high proportion of large owner-occupied households experiencing a housing problem is likely due to overcrowding. Similarly, only 45.9 percent of all renters in the City are cost burdened while 66 percent of elderly renters and 46.7 percent of large renter households are cost burdened. Both elderly and large renter-occupied households experience housing problems at a high rate. As discussed above, housing problems other than cost burden include lack of complete facilities (kitchen or bathroom) and overcrowding.

TABLE E-43: HOUSING PROBLEMS ELDERLY AND LARGE HOUSEHOLDS – ALAMEDA COUNTY (2018)

	With Any Housing Problem	Cost Burden >30%
Owner-Occupied		
Elderly Households	32.1%	31.8%
Large Households	42.8%	23.4%
All Owner-Occupied	29.5%	26.7%
Renter-Occupied		
Elderly Households	69.8%	66.0%
Large Households	78.7%	46.7%
All Renter-Occupied	53.4%	45.9%
All Households	40.7%	35.7%

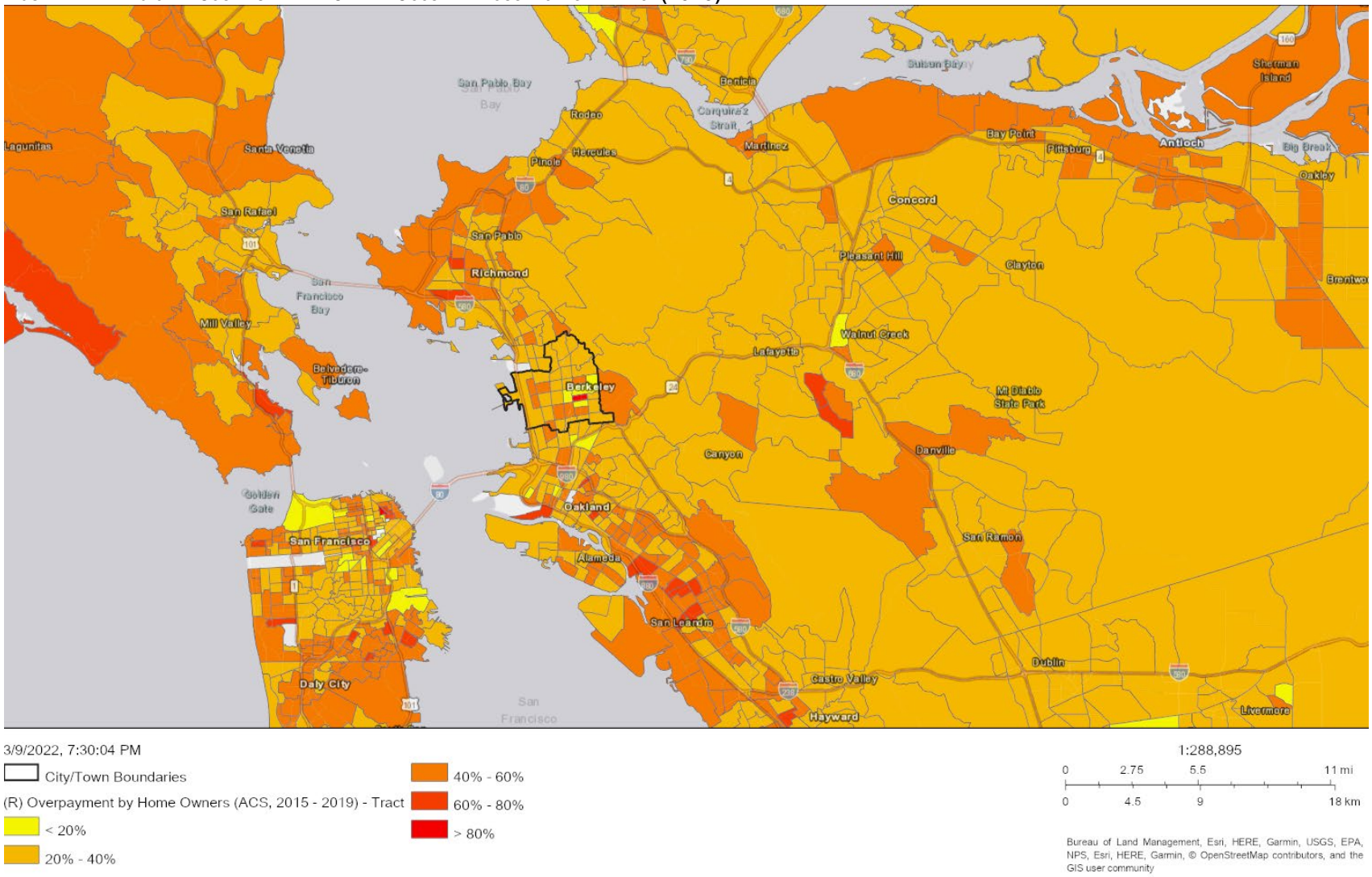
Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.

Figure E-71 and Figure E-72 shows cost burden by tenure geographically for the region. While there are some tracts throughout the Bay Area where fewer than 20 percent of the renter population is cost burdened, there are generally more cost burden amongst renter-occupied households compared to owner-occupied households. Tracts where more than 40 percent of owners are cost burden are most concentrated in areas surrounding Richmond, San Leandro, southern San Francisco and Daly City, Marin County, and northern Contra Costa County. Less than 40 percent of owner are cost burdened in most Berkeley tracts. The composition of cost burdened owner tracts in the City is generally comparable to the nearby jurisdictions of El Cerrito, Albany, Emeryville, and Oakland.

[27] Elderly households include elderly families, two persons with either or both age 62 or older, and elderly non-families (i.e., single-person elderly households). Large households are considered households with five or more related persons.

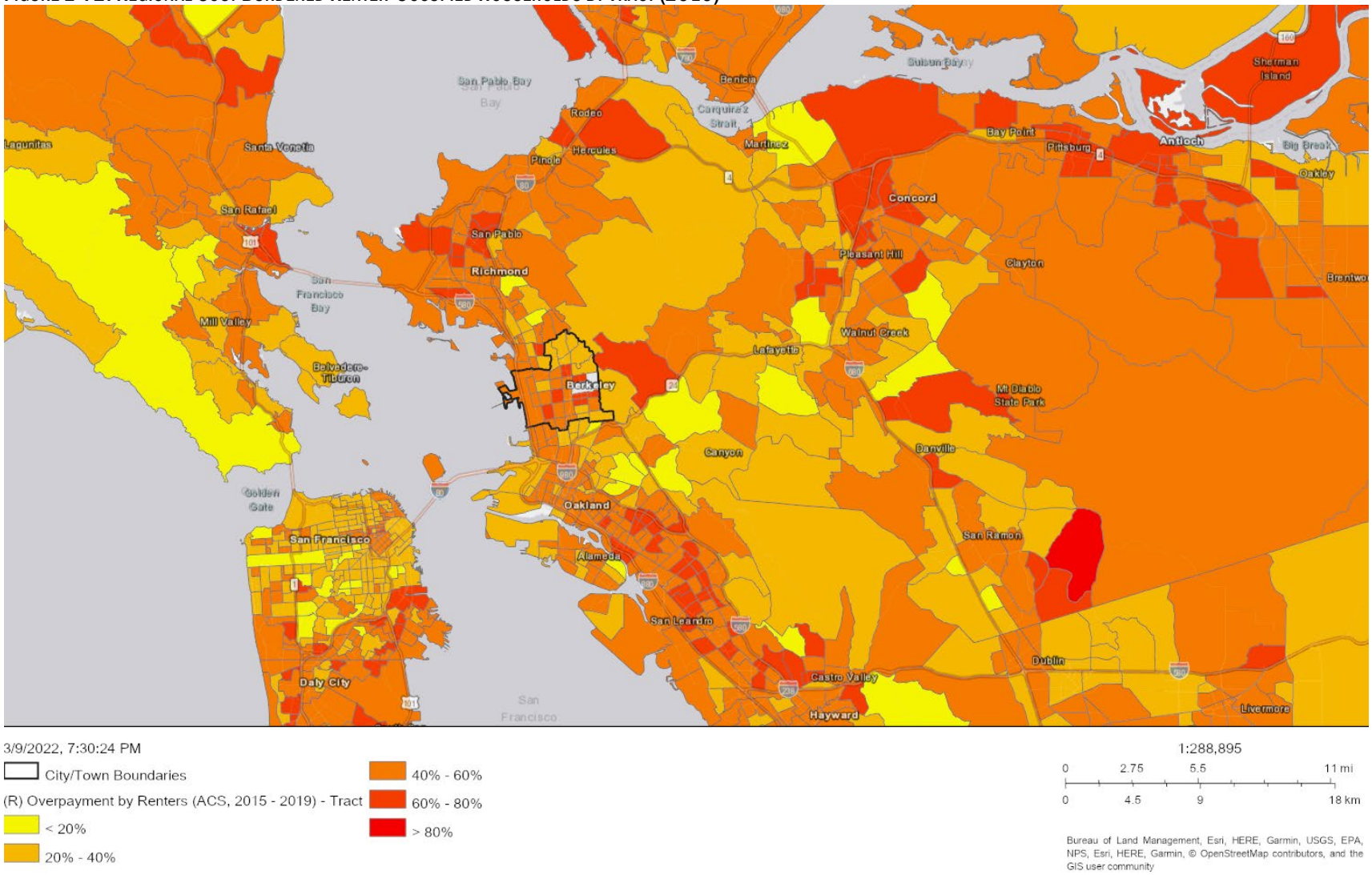
Cost burdened renter-occupied households are prevalent throughout the region, specifically in coastal Alameda County, northern Contra Costa County and central Contra Costa County along Interstate 680, southern San Francisco/Daly City, and eastern Marin County. More than 40 percent of renters are cost burdened in most Berkeley tracts. The City has a slightly higher concentration of tracts where more than 60 percent of renters are cost burdened compared to tracts directly north and south of Berkeley. In general, areas where cost burden is more prevalent are more highly populated and have larger proportions of people of color (see Figure E-16). Children living in single-parent female-headed households, LMI households, and low resource tracts are also more concentrated in these areas (see Figure E-28, Figure E-35, and Figure E-45).

FIGURE E-71: REGIONAL COST BURDENED OWNER-OCCUPIED HOUSEHOLDS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

FIGURE E-72: REGIONAL COST BURDENED RENTER-OCCUPIED HOUSEHOLDS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

Local Trends. A slightly smaller proportion of owners in the City are cost burdened compared to the County (25.1 percent vs. 26.7 percent, respectively) (Table E-44). Conversely, 52.1 percent of renters in the City are cost burdened compared to only 45.9 percent Countywide. Due to the high concentration of renters in the City and the prevalence of cost burden amongst renters, over 40 percent of all households are cost burdened in Berkeley, while only 35.7 are cost burdened in the County. All racial/ethnic groups except the White population are cost burdened at a rate exceeding the average in the City. Pacific Islander owners (66.7 percent), followed by Pacific Islander renters (65.2 percent), American Indian renters (63.3 percent), and Black renters (60.3 percent) are cost burdened at the highest rate. As shown in Figure E-41, these groups also experience poverty at the highest rates in the City. Nearly 37 percent of the Asian/API population, 24.5 percent of the American Indian/Alaska Native population, and 24.5 percent of the Black/African American population in the City is below the ACS-designated poverty line. However, as discussed before, the large presence of student households in the City is likely a reason for the high rate of cost burden, which may not reflect the actual financial status of these households.

TABLE E-44: HOUSING PROBLEMS AND COST BURDEN BY RACE/ETHNICITY – BERKELEY (2018)

	White	Black	Asian	American Indian	Pacific Islander	Hspanic	All
With Housing Problem							
Owner-Occupied	23.7%	40.4%	31.4%	40.0%	66.7%	42.0%	26.5%
Renter-Occupied	50.7%	61.0%	60.0%	78.7%	68.7%	56.8%	54.8%
All Households	36.7%	54.7%	51.8%	76.3%	68.5%	52.9%	42.7%
With Cost Burden							
Owner-Occupied	23.0%	37.9%	28.4%	40.0%	66.7%	35.0%	25.1%
Renter-Occupied	48.6%	60.3%	55.7%	63.3%	65.2%	53.1%	52.1%
All Households	35.3%	53.4%	48.0%	61.9%	65.4%	48.4%	40.5%

Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.

According to 2014-2018 HUD CHAS data, the City of Berkeley has a larger proportion of elderly households compared to the County (26.4 percent vs. 22.2 percent), but a smaller proportion of related large households (2.3 percent vs. 9.4 percent). As presented in Table E-45, owner-occupied elderly households have housing problems and cost burden at a rate exceeding the citywide average. Cost burden is less prevalent amongst owner-occupied large households, but housing problems are more prevalent, likely due to overcrowding. Similarly, renter-occupied elderly and large households experience housing problems at a rate exceeding the City average.

TABLE E-45: HOUSING PROBLEMS ELDERLY AND LARGE HOUSEHOLDS – BERKELEY (2018)

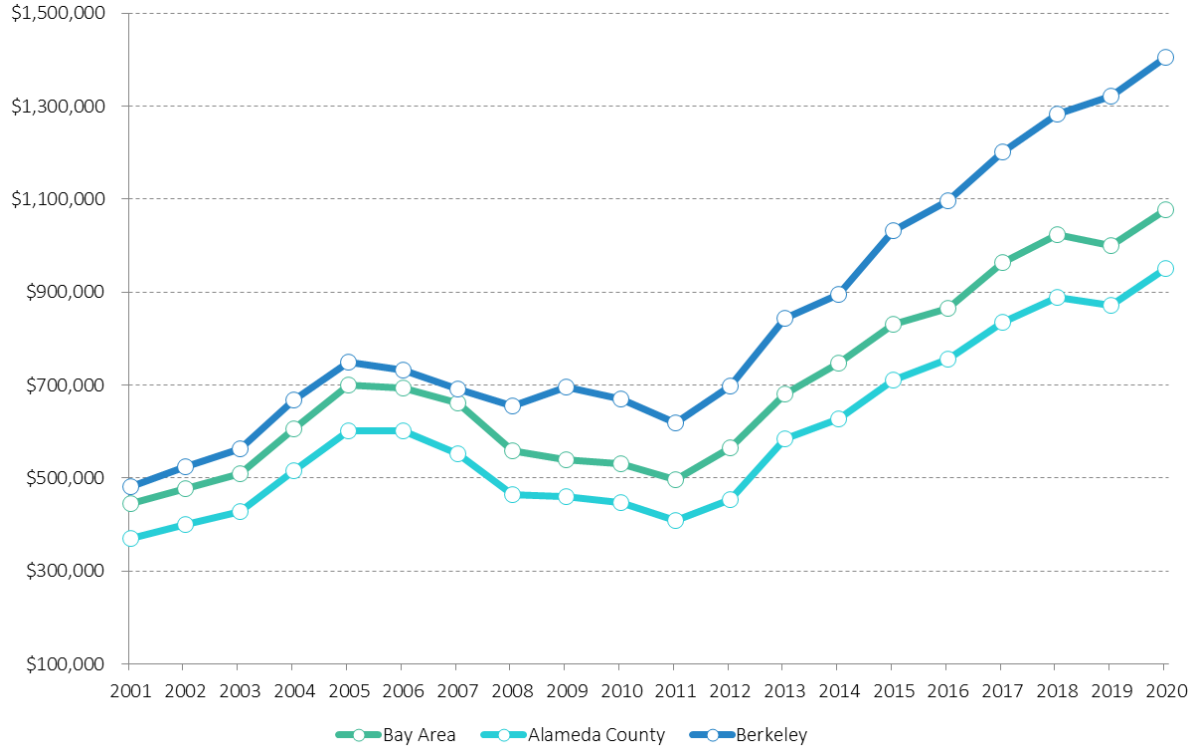
	With Any Housing Problem	Cost Burden >30%
Owner-Occupied		
Elderly Households	28.4%	27.6%
Large Households	30.5%	16.1%
All Owner-Occupied	26.5%	25.1%
Renter-Occupied		
Elderly Households	64.7%	63.1%
Large Households	62.3%	47.8%
All Renter-Occupied	54.8%	52.1%
All Households	42.7%	40.5%

Source: HUD CHAS Data (based on 2014-2018 ACS), 2021.

Figure E-73 and Figure E-76 compare percentage of cost burdened owners by tract using the 2010-2014 and 2015-2019 ACS. Cost burden amongst homeowners in most tracts has generally decreased during

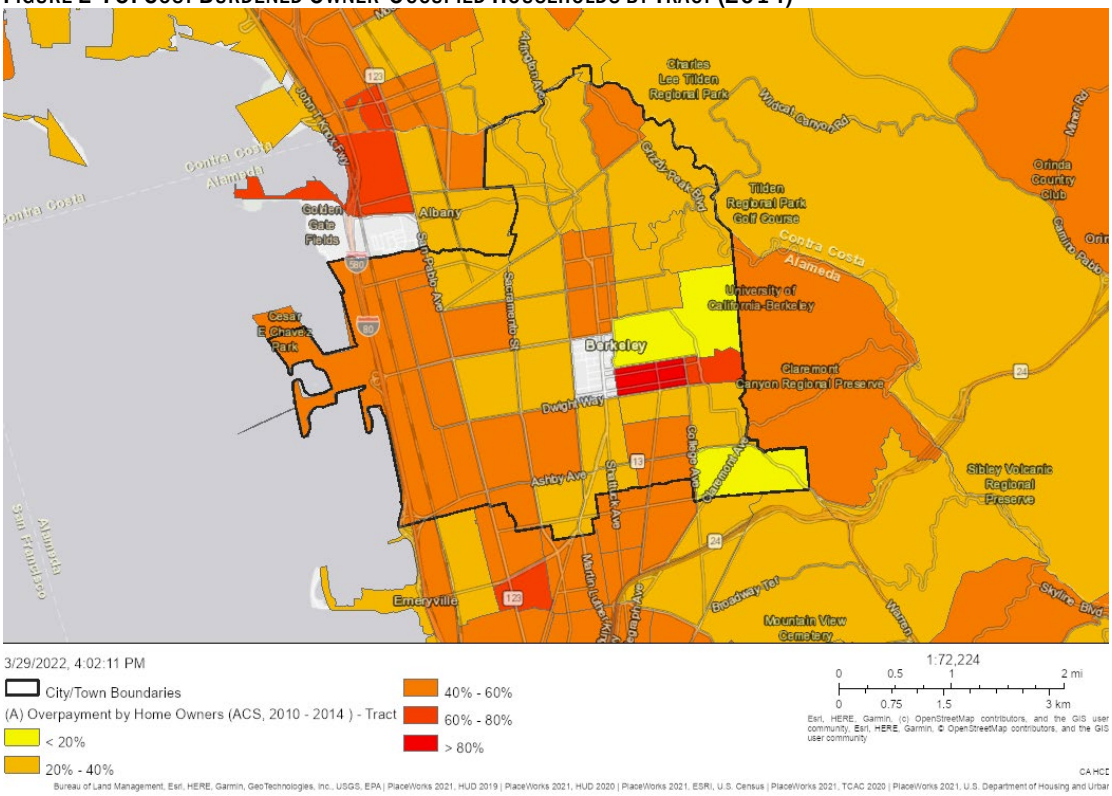
this period, specifically in tracts surrounding the UC Berkeley campus and on the western side of the City. As shown in Figure E-74, home values for owner-occupied units in Berkeley have followed trends in the County and Bay Area. Home values remain higher in Berkeley compared to both Alameda County and the Bay Area as a whole. As of 2020, a typical home in Berkeley was valued at $1,405,908, an increase of 193 percent since 2001. Home values have increased at similar but smaller rates during the same period in the County (+157 percent) and Bay Area (+142 percent). In most Berkeley tracts, between 20 and 40 percent of owners currently overpay. Less than 20 percent of owners overpay in the UC Berkeley, Downtown Berkeley, and northern Le Conte/Elmwood District neighborhoods. There is a concentration of overpaying owners in the Southside neighborhood where more than 80 percent of owners are cost burdened. According to the 2015-2019 ACS, only 2.2 percent of occupied households in this tract are owners. As shown in Table E-30 previously, nearly 90 percent of the population in this tract (4228) are enrolled in college or graduate school.

FIGURE E-74: ZILLOW HOME VALUE INDEX (ZHVI) (2001-2020)



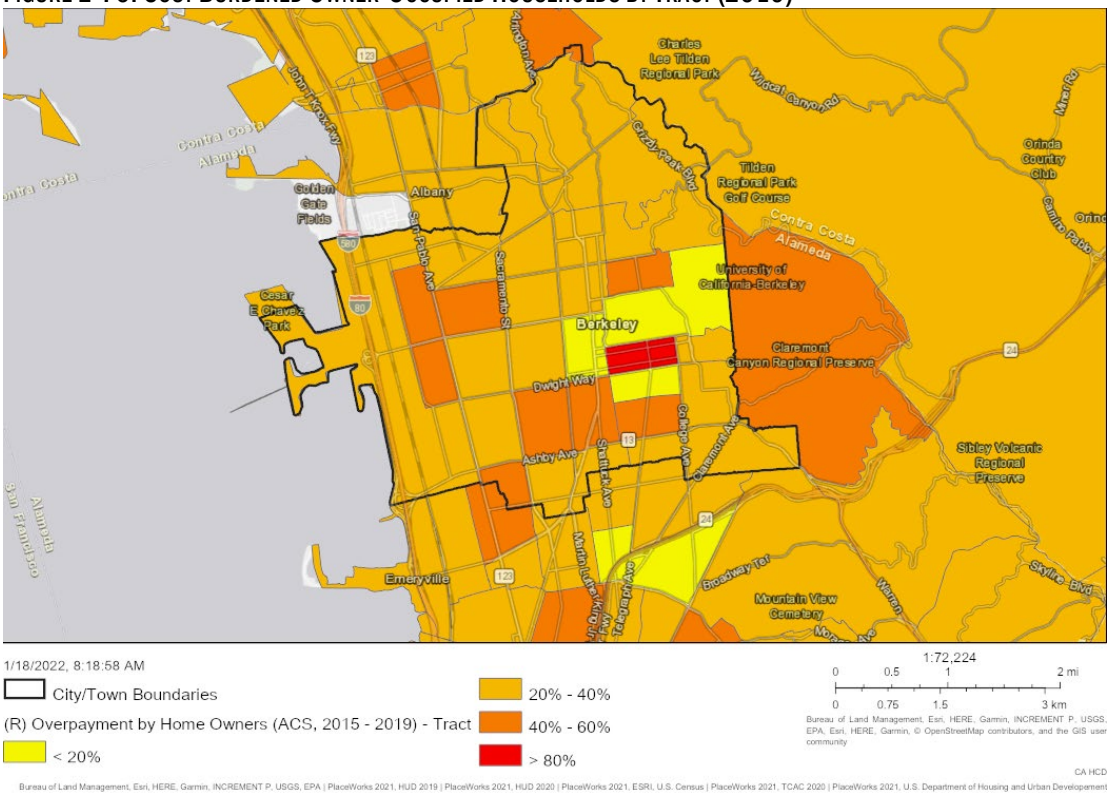
Note: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series
Source: ABAG Housing Element Data Package (based on Zillow, ZHVI), 2021.

FIGURE E-75: COST BURDENED OWNER-OCCUPIED HOUSEHOLDS BY TRACT (2014)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

FIGURE E-76: COST BURDENED OWNER-OCCUPIED HOUSEHOLDS BY TRACT (2019)

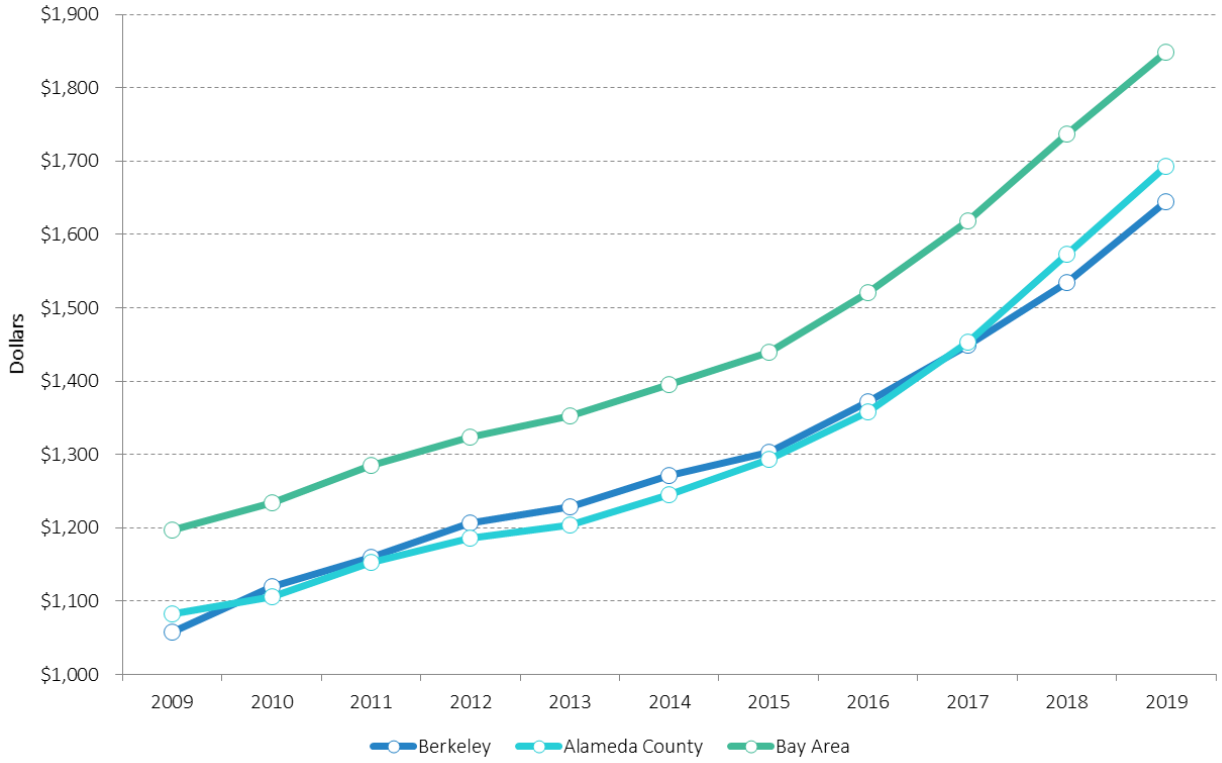


Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

Cost burdened renters by tract are compared using the 2010-2014 and 2015-2019 ACS in Figure E-78 and Figure E-79. Unlike the cost burdened owner trend, the proportion of cost burdened renters has varied from tract to tract during this period. The proportion of cost burdened renters has increased in tracts in the Live Oak/Upper North Berkeley, Westbrae, Southside, Central Berkeley, and South Berkeley neighborhoods, but decreased in tracts in the Berkeley Hills/Terrace View, North Berkeley, Le Conte/Lorin/Elmwood District, and Claremont neighborhoods. More than 40 percent of renters are cost burdened in most Berkeley tracts. Between 20 and 40 percent of renters are cost burdened in the northeastern and southern eastern areas of the City.

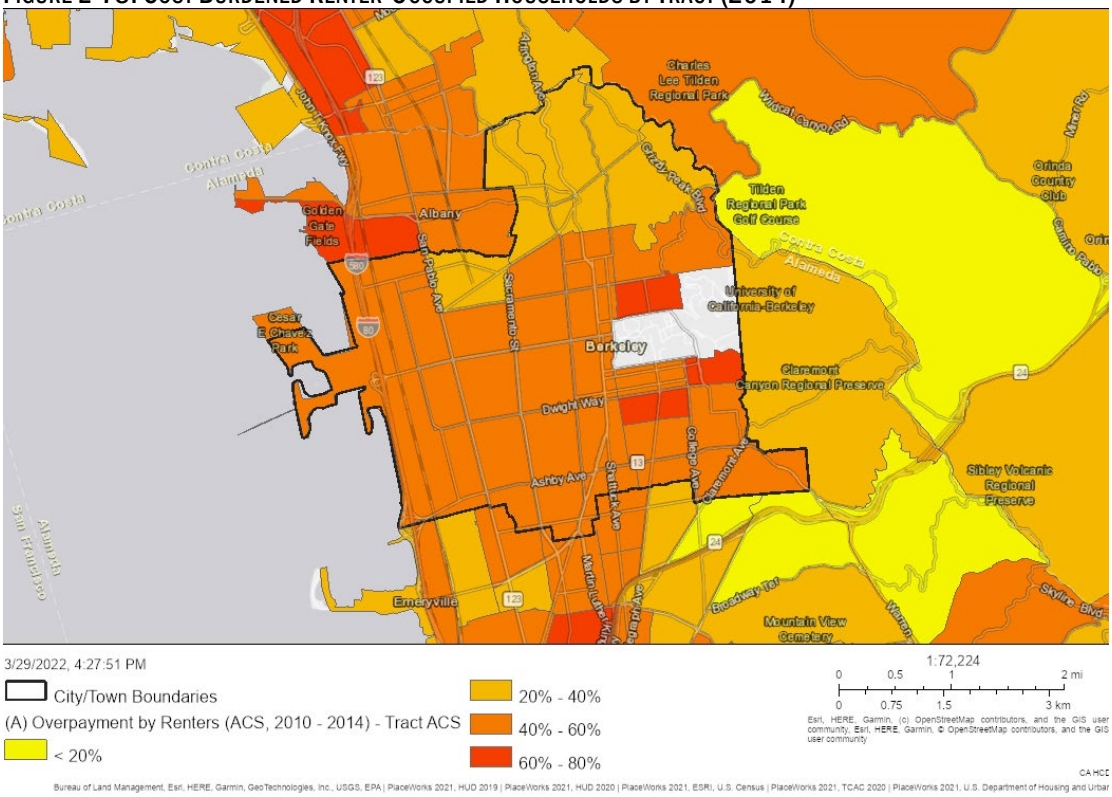
Since 2009, the median contract rent in the City has increased at rates similar to the County and Bay Area (Figure E-77). During this period, the median rent in Berkeley increase by 55.4 percent, higher than the Bay Area (54.6 percent) but lower than the County (56.2 percent). As of 2019, the median contract rent was the highest in the Bay Area ($1,849), followed by the County ($1,692) and the City ($1,644).

FIGURE E-77: MEDIAN CONTRACT RENT (2009-2019)



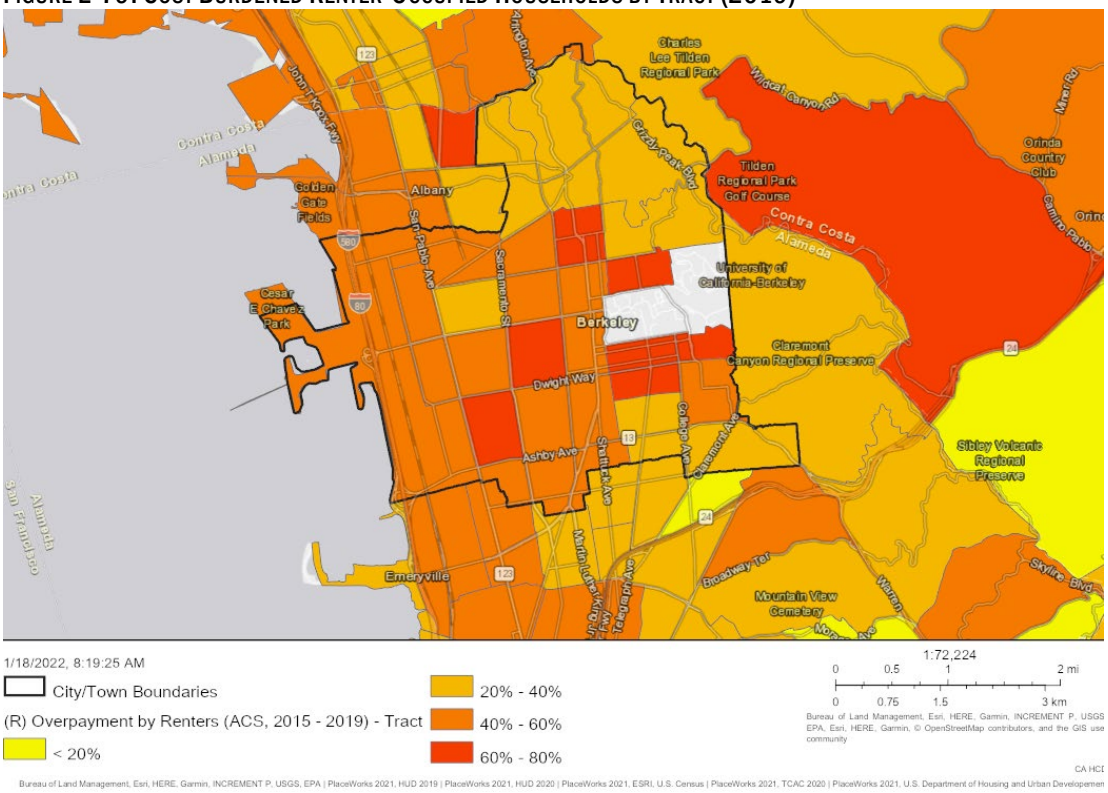
Source: ABAG Housing Element Data Package (based on 2005-2009 through 2015-2019 ACS), 2021.

FIGURE E-78: COST BURDENED RENTER-OCCUPIED HOUSEHOLDS BY TRACT (2014)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

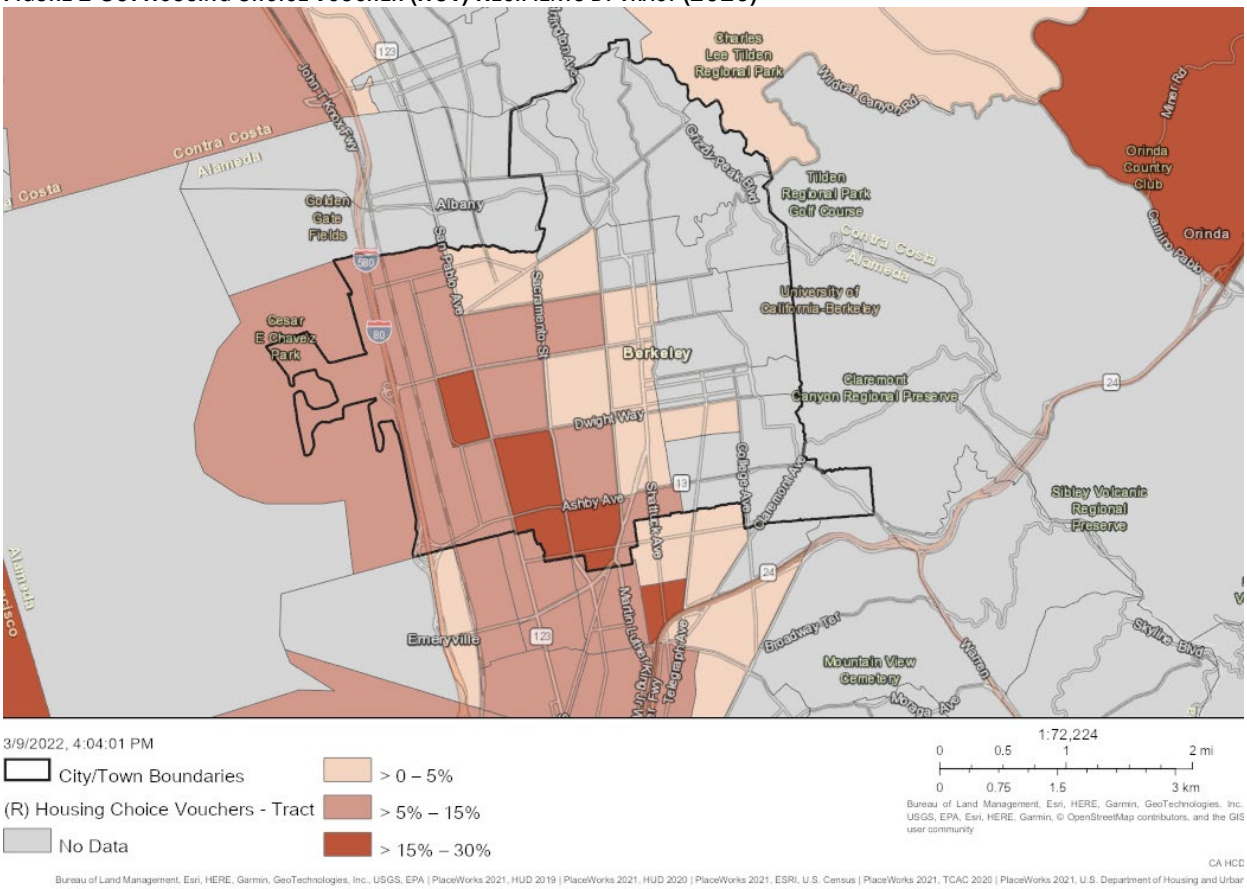
FIGURE E-79: COST BURDENED RENTER-OCCUPIED HOUSEHOLDS BY TRACT (2019)



Source: HCD AFFH Data Viewer (2015-2019 ACS), 2022.

Figure E-80 shows housing choice voucher (HCV) recipients by tract in the City. HCV recipients are most concentrated on the western side of the City. Tracts in the northeastern corner of the City and along the eastern City boundary have low levels of HCV recipients.[28] Concentrations of HCV recipients generally correlate with concentrations of overpaying renters, with the exception of tracts surrounding the UC Berkeley campus in the Northside, Southside, Downtown/Central Berkeley neighborhoods. While there is a large population of overpaying renters in this area, these tracts also have large student populations. Section 8 assistance is not provided to individuals enrolled as a student at an institution of higher education or under the age of 24. Tracts 4232, 4233, 4240.01, and 4240.02 have the highest concentration of HCV recipients (>15 percent). In these tracts, between 20 and 40 percent of children live in single-parent female-headed households (see Figure E-33). All but tract 4233 are also considered LMI areas where more than 50 percent of households are low or moderate income (see Figure E-36).

FIGURE E-80: HOUSING CHOICE VOUCHER (HCV) RECIPIENTS BY TRACT (2020)



Source: HCD AFFH Data Viewer (HUD, 2020), 2022.

Overcrowded Households

Regional Trends. Households with more than one person per room are considered overcrowded and households with more than 1.5 persons per room are considered severely overcrowded. Overcrowding may indicate an insufficient supply of affordable housing suitable for larger households. Overcrowding is

[28] Please note that to restrict access to tenant information HCV locations are identified in public records by the owner, and not the tenant. Public data pertaining to the locations of HCV program participants are only available as U.S. Census Tract aggregations. Moreover, to protect the confidentiality of those receiving Housing Choice Voucher Program assistance, tracts containing 10 or fewer voucher holders have been omitted from this service.

significantly more prevalent amongst renter-occupied households. As shown in Table E-46, nearly 13 percent of renter-occupied households in the County are overcrowded compared to only 3.5 percent of owner-occupied households. According to 2013-2017 ACS estimates, slightly older than the estimates provided for Alameda County below, 6.5 percent of households in the Bay Area are overcrowded including three percent of owner-occupied households and 10.9 percent of renter-occupied households. Based on this data, overcrowding is slightly more common in Alameda County compared to the Bay Area.

TABLE E-46: OVERCROWDING BY TENURE – ALAMEDA COUNTY (2019)

	Overcrowded (>1.0 person per room)	Severely Overcrowded (>1.5 persons per room)	Total Households
Owner-Occupied	3.5%	0.9%	308,891
Renter-Occupied	12.9%	5.1%	268,286
All Households	7.9%	2.8%	577,177

Source: 2015-2019 ACS (5-Year Estimates).

More than half (52.4 percent) of housing units in Alameda County are single-family detached homes and 8.6 percent are single-family attached units. Of multi-family housing units in the County, 10.4 percent are two to four units and 27.3 percent are five units are more. Table E-47 shows housing units in Alameda County by number of bedrooms. Most housing units in the City have from two to four bedrooms and approximately 21 percent are studio- or one-bedroom units.

TABLE E-47: HOUSING UNITS BY BEDROOMS – ALAMEDA COUNTY (2019)

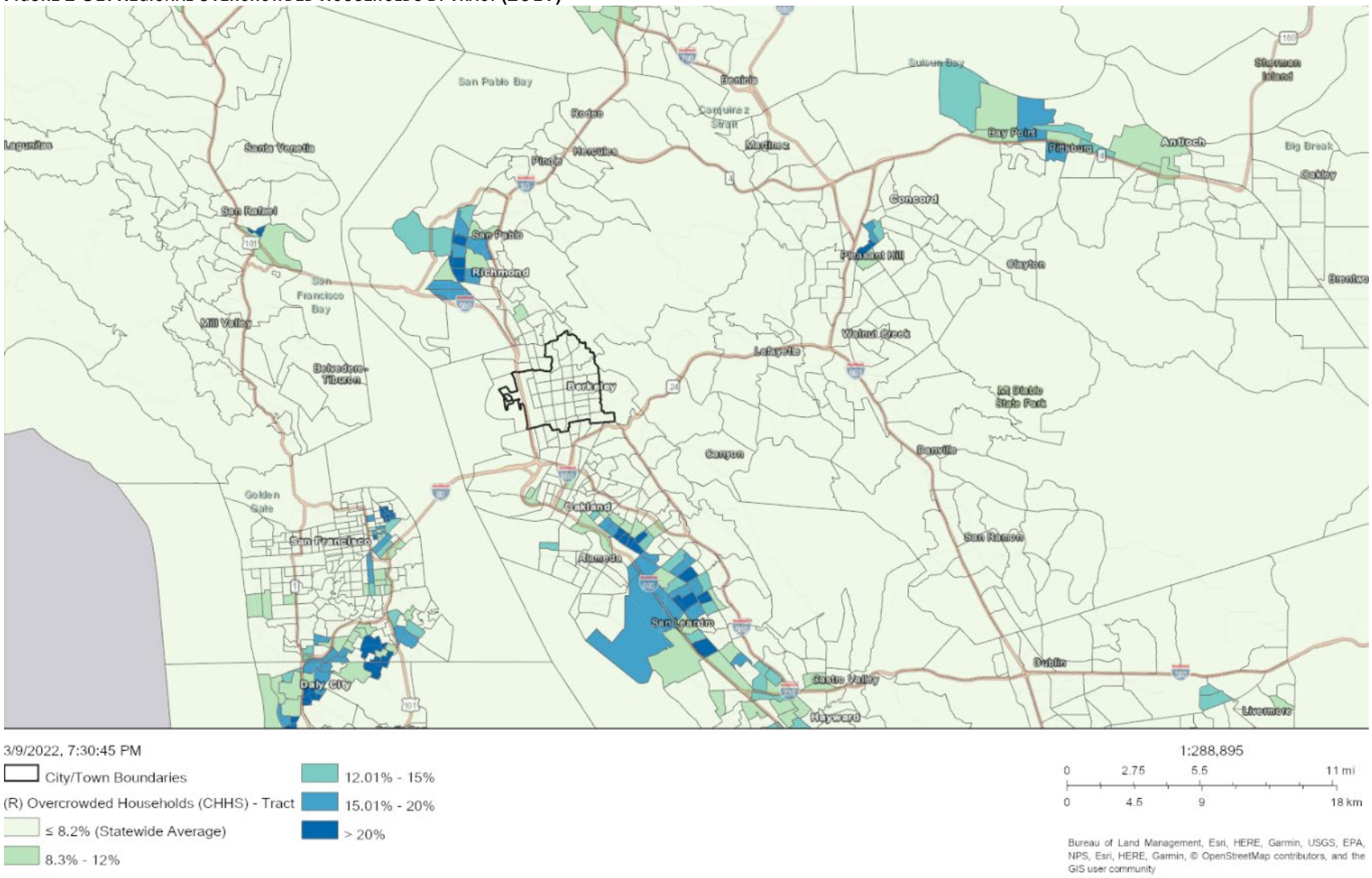
	Housing Units	Percent
No bedroom	29,383	4.8%
1 bedroom	97,445	16.0%
2 bedrooms	172,508	28.4%
3 bedrooms	185,416	30.5%
4 bedrooms	98,030	16.1%
5 or more bedrooms	25,314	4.2%
Total housing units	608,096	100.0%

Source: 2015-2019 ACS (5-Year Estimates).

Figure E-81 and Figure E-82 show overcrowded and severely overcrowded households by tract in the region. The HCD Data Viewer shows tracts where the proportion of overcrowded households exceeds the Statewide average of 8.2 percent. Tracts with overcrowded households are most concentrated in and around the cities of San Leandro, Oakland, south San Francisco, Daly City, Richmond, and Pittsburg/Antioch. A few overcrowded tracts are also located in Pleasant Hill and San Rafael. There are no tracts in Berkeley where more than 8.2 percent of households are overcrowded, indicating that overcrowding is less prevalent in the City compared to nearby jurisdictions to the north and south.

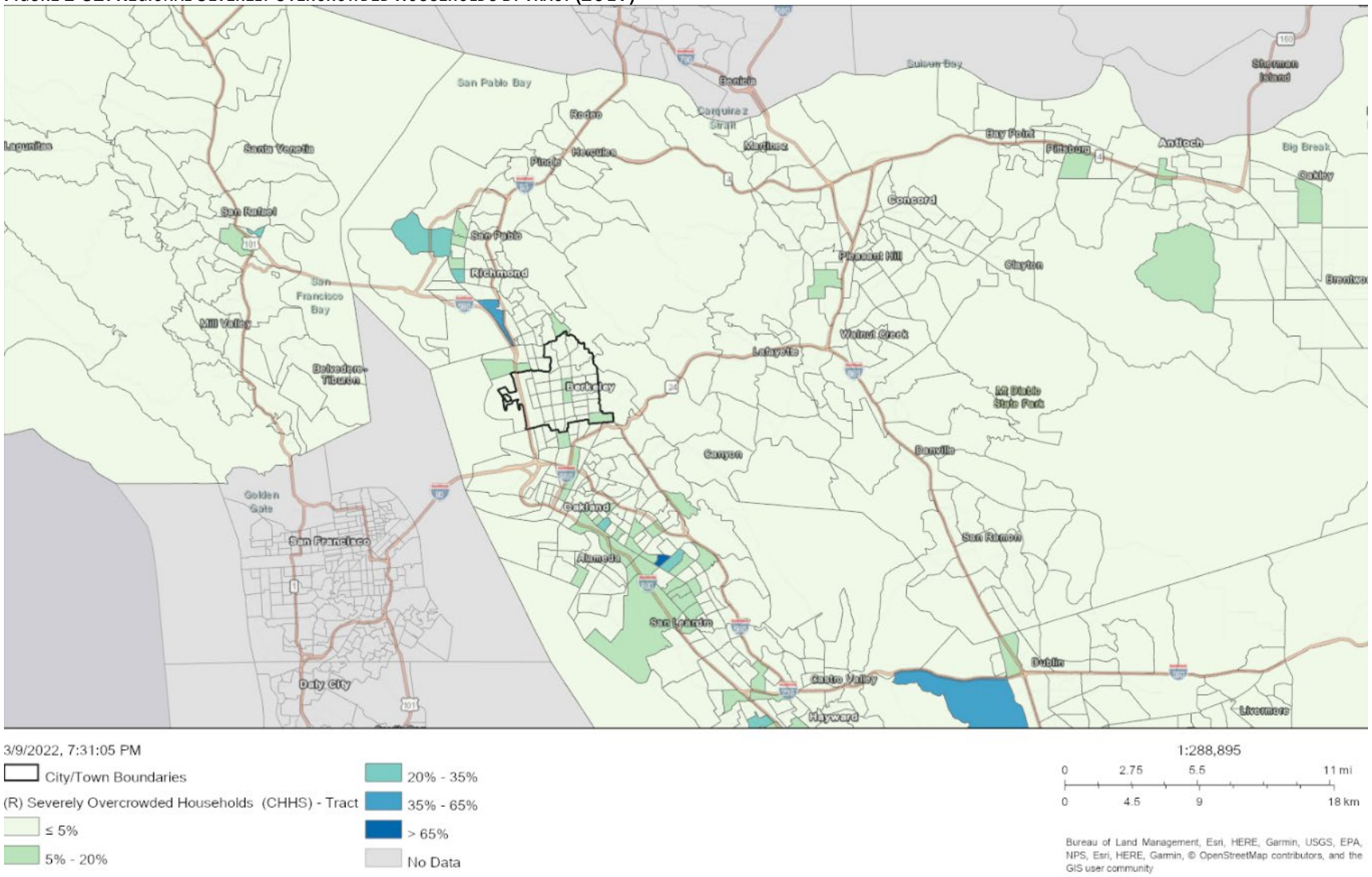
Berkeley does contain some tracts where more than five percent of households are severely overcrowded. In most tracts in the region, less than five percent of households are overcrowded. The severely overcrowded household trend in Berkeley is generally consistent with neighboring jurisdictions. Tracts where more than 20 percent of households are severely overcrowded are located in Richmond, Oakland, and San Rafael.

FIGURE E-81: REGIONAL OVERCROWDED HOUSEHOLDS BY TRACT (2017)



Source: HCD AFFH Data Viewer (2020 HUD CHAS Data, based on 2013-2017 ACS), 2022.

FIGURE E-82: REGIONAL SEVERELY OVERCROWDED HOUSEHOLDS BY TRACT (2017)



Source: HCD AFFH Data Viewer (2020 HUD CHAS Data, based on 2013-2017 ACS), 2022.

Local Trends. Overcrowding by tenure and severity for the City of Berkeley is included in Table E-48. Overcrowding is less prevalent in the City compared to the County. Only four percent of households have more than one person per bedroom including 1.3 percent of owner-occupied households and six percent of renter-occupied households. Persons living with roommates, such as students, are typically at higher risk of overcrowding to reduce housing costs. Despite the prominent student population in the City, the proportion of severely overcrowded households in Berkeley is also lower than the County as a whole. Consistent with the County and Bay Area, overcrowding is significantly more prevalent amongst renters than owners.

TABLE E-48: OVERCROWDING BY TENURE – BERKELEY (2019)

	Overcrowded (>1.0 person per room)	Severely Overcrowded (>1.5 persons per room)	Total Households
Owner-Occupied	1.3%	0.4%	19,478
Renter-Occupied	6.0%	3.1%	25,874
All Households	4.0%	1.9%	45,352

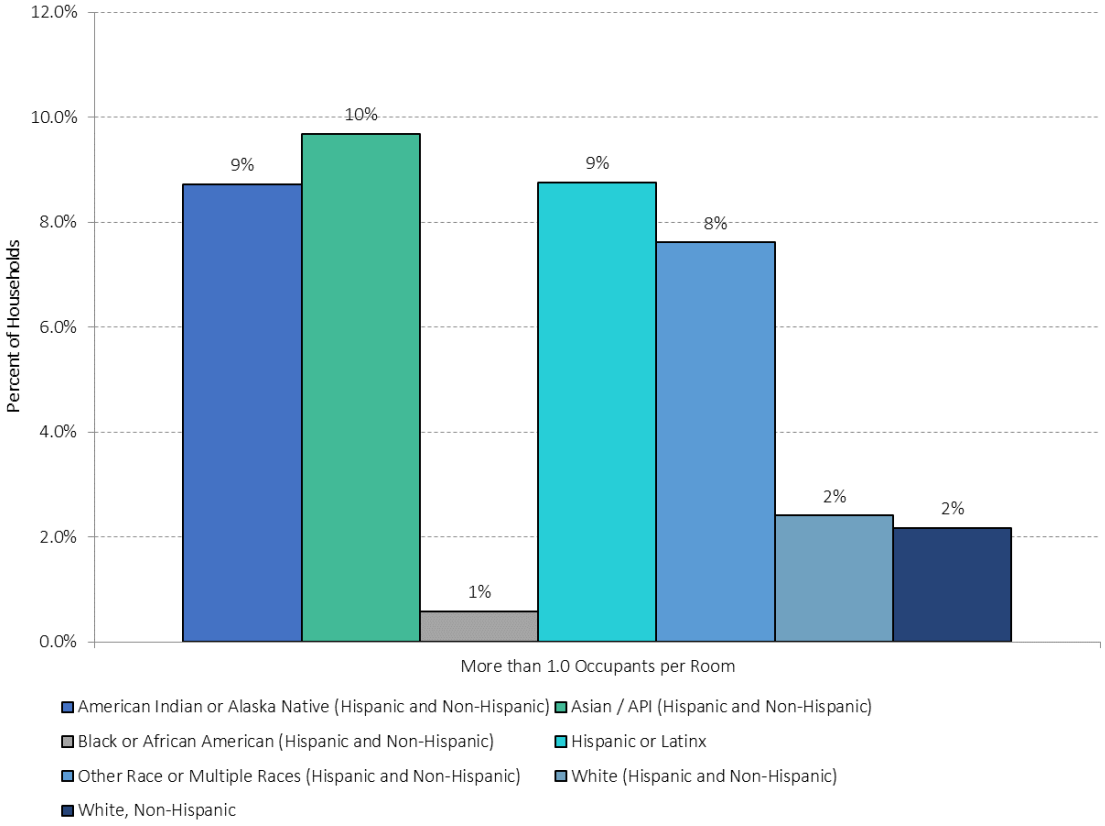
Source: 2015-2019 ACS (5-Year Estimates).

Overcrowding may affect various racial/ethnic groups differently due to cultural influences. Some cultures may be more likely to live with extended family members, increasing the need for larger housing units to avoid overcrowding. In Berkeley, Asian/API households have the highest rate of overcrowding (ten percent), followed by American Indian/Alaska Native households (nine percent), and Hispanic/Latinx households (nine percent) (Figure E-83). Conversely, only one percent of Black/African American households and two percent of non-Hispanic White household are overcrowded.

Overcrowding amongst certain racial/ethnic groups in the City may, in part, be due to the UC Berkeley student population. Based on 2015-2019 ACS population estimates and UC Berkeley data,[29] UC Berkeley students represent 35.6 percent of the total City population. As mentioned previously, students are more likely to have lower incomes and live with roommates and are therefore more prone to overcrowding. Table E-49 shows the student populations and overcrowding by race and ethnicity in 2019. Racial/ethnic groups with the highest rate of overcrowding are represented by large student populations. Nearly half of the City's American Indian/Alaska Native and Asian/API populations are UC Berkeley students. Similarly, 35.1 percent of the City's Hispanic/Latino population is a UC Berkeley student. Black/African American households and non-Hispanic White households have the lowest rates of overcrowding. This correlates with UC Berkeley populations, where Black/African American and White students represent only 11.6 percent of the respective City populations. While this trend does not eliminate the racial disparities related to overcrowded households, it may partially explain the discrepancies amongst racial/ethnic groups.

[29] UC Berkeley Office of the Vice Chancellor of Finance, Our Berkeley Enrollment History, 2019. https://pages.github.berkeley.edu/OPA/our-berkeley/enroll-history.html.

FIGURE E-83: OVERCROWDING BY RACE (2019)



ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

TABLE E-49: OVERCROWDED HOUSEHOLDS AND STUDENT POPULATIONS BY RACE/ETHNICITY (2019)

Race/Ethnicity	Total Population	% Overcrowded Households	UC Berkeley Student Population	
			Persons	Percent of Total
American Indian/Alaska Native	282	8.7%	138	48.9%
Asian/API	25,313	9.7%	12,442	49.2%
Black/African American	9,324	0.6%	1,084	11.6%
Hispanic/Latino	13,853	8.8%	4,861	35.1%
White, non-Hispanic	64,781	2.2%	7,509	11.6%
Total Population	121,485	4.0%	48,204	35.6%

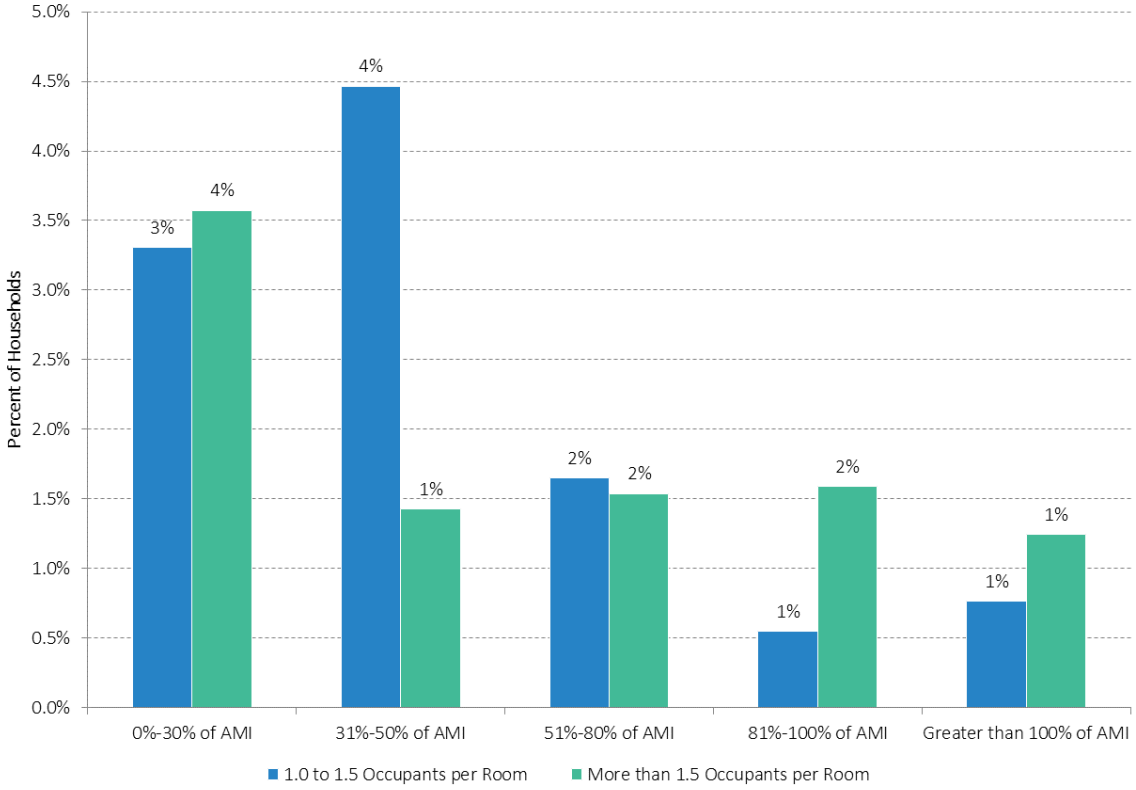
Note: The total population estimates provided by the ACS, college students are counted where "they live and sleep most of the time" (https://www.census.gov/library/stories/2020/01/student-housing-off-campus-with-parents-college-students-count-2020-census.html#:~:text=In%202019%2C%20the%20Current%20Population,from%205.7M%20in%202011.). This estimate may be affected by certain variables including students studying from home due to COVID-19 protocols and students studying abroad. The data provided in this table are used to show the general composition of the City.
Source: 2015-2019 ACS (5-Year Estimates); UC Berkeley Office of the Vice Chancellor of Finance, Our Berkeley Enrollment History, 2019.

Lower income households are more likely to experience overcrowding in order to make housing more affordable. Large families are also more prone to experiencing poverty. According to the 2015-2019 ACS, 3.8 percent of families in Berkeley are below the poverty level. Comparatively, 8.9 percent of families with three or four children, and 59.1 percent of families with five or more children are below the poverty level.

Nearly seven percent of extremely low income households (0 to 30 percent of AMI), 5.9 percent of very low income households (31 to 50 percent of AMI), and 3.2 percent of low income households (51 to 80

percent AMI) are overcrowded. Only 2.1 percent of households earning 80 to 100 percent of the AMI and two percent of households earning 100 percent or more of the AMI are overcrowded. As discussed in Section 0, *Income Level*, young adults have the highest poverty rate in the City compared to other age groups. According to the 2015-2019 ACS, of the population 18 years and older, college-aged students ages 18 to 24 have a significantly higher poverty rate of 72.1 percent compared to adults aged 25 to 34 (19.9 percent), aged 35 to 64 (8.4 percent), and 65 and older (8.5 percent). Young adults, including but not limited to college students, are more likely to have roommates to reduce housing costs and are therefore more likely to live in overcrowded households.

FIGURE E-84: OVERCROWDING BY INCOME LEVEL AND SEVERITY (2017)

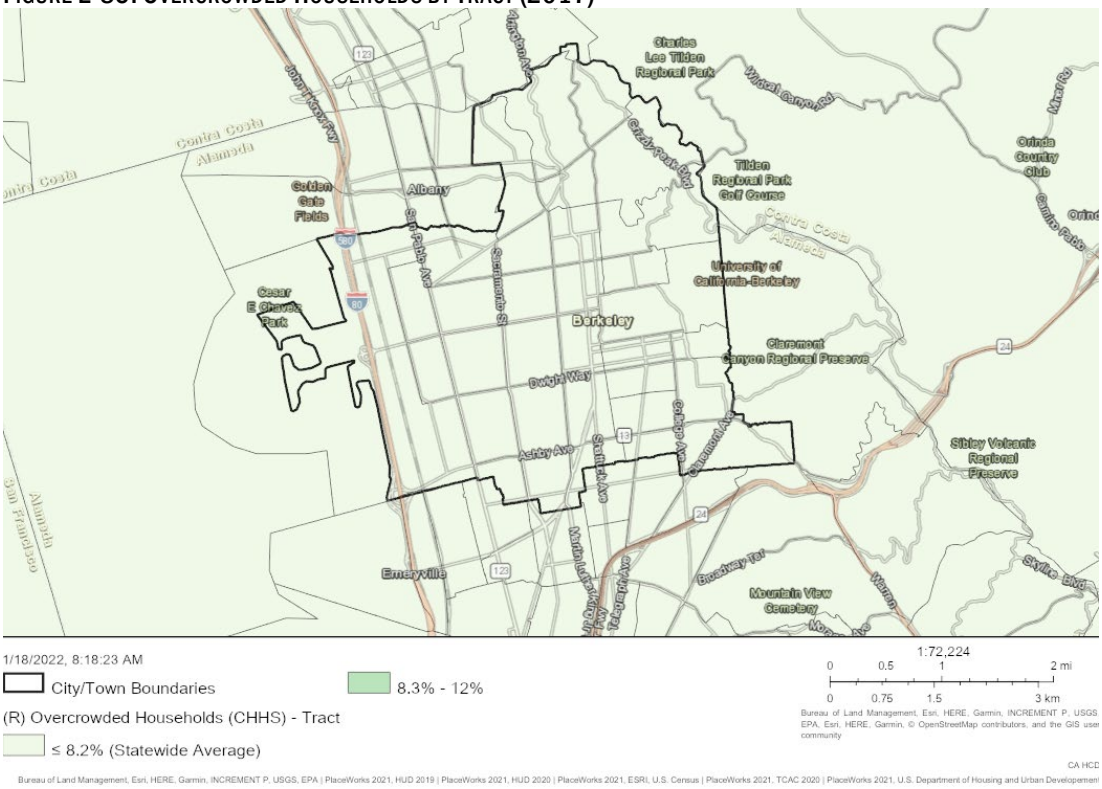


ABAG Housing Element Data Package (2013-2017 HUD CHAS Data), 2021.

Figure E-85 shows that there are no tracts in the City where more than 8.2 percent of households, the Statewide average, are overcrowded. However, there are three tracts where more than five percent of households are severely overcrowded. Approximately 15 percent of households in tract 4224 (North Berkeley/Central Berkeley neighborhoods), 5.5 percent of households in tract 4229 (Downtown Berkeley/Central Berkeley neighborhood), and 17.7 percent of households in tract 4238 (Claremont/Elmwood District neighborhoods) are severely overcrowded. Tracts 4224 and 4229 have predominant renter populations of 87.9 percent and 97.7 percent, respectively. Tract 4238 is characterized by a large senior population of 30 percent (see Figure E-25). Nearly 40 percent of senior households are considered lower income.[30] Elderly households are more likely to experience housing problems including cost burden, likely part due to lower or lack of income.

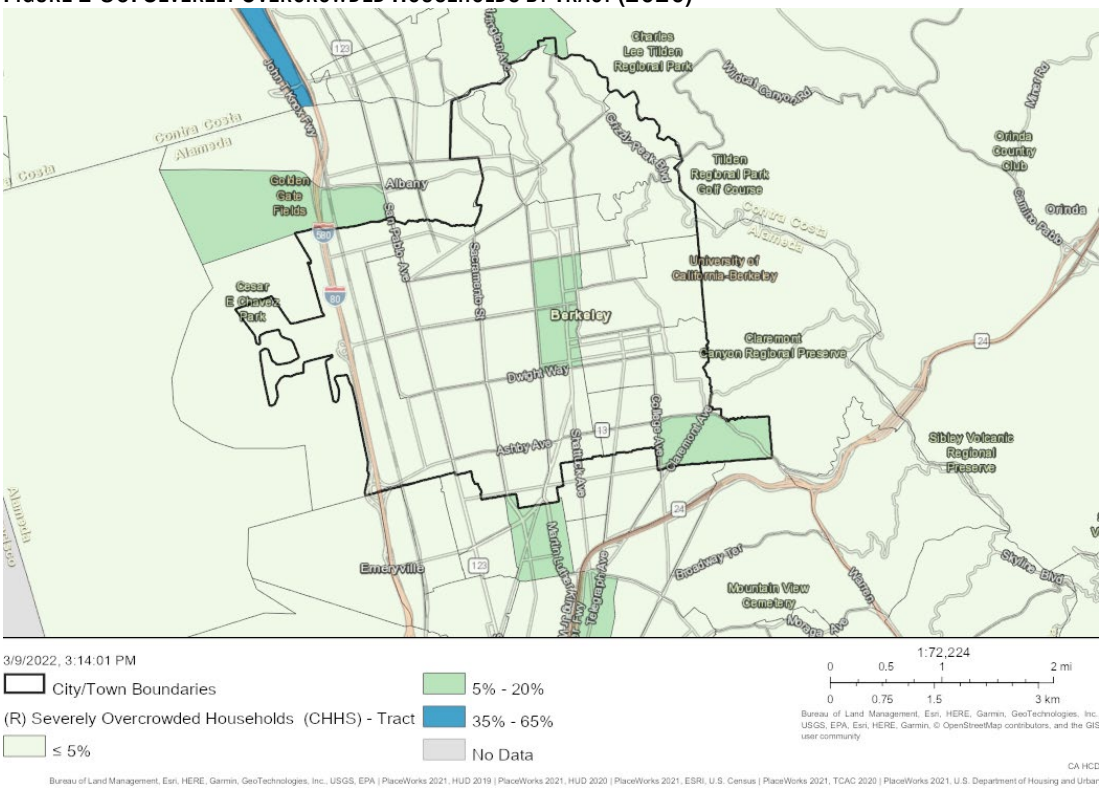
[30] ABAG Housing Element Data Package (2013-2017 HUD CHAS Data), 2021

FIGURE E-85: OVERCROWDED HOUSEHOLDS BY TRACT (2017)



Source: HCD AFFH Data Viewer (2020 HUD CHAS Data, based on 2013-2017 ACS), 2022.

FIGURE E-86: SEVERELY OVERCROWDED HOUSEHOLDS BY TRACT (2020)



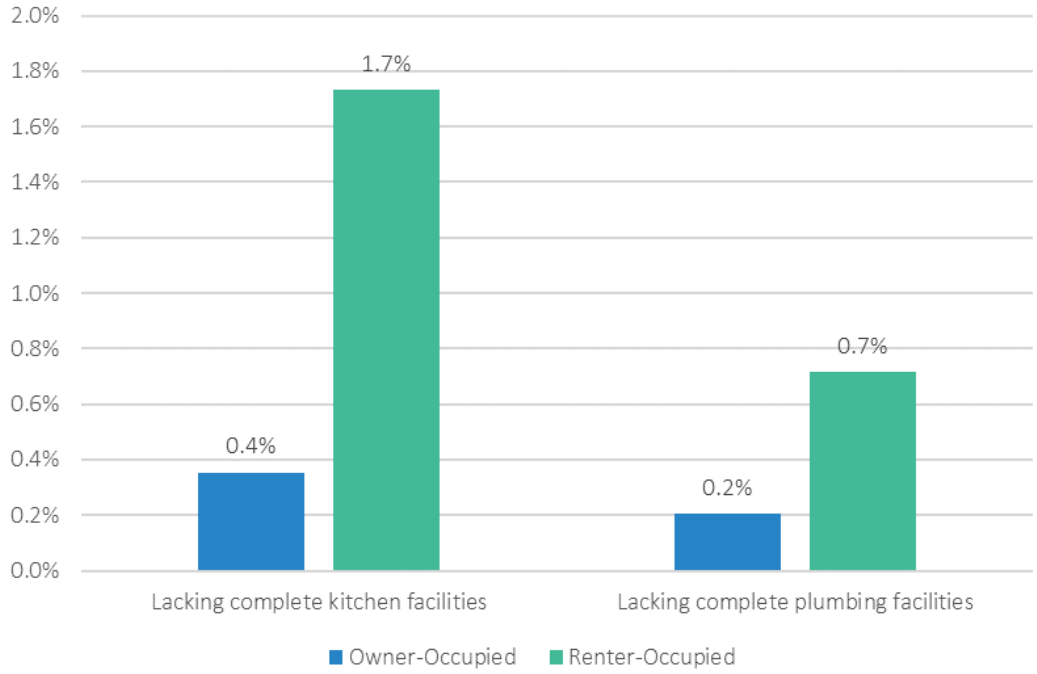
Source: HCD AFFH Data Viewer (2020 HUD CHAS Data, based on 2013-2017 ACS), 2022.

Substandard Housing Conditions

Regional Trends. Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. Incomplete facilities and housing age are estimated using the 2015-2019 ACS. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Of housing units in Alameda County, one percent lack complete kitchen facilities and 0.4 percent lack complete plumbing facilities. Incomplete facilities are more common amongst renter-occupied households. Nearly two percent of renter-occupied households lack complete kitchen facilities and 0.7 percent lack complete plumbing facilities compared to only 0.4 percent and 0.2 percent of owner-occupied households (Figure E-87).

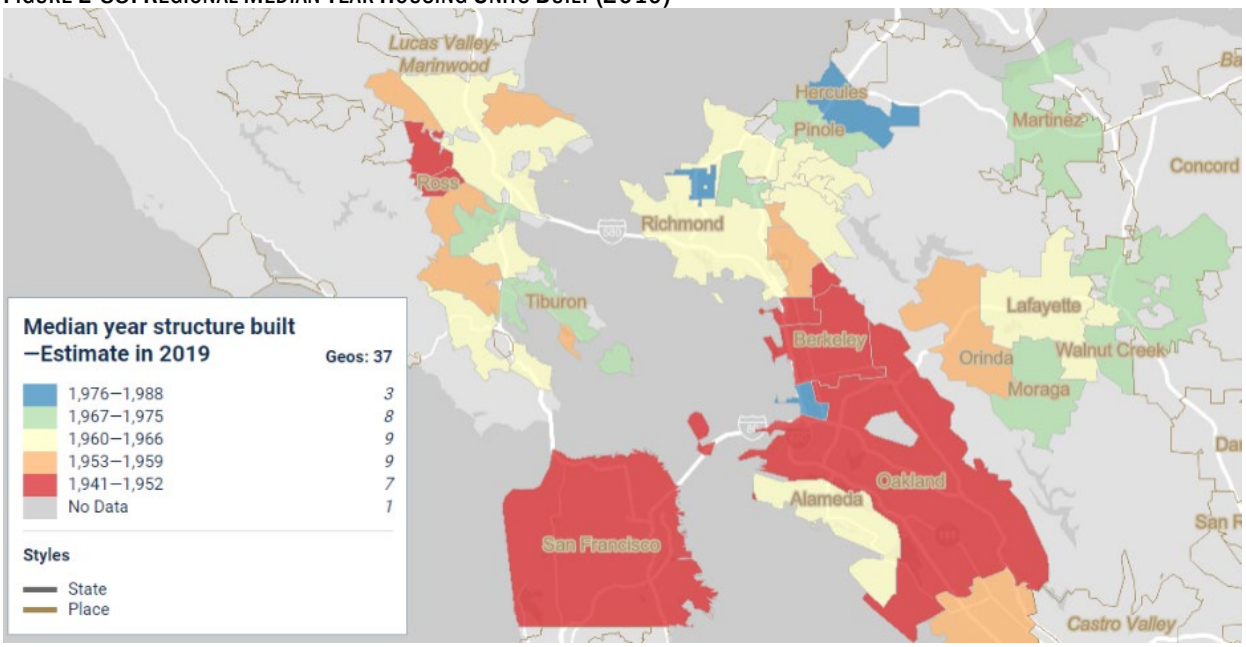
FIGURE E-87: HOUSING UNITS LACKING COMPLETE FACILITIES – ALAMEDA COUNTY (2019)



Source: 2015-2019 ACS (5-Year Estimates).

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. As stated above, structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation. In the County, 80.6 percent of the housing stock was built prior to 1990, including 52.8 percent built prior to 1970 (Table E-50). Figure E-88 shows median housing age for cities and Census-designated places (CDPs) in the region. The housing stock in Ross (Marin County), Berkeley (Alameda County), Oakland (Alameda County), and San Francisco has the highest median age in the region, ranging from the years 1941 to 1952. Jurisdictions in Contra Costa County and parts of Marin County tend to have lower median ages compared to western Alameda County and San Francisco.

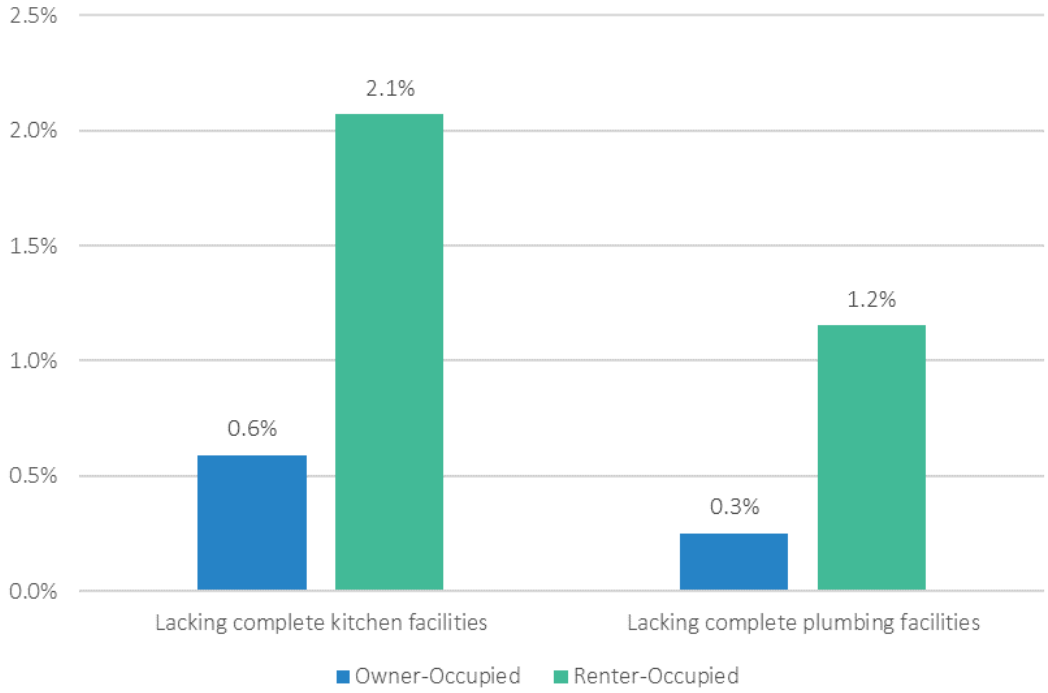
FIGURE E-88: REGIONAL MEDIAN YEAR HOUSING UNITS BUILT (2019)



Source: 2015-2019 ACS (5-Year Estimates).

Local Trends. Housing units lacking complete kitchen or plumbing facilities are slightly more common in Berkeley than the County. Approximately 1.4 percent of the housing stock lacks complete kitchen facilities and 0.8 percent lacks complete plumbing facilities. As shown in Figure E-89, like the County, incomplete facilities are more common amongst renter-occupied households in Berkeley. Over two percent of renter-occupied households lack complete kitchen facilities and over one percent lack complete plumbing facilities. As discussed above, Berkeley is characterized by a large renter population representing 57 percent of households Citywide.

FIGURE E-89: HOUSING UNITS LACKING COMPLETE FACILITIES – BERKELEY (2019)



Source: ABAG Housing Element Data Package (based on 2015-2019 ACS (5-Year Estimates)), 2021.

Table E-50 and Figure E-90 show the housing stock age in Berkeley by tract. More than 90 percent of housing units in tracts 4212, 4213, 4214, 4218 (Berkeley Hills, Live Oak, Thousand Oaks, and Northbrae neighborhoods), and 4238 (Claremont/Elmwood District neighborhoods) were built before 1970. Between 80 and 90 percent of the housing stock in most tracts falls within this age group. Tracts 4220 (Berkeley Marina neighborhood), 4229 (Central/North Berkeley neighborhoods), and 4226 (UC Berkeley campus) have the largest proportion of new housing units built in 1990 or later. Of the 33 tracts in the City, more than 90 percent of the housing stock in 24 tracts (72.7 percent) was built before 1990. Aging housing units are not generally concentrated in one area of the City.

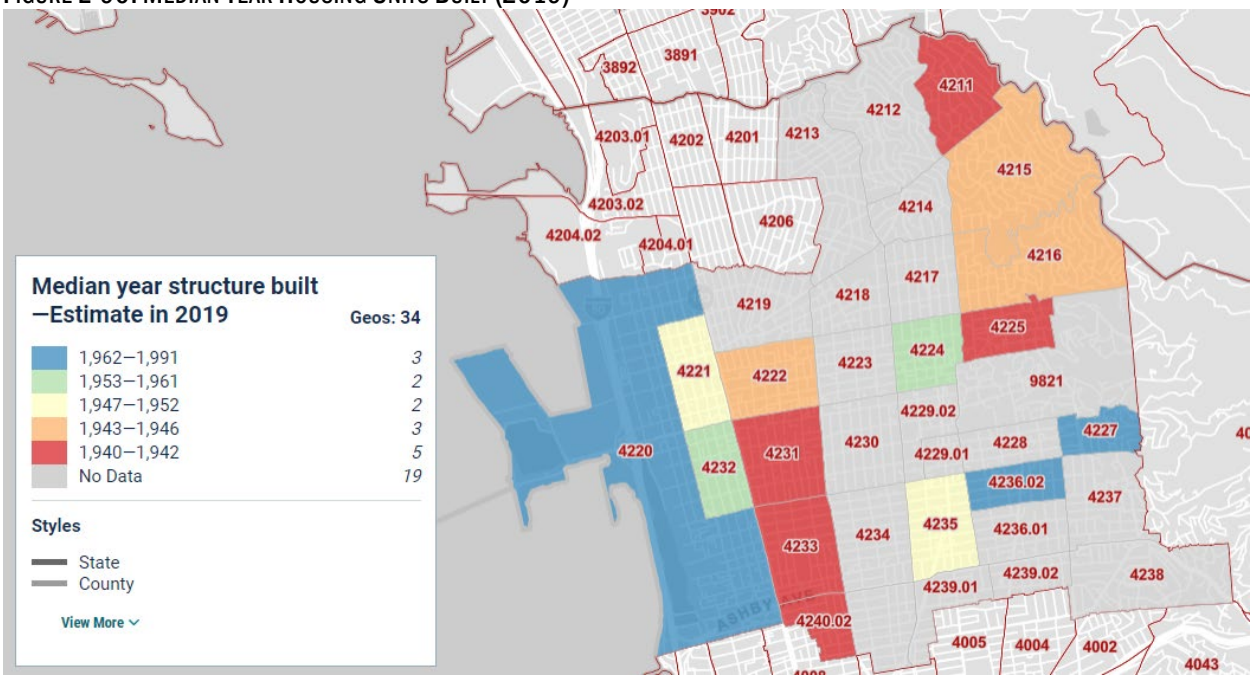
TABLE E-50: YEAR HOUSING UNITS BUILT BY TRACT (2019)

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
4211	87.8%	8.3%	3.9%	866
4212	97.0%	2.6%	0.4%	1,516
4213	95.8%	2.7%	1.4%	1,661
4214	92.0%	6.3%	1.8%	685
4215	84.8%	9.2%	6.0%	1,606
4216	89.4%	7.9%	2.7%	1,674
4217	80.9%	12.4%	6.6%	1,640
4218	92.7%	5.4%	1.9%	886
4219	85.3%	11.2%	3.5%	1,796
4220	38.5%	10.3%	51.2%	1,012
4221	78.0%	11.9%	10.1%	1,278
4222	85.4%	10.5%	4.1%	1,632
4223	74.2%	8.7%	17.1%	1,896
4224	65.8%	22.3%	11.8%	2,239

Tract/Jurisdiction	1969 or Earlier (50+ Years)	1970-1989 (30-50 Years)	1990 or Later (<30 Years)	Total Housing Units
4225	80.9%	16.6%	2.5%	1,593
4226	46.2%	33.3%	20.5%	39
4227	53.9%	39.2%	6.9%	1,194
4228	76.3%	16.9%	6.8%	1,494
4229	42.3%	17.9%	39.8%	2,281
4230	80.0%	15.2%	4.8%	2,235
4231	80.4%	14.1%	5.4%	2,056
4232	65.4%	24.1%	10.6%	1,239
4233	80.2%	7.5%	12.2%	1,715
4234	85.9%	10.6%	3.5%	2,191
4235	65.9%	25.4%	8.6%	1,565
4236.01	85.0%	10.8%	4.1%	1,254
4236.02	63.9%	29.7%	6.3%	2,355
4237	87.3%	12.2%	0.5%	1,455
4238	93.8%	4.0%	2.2%	1,315
4239.01	85.0%	11.6%	3.4%	907
4239.02	85.9%	8.7%	5.4%	760
4240.01	85.6%	9.2%	5.1%	1,560
4140.02	76.4%	6.1%	17.5%	1,079
Berkeley	77.9%	13.5%	8.6%	48,674
Alameda County	52.8%	27.8%	19.4%	608,096

Source: 2015-2019 ACS (5-Year Estimates).

FIGURE E-90: MEDIAN YEAR HOUSING UNITS BUILT (2019)



Source: 2015-2019 ACS (5-Year Estimates).

Displacement Risk

Regional Trends. UC Berkley's Urban Displacement project defines residential displacement as "the process by which a household is forced to move from its residence- or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control." As

part of this project, the research has identified populations vulnerable to displacement (named "sensitive communities") in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability was defined using the share of low income residents per tract and other criteria including: share of renters is above 40 percent, share of people of color is more than 50 percent, share of low income households severely rent burdened, and proximity to displacement pressures. Displacement pressures were defined based on median rent increases and rent gaps.

Using this methodology, sensitive communities in the region are most concentrated in the coastal census tracts of Contra Costa, Alameda, and San Francisco County, specifically in the cities of Vallejo, Richmond, Berkeley, Oakland, and San Francisco (Figure E-91). Additional sensitive communities were also identified in Marin County and inland Contra Costa County along Interstate 680 and Highway 24. Compared to nearby coastal jurisdictions, Berkeley has a slightly lower concentration of sensitive communities.

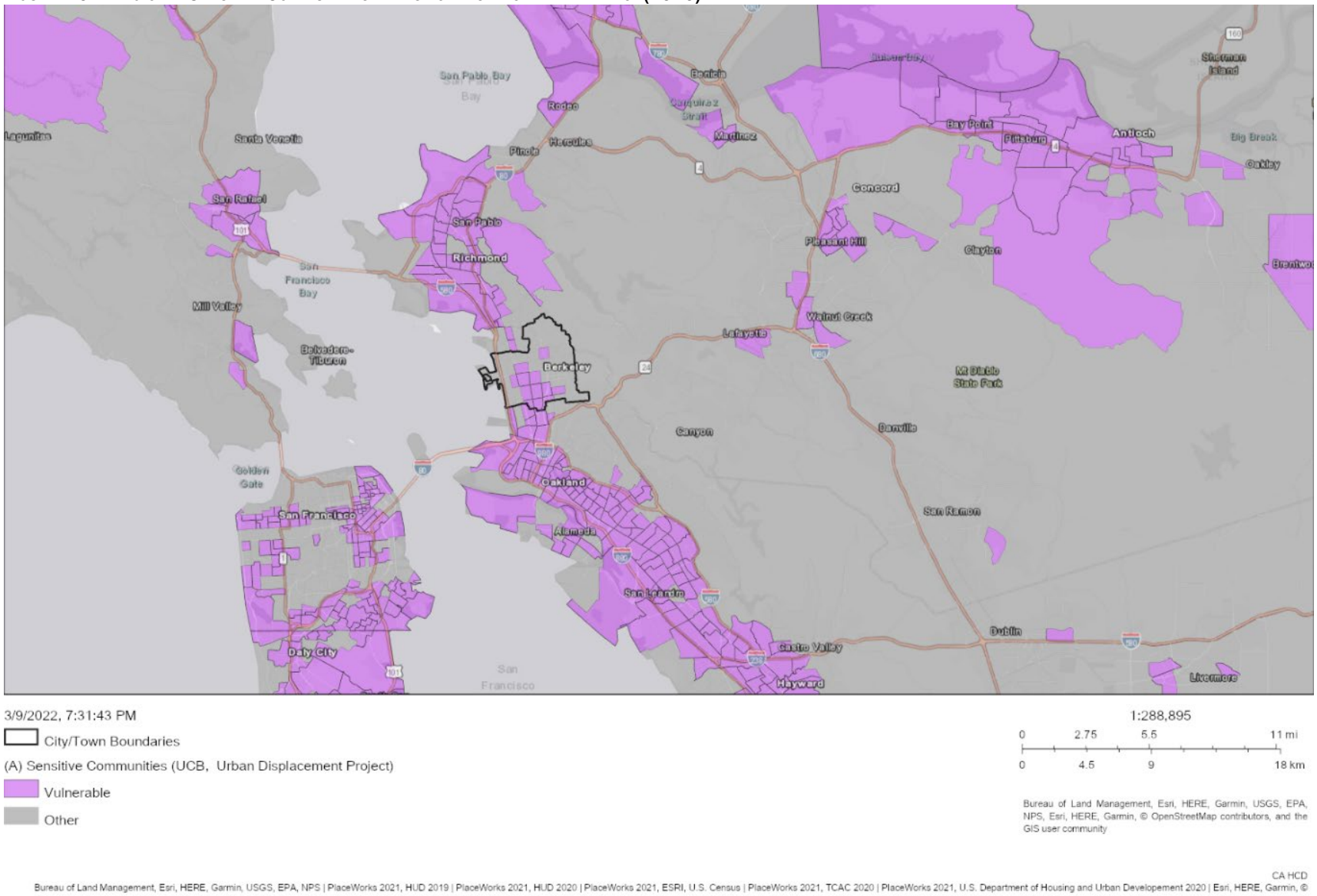
The following key findings were identified by the Urban Displacement Project for the Bay Area:[31]

> *As of 2018, over 10% or 161,343 low income households (households making below 80% of AMI) lived in areas at risk of or currently experiencing gentrification. Nearly half of these households live in either Alameda or San Francisco counties.*
>
> *However, consistent with other Strong, Prosperous, And Resilient Communities Challenge (SPARCC) cities, less than 10% of all tracts in the Bay Area are classified as either at risk of or experiencing early or advanced gentrification, suggesting that gentrification is not as prevalent as other forms of neighborhood change. Gentrification risk or occurrence varies by county, however. Ongoing and advanced gentrification is most prevalent in San Francisco (18.5% of all tracts) and Alameda (11.1% of tracts) counties, and least prevalent in Contra Costa, Sonoma, and Yolo counties, mainly due the absence of densely populated, urban tracts.*
>
> *By contrast, just about 30% of all tracts in the region are either at risk or becoming exclusive, or already stable/advanced exclusive, to low income households. This includes 61 tracts that were labeled as in early or advanced stages of gentrification in 2015, reflecting continued shifts in housing market accessibility for low income households. Exclusive tracts are concentrated in suburban counties, including Marin and San Mateo (nearly 70% and 50% are of tracts were classified as such respectively); wealthy enclaves in eastern Oakland and Berkeley; and pockets of San Francisco (making up 30% of all tracts).*
>
> *Compared to 2015 maps, fewer areas of San Francisco are classified as 'At Risk of Gentrification,' and are instead classified as 'Stable Moderate/Middle Income.' This new type captures working-class neighborhoods that are not experiencing the housing market pressures of the rest of the county, so the displacement of low-income households is relatively rare. In contrast, Oakland and South Berkeley continue to display numerous tracts at risk of or undergoing gentrification/displacement.*
>
> *New maps allow users to overlay other data onto gentrification and displacement maps. Overlaying redlining maps digitized by the Mapping Inequality Project at the University of Richmond, the crossover between areas once redlined and low-income and gentrifying tracts is stark, particularly in the East Bay. This relationship is consistent with other cities included in UDP/SPARCC research.*

[31] Urban Displacement Project, SF Bay Area – Gentrification and Displacement, 2021. https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/.

Concentrations of vulnerable communities generally overlap with other special needs groups and populations of interest including racial/ethnic minority populations, children in female-headed households, LMI households, low resource tracts, and cost burdened renters (see Figure E-16, Figure E-28, Figure E-35, Figure E-45, and Figure E-72).

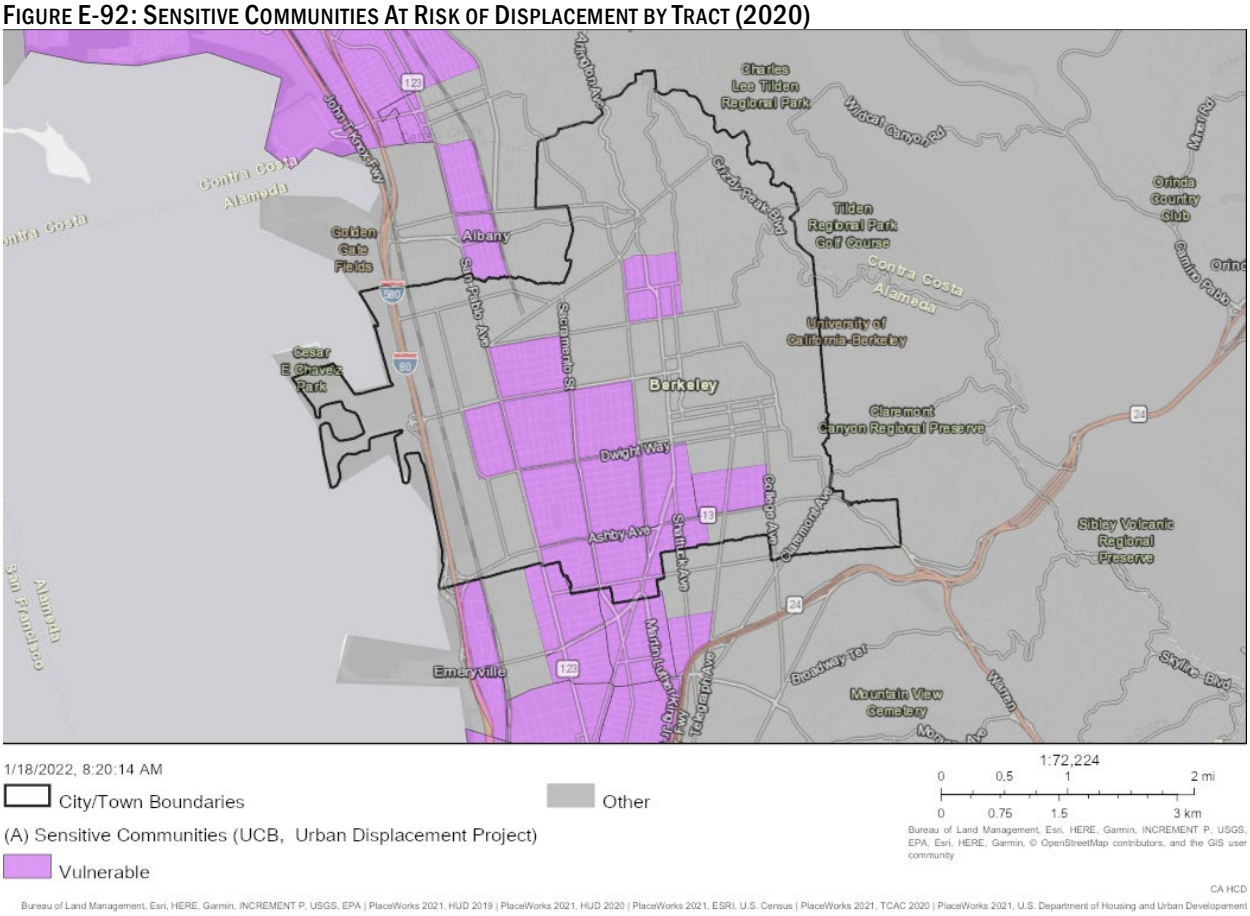
FIGURE E-91: REGIONAL SENSITIVE COMMUNITIES AT RISK OF DISPLACEMENT BY TRACT (2020)



Source: HCD AFFH Data Viewer (UC Berkeley Displacement Project, 2020), 2022.

Local Trends. The Urban Displacement Project identified 12 sensitive communities at risk of displacement in Berkeley (Figure E-92). Most sensitive communities are located in the central and southern areas of the City in the South Berkeley, Le Conte, Elmwood District, Southwest Berkeley, Central Berkeley, and North Berkeley neighborhoods. There is also one sensitive community located in the Live Oak/Upper North Berkeley neighborhoods. Most tracts classified as sensitive communities are TCAC high resource areas. There is one sensitive community along the southern City boundary that is considered a moderate resource (rapidly changing) tract (see Figure E-46).

FIGURE E-92: SENSITIVE COMMUNITIES AT RISK OF DISPLACEMENT BY TRACT (2020)



Source: HCD AFFH Data Viewer (UC Berkeley Displacement Project, 2020), 2022.

The Urban Displacement Project classifies Census tracts by displacement typology. Berkeley tracts fall into the following typologies. Typology criteria is shown below and Berkeley tracts by displacement typology are outlined in Table E-51.

- **Low-Income/Susceptible to Displacement:** (1) Low or mixed income tract in 2018.
- **Early/Ongoing Gentrification:** (1) Low-income or mixed low-income tract in 2018; (2) Housing affordable to moderate or mixed moderate-income households in 2018; (3) Increase or rapid increase in housing costs or above regional median change in Zillow home or rental values between 2012-2018; (4) Gentrified in 1990-2000 or 2000-2018.
- **Advanced Gentrification:** (1) Moderate, mixed moderate, mixed high, or high-income tract in 2018; (2) Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018; (3) Marginal change, increase, or rapid increase in housing costs; (4) Gentrified in 1990-2000 or 2000-2018.

- **Stable Moderate/Mixed Income:** (1) Moderate, mixed moderate, mixed high, or high-income tract in 2018.
- **Becoming Exclusive:** (1) Moderate, mixed moderate, mixed high, or high-income tract in 2018; (2) Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018; (3) Rapid increase in housing costs; (4) Absolute loss of low-income households, 2000-2018; (5) Declining low-income in-migration rate, 2012-2018; (6) Median income higher in 2018 than in 2000.
- **Stable/Advanced Exclusive:** (1) High-income tract in 2000 and 2018; (2) Affordable to high or mixed high-income households in 2018; (3) Marginal change, increase, or rapid increase in housing costs.
- **High Student Population:** Nearly a quarter (24.2 percent) of Berkeley tracts are categorized as high student population tracts. High student population tracts are demarcated in gray and are located in and around the UC Berkeley campus (Figure E-93). Stable moderate/mixed income tracts are the second most prevalent tract type in the City (21.2 percent), followed by advanced gentrification tracts (18.2 percent), and low income/susceptible to displacement tracts (12.1 percent). Advanced gentrification tracts are all located in the southern section of the City in the South Berkeley, Lorin, and Elmwood District neighborhoods. Most block groups in this area have populations of people of color exceeding 40 percent (see Figure E-20). About half of block groups in these tracts have racial/ethnic minority populations exceeding 60 percent, higher than the Citywide average of 46.7 percent. Advanced gentrification tracts have TCAC opportunity area classifications of moderate resource (rapidly changing), high resource, and highest resource (see Figure E-46). In general, the proportion of costs burdened renters has increased in these tracts since the 2010-2014 ACS (see Figure E-78 and Figure E-79). Most Early/ongoing gentrification and advanced gentrification tracts were redlined in the 1930s. Historical trends including redlining are further described in Section 0, *Historical Trends*. Low income/susceptible to displacement, stable moderate/mixed income, and becoming exclusive tracts are not concentrated in a single area of the City.

Stable/advanced exclusive tracts are located only in the northeastern area of Berkeley in the Berkeley Hills, Cragmont, Thousand Oaks, and Live Oak neighborhoods. These tracts are characterized by large elderly populations ranging from 22 to 33 percent, significantly higher than the 14.3 percent Citywide according to the 2015-2019 ACS (see Figure E-25). Elderly residents aged 65 and older have lower poverty rates (8.5 percent) compared to the total Berkeley population (19.2 percent) (see Table E-27). As discussed in Section 1.4.2, *Integration and Segregation*, this area is generally more affluent and has larger White populations compared to the rest of the City. Less than 40 percent of the population in most block groups in stable/advanced exclusive tracts belong to a racial or ethnic minority group and more than 40 percent of householder in these tracts live with a spouse. Further, all block groups in these tracts have median incomes exceeding $125,000 (see Figure E-44).

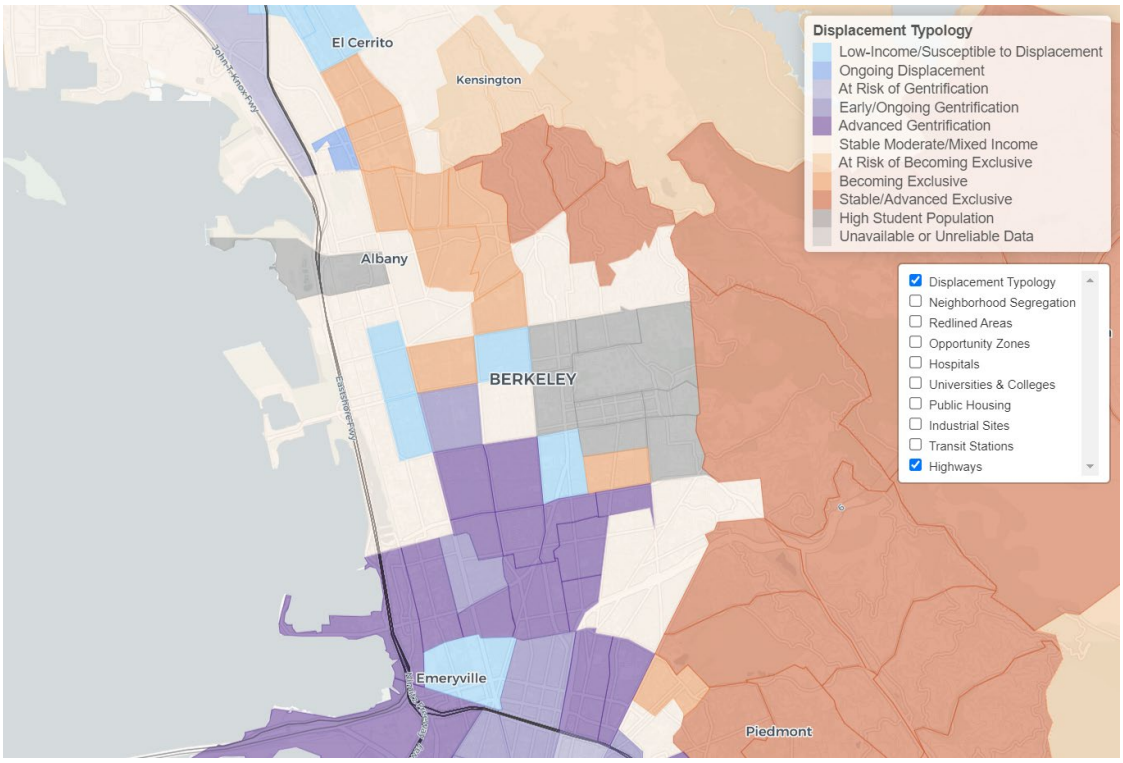
TABLE E-51: BERKELEY CENSUS TRACTS BY DISPLACEMENT TYPOLOGY

Displacement Typology	Tracts	Distribution of Tracts	
		Number	Percent
Low Income/Susceptible to Displacement	4221, 4223, 4232, 4235	4	12.1%
Early/Ongoing Gentrification	4231	1	3.0%
Advanced Gentrification	4233, 4234, 4239.01, 4239.02, 4240.01, 4240.02	6	18.2%
Stable Moderate/Mixed Income	4214, 4216, 4217, 4219, 4220, 4230, 4238	7	21.2%
Becoming Exclusive	4213, 4218, 4222, 4236.01	4	12.1%
Stable/Advanced Exclusive	4211, 4212, 4215	3	9.1%
High Student Population	4224, 4225, 4226, 4227, 4228, 4229, 4236.02, 4237	8	24.2%

Total	—	33	100.0%

Source: Urban Displacement Project, SF Bay Area – Gentrification and Displacement, 2021.

FIGURE E-93: URBAN DISPLACEMENT PROJECT – DISPLACEMENT TYPOLOGY



Source: Urban Displacement Project, SF Bay Area – Gentrification and Displacement, 2021.

Table E-52 shows the distribution of households by tenure and displacement risk. Renter-occupied households are more likely to be susceptible to or experience displacement or be at risk of experiencing gentrification. Over 60 percent of owner-occupied households are in "stable moderate/mixed income" or "at risk of experiencing exclusion" tracts. Displacement often disproportionately affects renters as rent prices increase and housing units become unaffordable to lower or moderate income households. It is relevant to note than a significantly larger proportion of renter-occupied households are in "other" tracts, which includes high student population tracts. Tracts with large student populations are often renter-dominated. Overall, households are generally evenly distributed between tracts at risk/experiencing displacement (20.6 percent), stable moderate/mixed income tracts (21.6 percent), and tracts at risk of experiencing exclusion (20.1 percent). Only 12.2 percent of all households are susceptible to or experiencing displacement.

TABLE E-52: HOUSEHOLDS BY DISPLACEMENT RISK AND TENURE (2019)

Displacement Typology (Tract)	Owner-Occupied		Renter-Occupied	
	Households	Percent	Households	Percent
Susceptible to or Experiencing Displacement	1,964	10.1%	3,556	13.8%
At risk of or Experiencing Gentrification	3,777	19.4%	5,552	21.5%
Stable Moderate/Mixed Income	5,451	28.1%	4,334	16.8%
At risk of or Experiencing Exclusion	6,514	33.5%	2,570	10.0%
Other	1,724	8.9%	9,780	37.9%
Total	19,430	100.0%	25,792	100.0%

Source: ABAG Housing Element Data Package (Urban Displacement Project; 2015-2019 ACS (5-Year Estimates)), 2021.

The City currently offers 21 anti-displacement policies and programs. The Urban Displacement Project (UDP) has identified 14 best practices for local governments, 11 of which are implemented by the City. Policies shown in Table E-53 are organized by the "Three P's" framework: Protection, Preservation, and Production. The Three P's are promoted by housing advocates as a balanced approach to preventing displacement by protecting current at-risk community members, preserving existing affordable housing, and producing new affordable housing.

TABLE E-53: ANTI-DISPLACEMENT STRATEGIES (2021)

Policy	Description	UDP Best Practice
Protection		
Eviction Moratorium	The Berkeley City Council adopted the Berkeley Emergency Response Ordinance to protect residents from evictions if they are unable to pay rent due to COVID-19's impacts.	
Fair Chance to Housing for Formerly Incarcerated People	Property owners are prohibited from using criminal background checks to screen tenant applications.	
First Source Hring	First Source hiring ordinances ensure that City residents are given priority for new jobs created by municipal financing and development programs.	X
Home Retention/Rental Assistance	The City provides financial assistance up to $5,000 for low income residents at risk of eviction to remain in their current living arrangement. Residents impacted by COVID19 are eligible for up to an additional $10,000.	
Just Cause for Eviction ordinance	Nearly all 26,000 rental units in Berkeley have eviction protections for no-fault causes.	X
Landlord/Tenant Mediation	The Rent Board offers landlord/tenant mediation to settle disputes and facilitate positive long-term relationships.	X
Rent Stabilization/Rent Control	Over 19,000 units (approx. 70%) are subject to rent stabilization ceilings.	X
Relocation Protections and Assistance	Tenants who are mandated to vacate their unit temporarily or permanently at no-fault are provided protections (including a right to return) and relocation funding (provided by the landlord).	
Rent Review Board	The Rent Board provides education to tenants and landlords on tenant's rights related to Just Cause Evictions and Rent Stabilization.	X
Source of Income Protection	Property owners are prohibited from refusing to rent to an applicant based on their source of income (e.g., Section 8 and other Housing Choice Voucher programs, Social Security, disability, unemployment or veterans' benefits).	
Preservation		
Community Land Trusts	Northern California Community Land Trust (NCLT) and Bay Area Community Land Trust (BACLT) serve Berkeley and receive direct support from the City for the acquisition and rehabilitation of local properties as well as organizational capacity building.	X
Condominium Conversion Regulations	The Condo Conversion ordinance limits the conversion of rental units to condominiums to 100 per year and includes an Affordable Housing Mtigation Fee for each unit converted. Fees generated from condo conversions provided $3M in revenue for the Housing Trust Fund program since 2009.	X

Policy	Description	UDP Best Practice
Senior and Disabled Rehabilitation Loan Program	The City offers deferred, no-interest loans to assist low-income senior and disabled homeowners in repairing/modifying their homes to eliminate conditions that pose a threat to their health and safety and to help preserve the City's housing inventory.	
Single Room Occupancy (SRO) Preservation	The Berkeley Housing Authority provides subsidies for 98 SROs.	X
Small Sites Program (SSP) Pilot	The SSP Pilot supported the acquisition and renovation of small, multifamily rental properties with up to 25 units. The City received one application during the pilot and awarded $1.6M to BACLT for the renovation of Stuart Street Apartments. There are currently no funds available in this program.	
Foreclosure/Mortgage Assistance	The City participates on the Mortgage Credit Certificate (MCC) Program through Alameda County. MCC recipients may take up to 15% of their annual mortgage interest payments as a dollar for dollar tax credit against their federal income taxes. Qualified homebuyers can adjust their federal income tax withholdings, which will increase their income available to pay the monthly mortgage.	X
Production		
Commercial Linkage Fee	This linkage fee on new commercial development generates revenue dependent on the type of development: Office $5.00/sf, Retail $5.00/sf, Industrial $2.50/sf when greater than 7,500 sf. 20% of fees go towards childcare programs. The Commercial Linkage fee has generated over $4.4M in revenue for the HTF program since 1992.	X
Housing Trust Fund (HTF) program	The City supports the development and rehabilitation of non-profit affordable housing properties via the HTF program. The HTF is supported by a combination of federal, state, and local sources, including the Affordable Housing Mitigation fee. Voters adopted Measure O in 2018 to provide the City with $135M in bond funding for affordable housing.	X
Jobs-Housing Linkage fee (Affordable Housing Mitigation fee)	All new market-rate housing developments are subject to an Affordable Housing Mitigation fee (AHMF) of $39,746 per unit for each market rate unit built with an option to provide Below Market Rate (BMR) units onsite in-lieu of the fee. The fee adjusts biennially to reflect the Construction Cost Index (CCI). The AHMF generates the majority of the City's local contribution to the HTF program, with over $12.6M in revenue since 2015. The in-lieu BMR option has provided over 400 permanently affordable units onsite.	X
Public Land Survey	HHCS conducted a survey to identify opportunities for affordable housing development on City-owned property in 2017 and 2019. West Berkeley Service Center was identified by Council as an opportunity site for future affordable housing development. Vacant City properties were converted into shelters to house homeless individuals at high-risk of COVID-19.	

Source: City of Berkeley, Current Anti-Displacement Initiatives, 2021.

Berkeley is also in the process of developing an affordable housing preference policy and a Tenant Opportunity to Purchase Act (TOPA) ordinance. Anti-displacement policies in development are outlined below:

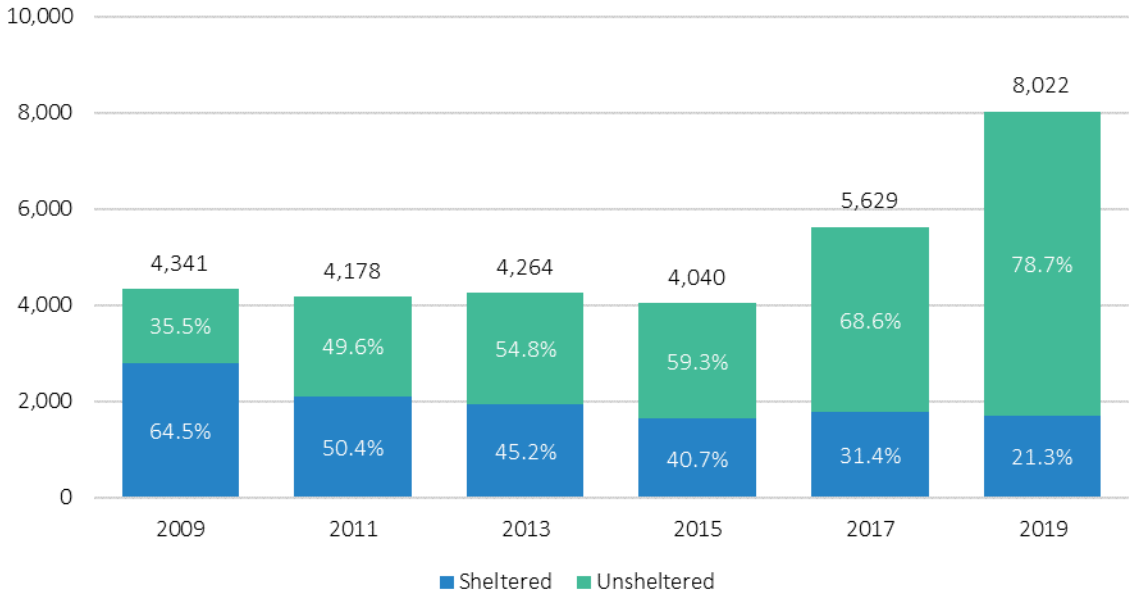
- **Affordable Housing Preference Policy:** A preference policy would provide households with ties to Berkeley a priority in applying for new affordable housing units based on specific criteria. Multiple preferences can be layered to create a preference ranking system (e.g., displaced from Berkeley, neighborhood proximity, families with small children).
- **Tenant Opportunity to Purchase Act (TOPA) Ordinance:** TOPA provides tenants the right to purchase a rental property when the owner puts it on the market or accepts an offer from another potential buyer. The housing would be transitioned into permanently affordable housing or land trusts. Tenants may assign their rights to a qualified affordable housing provider or community land trust.

Homelessness

Regional Trends. Communities are required by HUD to conduct a Point-in-Time (PIT) Count of individuals, youth, and families experiencing homelessness. Due to the COVID-19 pandemic, the Alameda County PIT Count was postponed from 2021 to February 2022. As of April 2022, the results from February 2022 PIT Count have not been released. This analysis relies on the 2019 Alameda County Homeless Count and Survey to assess homelessness in the County.

As exhibited in Figure E-94, the population of persons experiencing homelessness in the County has increased over the last decade. Between 2017 and 2019, the population of persons experiencing homelessness increased by 42.5 percent, while the Countywide population increased only 1.7 percent. Similarly, the population in Alameda County increased 12.1 percent between 2010 and 2019, while the homeless population increased 84.8 percent between 2009 and 2019.[32] The unsheltered homeless population has also increased significantly, representing only 35.5 percent of the homeless population in 2009 but 78.7 percent in 2019.

FIGURE E-94: ALAMEDA COUNTY HOMELESS POPULATION TREND (2009-2019)



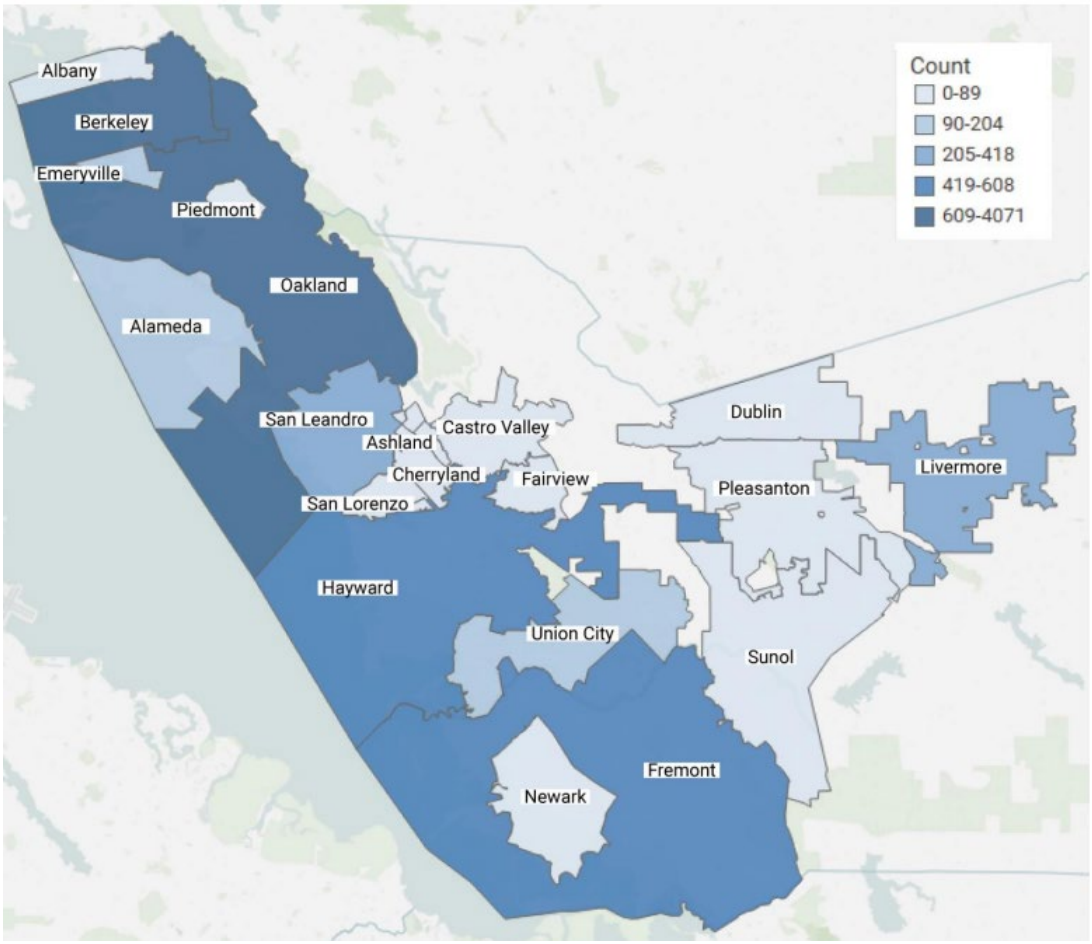
Source: Alameda County Homeless Count and Survey Comprehensive Report, 2019.

[32] 2006-2010, 2013-2017, and 2015-2019 ACS (5-Year Estimates).

Populations of persons experiencing homelessness are most concentrated in the cities of Berkeley and Oakland, followed by Hayward and Fremont. It is important to note that these cities have the largest populations countywide. When accounting for City population, Emeryville has the largest proportion of persons experiencing homelessness (1.5 percent of total population), followed by Oakland (one percent), Berkeley (0.9 percent), and San Leandro (0.5 percent). The population of persons experiencing homelessness Countywide account for 0.5 percent of the total population. Racial/ethnic minority populations are most concentrated in Emeryville, Oakland, San Leandro, Hayward and Fremont, LMI households are most concentrated in Oakland and San Leandro, and TCAC low resource tracts are most concentrated in Oakland, San Leandro, and Hayward (see Figure E-16, Figure E-35, and Figure E-45).

Table E-54 shows the change in homeless population by jurisdiction from 2017 to 2019. During this period, Emeryville (+514 percent), Pleasanton (+289 percent), San Leandro (+284 percent), and Union City (+165 percent) had the highest increases in homeless populations. The populations of persons experiencing homelessness in Albany and Dublin have decreased since 2017. Berkeley, Oakland, Hayward, and Fremont had homeless population increases below or similar to the Countywide average.

FIGURE E-95: TOTAL NUMBER OF PERSONS EXPERIENCING HOMELESSNESS BY JURISDICTION (2019)



Source: Alameda County Homeless Count and Survey Comprehensive Report, 2019.

TABLE E-54: HOMELESS POPULATION BY JURISDICTION (2017-2019)

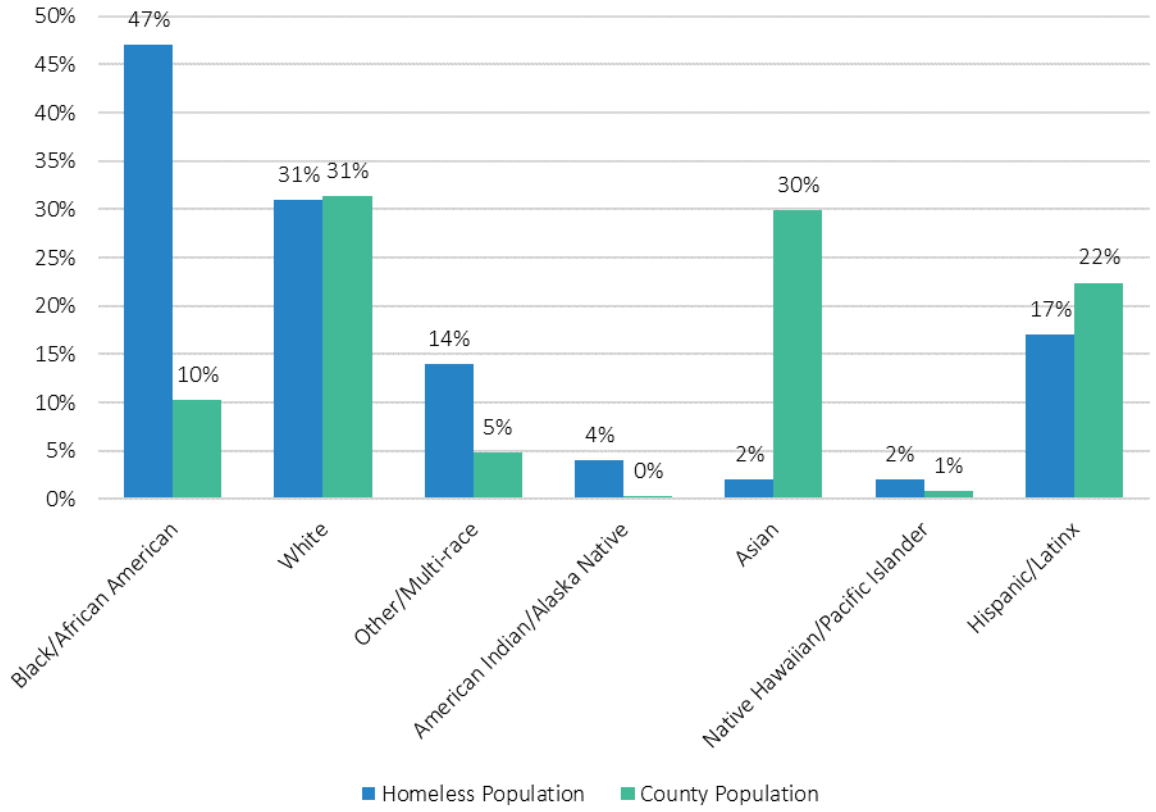
Jurisdiction	2017	2019	Percent Change
Alameda	204	231	+13.2%
Albany	66	35	-47.0%

Berkeley	972	1,108	+14.0%
Dublin	21	8	-61.9%
Emeryville	29	178	+513.8%
Fremont	479	608	+26.9%
Hayward	397	487	+22.7%
Livermore	243	264	+8.6%
Newark	70	89	+27.1%
Oakland	2,761	4,071	+47.4%
Piedmont	0	0	--
Pleasanton	18	70	+288.9%
San Leandro	109	418	+283.5%
Union City	40	106	+165.0%
Unincorporated	220	349	+58.6%
Total	5,629	8,022	+42.5%

Source: Alameda County Homeless Count and Survey Comprehensive Report, 2019.

Certain racial or ethnic groups are often overrepresented in the homeless population. In Alameda County, Black/African American individuals represent 47 percent of the homeless population but only 10 percent of the population countywide (Figure E-96). The other/multi-race, American Indian/Alaska Native, and Native Hawaiian/Pacific Islander populations are also overrepresented in the homeless population. Conversely, only two percent of the population of persons experiencing homelessness are Asian and 17 percent are Hispanic/Latinx compared to 30 percent and 22 percent countywide, respectively. As outlined in Section 1.4.3 *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*, Black/African American population (20 percent), American Indian/Alaska Native population (15 percent), and population of a race not listed ("other") (14.4 percent) have the highest poverty rates in the County.

FIGURE E-96: HOMELESS POPULATION VS. COUNTY POPULATION (2019)



Source: Alameda County Homeless Count and Survey Comprehensive Report, 2019; 2015-2019 ACS (5-Year Estimates).

According to the 2019 Alameda County Homeless Survey, 57 percent of respondents reported living in Alameda County for 10 or more years, while only 12 percent lived in the County for less than a year. Prior to becoming homeless, 39 percent of respondents reported living with friends or relatives and 37 percent owned or rented a home. Most persons experiencing homelessness in the County (63 percent) have been homeless for a year or longer. Federally reported homeless subpopulations are presented in Table E-55. The proportion of homeless persons in families with children has significantly decreased since 2015, representing only seven percent of the homeless population in 2019. Chronically homeless individuals and homeless adults with serious mental illness continue to be prevalent groups in Alameda County.

TABLE E-55: FEDERALLY REPORTED HOMELESS SUBPOPULATIONS – ALAMEDA COUNTY (2015-2019)

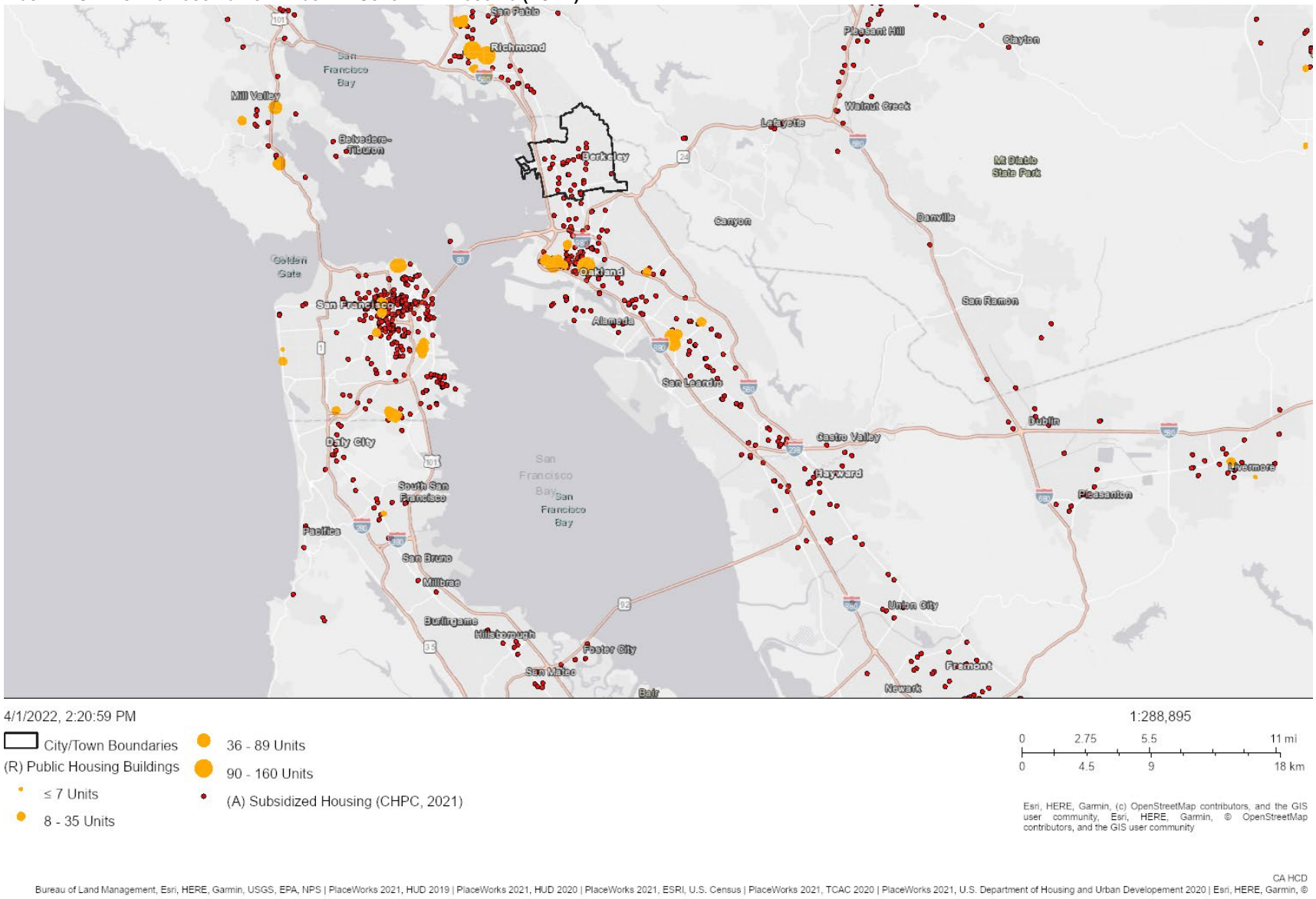
	2015		2017		2019	
	Persons	Percent	Persons	Percent	Persons	Percent
Persons in Families with Children	985	24%	711	13%	524	7%
Unaccompanied Youth and Young Adults	299	7%	991	18%	731	9%
Chronically Homeless	689	17%	1,652	29%	2,236	28%
Veterans	388	10%	531	9%	692	9%
Adults with Serious Mental Illness	714	18%	1,622	29%	2,590	32%
Adults with HIV/AIDs	68	2%	157	3%	207	3%
Total Homeless Population	4,040		5,629		8,022	

Source: Alameda County Homeless Count and Survey Comprehensive Report, 2019.

Survey respondents were also asked to identify uses for funding to end homelessness. Over half (52 percent) of respondents identified affordable rental housing and 38 percent identified permanent help with rent. Employment training and job opportunities (31 percent), 24/7 basic sanitation services (25 percent), behavioral health services (22 percent), and emergency shelter (20 percent) were also among the top recommendations.

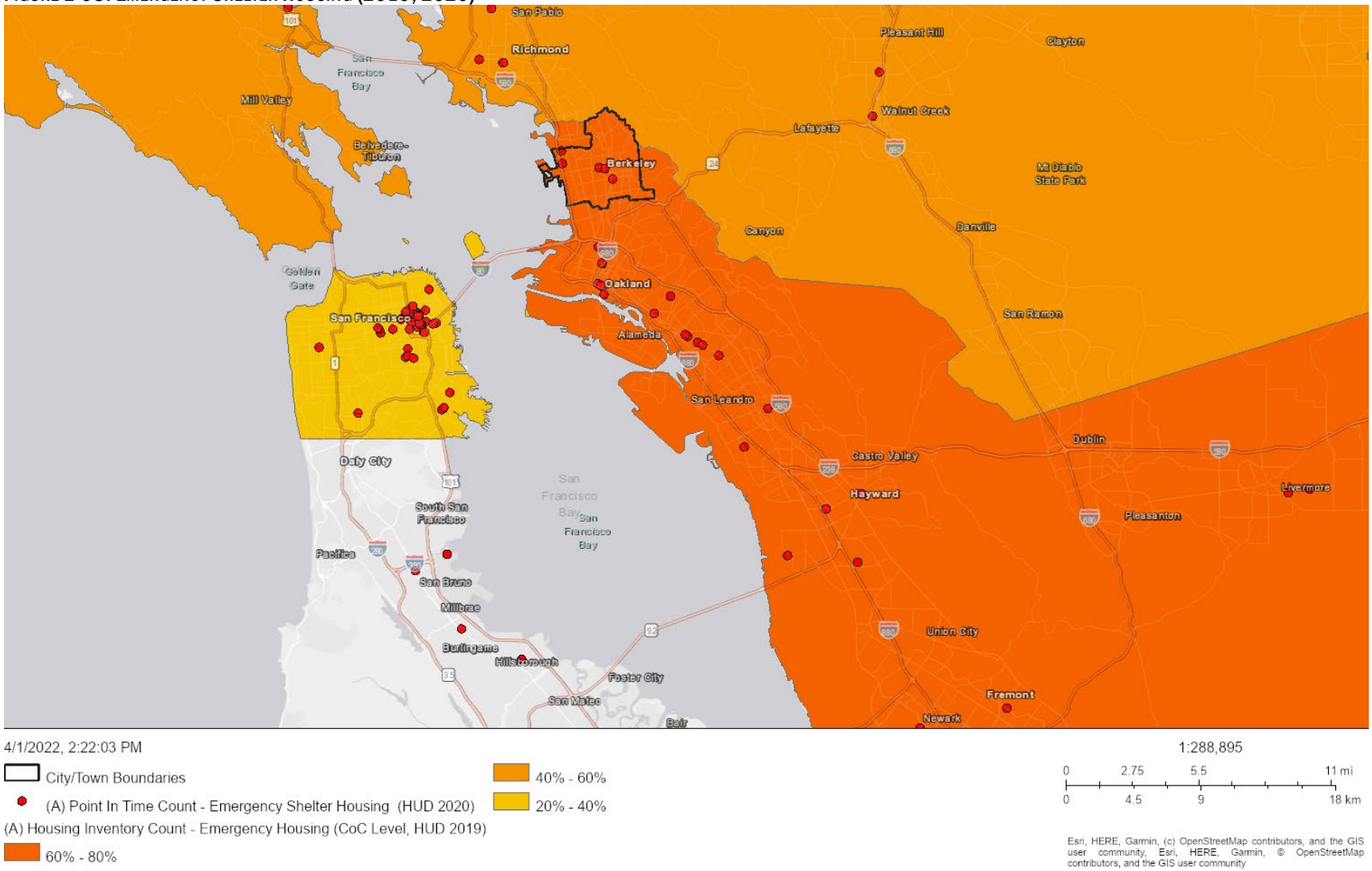
Public housing buildings and subsidized housing in the region is included in Figure E-97. Both public housing buildings and subsidized housing projects are located throughout the region and are especially concentrated in eastern San Francisco and Oakland. Public housing buildings and subsidized housing is generally more prevalent in San Francisco and Alameda County compared to Contra Costa County and Marin County. Alameda County has the highest rate of occupied emergency shelter beds in the region. Approximately 80 percent of emergency shelter beds in the County are occupied compared to only 50 percent in Contra Costa County, 38.9 percent in San Francisco, and 43.3 percent in Marin County (Figure E-98). Emergency shelters are most prevalent in San Francisco and northwestern Alameda County from Berkeley to San Leandro.

FIGURE E-97: PUBLIC HOUSING BUILDINGS AND SUBSIDIZED HOUSING (2021)



Source: HCD AFFH Data Viewer (California Housing Partnership Corportion (CHPC), 2021), 2022.

FIGURE E-98: EMERGENCY SHELTER HOUSING (2019, 2020)



Source: HCD AFFH Data Viewer (HUD, 2019/2020), 2022.

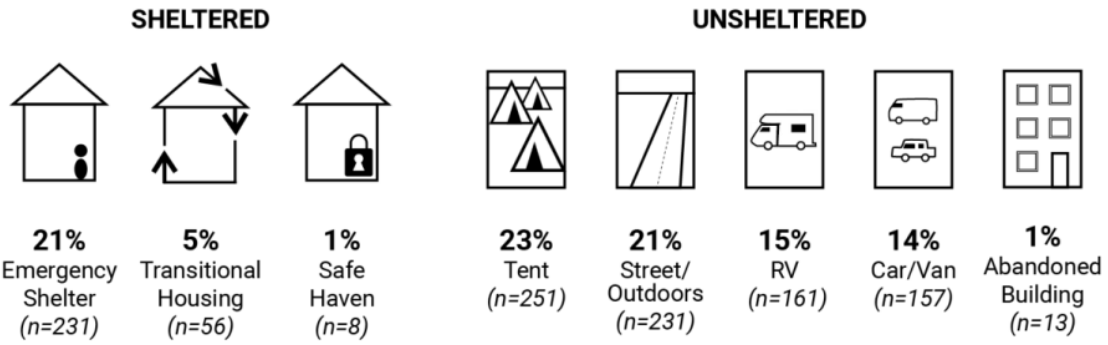
Local Trends. Since 2015, the population of persons experiencing homelessness in the City has increased at a consistent rate. Between 2015 and 2017 the homeless population increased by 16.5 percent and another 14 percent between 2017 and 2019. The homeless population in Berkeley represents 14 percent of the total population experiencing homelessness in Alameda County. Comparatively, the total Berkeley population represents only 7.3 percent of the total County population according to 2015-2019 ACS estimates. Berkeley has a slightly lower share of unsheltered individuals compared to Alameda County (Table E-56). Nearly a third of the homeless population in the City resided in vehicles (car, van, or RV), followed by tents (23 percent), street/outdoors (21 percent), and emergency shelters (21 percent) (Figure E-99).

TABLE E-56: HOMELESS POPULATION BY SHELTER STATUS (2019)

	Unsheltered		Sheltered		Total
	Persons	Percent	Persons	Percent	
Berkeley	813	73.4%	295	26.6%	1,108
Alameda County	6,312	78.7%	1,710	21.3%	8,022

Source: City of Berkeley Homeless Count and Survey Comprehensive Report, 2019.

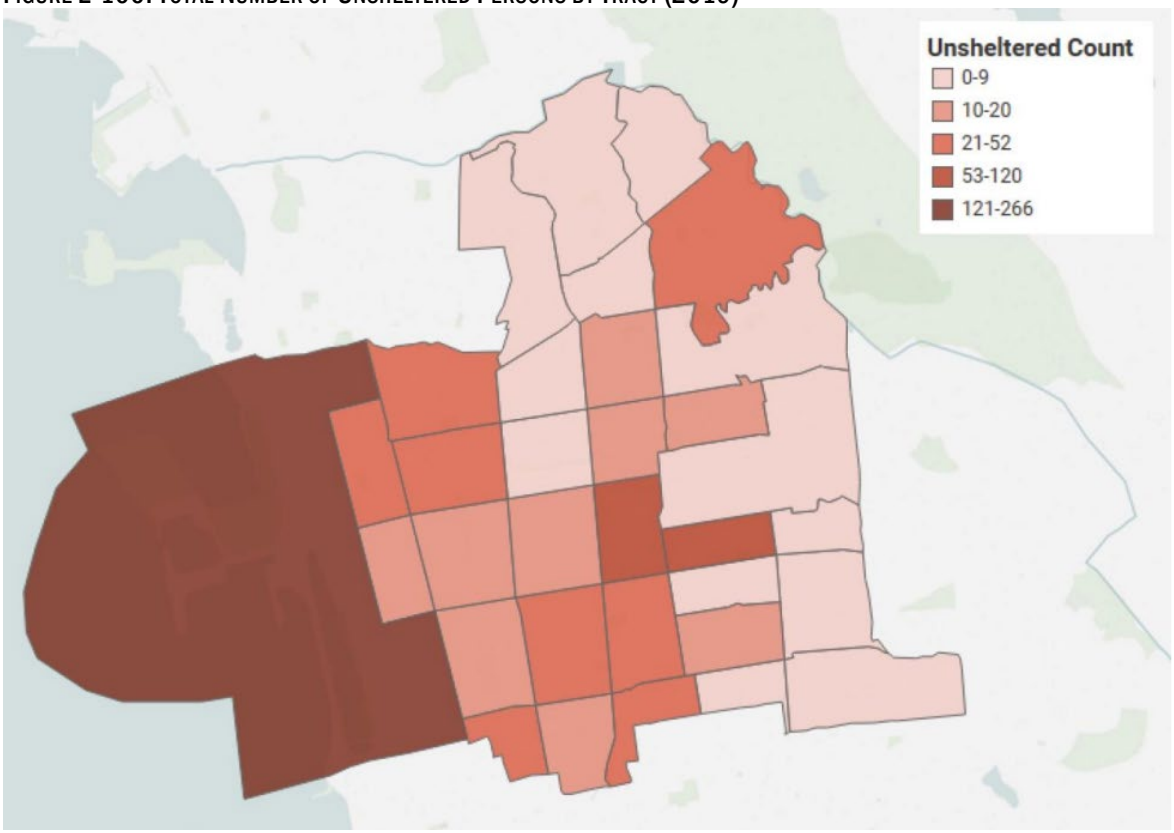
FIGURE E-99: PERSONS EXPERIENCING HOMELESSNESS BY LOCATION (2019)



Source: City of Berkeley Homeless Count and Survey Comprehensive Report, 2019.

Populations of persons experiencing homelessness are most concentrated in tracts 4220 (Berkeley Marina neighborhood), 4228 (Southside neighborhood), and 4229 (Downtown Berkeley/Central Berkeley neighborhood), while tracts along the eastern City boundary and in the northeastern corner of the City had the lowest number of persons experiencing homelessness (Figure E-100). Tracts 4220 and 4229 are classified as moderate resource tracts, while tract 4228 is the only low resource tract in the City (see Figure E-46). Between 60 and 80 percent of the population in most block groups contained in these tracts belong to a racial or ethnic minority group and more than 75 percent of households in tracts 4228 and 4229 are low or moderate income (see Figure E-20 and Figure E-36). As discussed in Section *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*, tracts 4228 and 4229 are R/ECAP tracts and are characterized by large student populations. However, persons experiencing homelessness in these tracts are likely not primarily students, as only seven percent of the homeless population in the City is unaccompanied youth or young adults, lower than nine percent Countywide.

FIGURE E-100: TOTAL NUMBER OF UNSHELTERED PERSONS BY TRACT (2019)



Source: City of Berkeley Homeless Count and Survey Comprehensive Report, 2019.

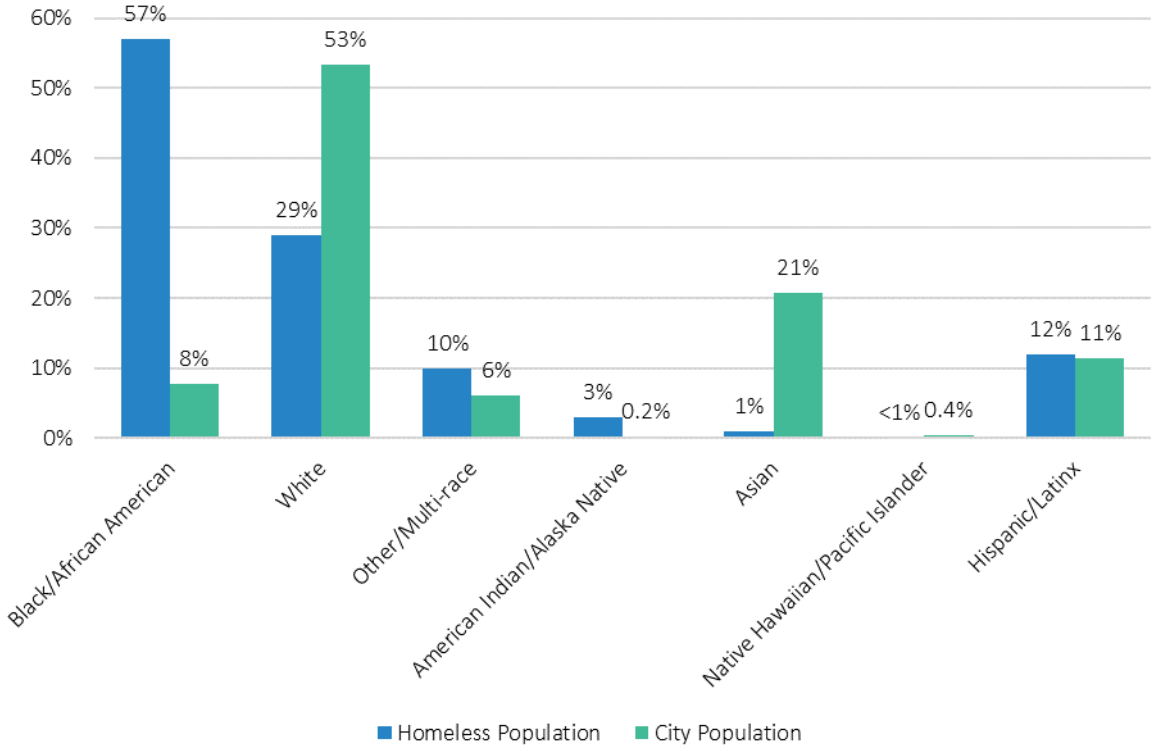
Like the County, Black/African American individuals are overrepresented in the Berkeley homeless population. As shown in Figure E-101, Black/African American persons represent 57 percent of the homeless population but only eight percent of the total City population. The other/multi-race population, American Indian/Alaska Native population, and Hispanic/Latinx population are also overrepresented in the homeless population but to a much lesser extent than the Black/African American population. The Asian population represents 21 percent of the City population but only one percent of the homeless population. Similarly, the White population represents 53 percent of the City population but only 29 percent of the White population.

As outlined in Section 1.4.3 *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*, the White population has the lowest poverty rate of 12.1 percent. Although there are very few Asian individuals experiencing homelessness, the Asian/API population has the highest poverty rate of 36.9 percent. The high poverty rate amongst Asian/API residents is likely affected by the large Asian/API student population in the City. Students are more likely to have low incomes. Approximately one percent of the total Berkeley population experiences homelessness, while 10 percent of student respondents reported having experienced homelessness at some point since arriving at UC Berkeley according to a 2017 UC Berkeley survey. However, most students that reported experiencing homelessness were "couch surfing" or living in other people's homes. This population is not recorded by the County PIT Count. Student homelessness and poverty is further described in Section 0, *Student Poverty and Mobility*.

Consistent with the composition of the homeless population in the City, Black/African American Berkeley residents had the second highest poverty rate in the City (25.4 percent), after the Asian/API

population, followed by the American Indian/Alaska Native population (24.5 percent), and Hispanic/Latinx population (20.5 percent).

FIGURE E-101: HOMELESS POPULATION VS. BERKELEY POPULATION (2019)



Source: City of Berkeley Homeless Count and Survey Comprehensive Report, 2019; 2015-2019 ACS (5-Year Estimates).

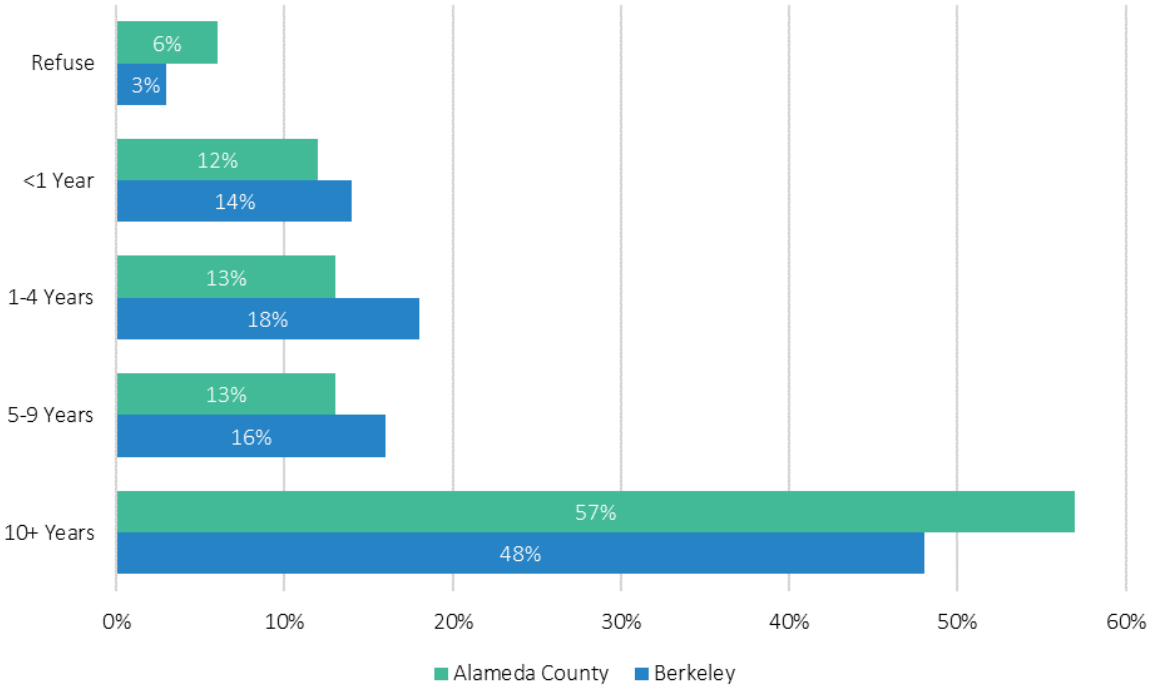
As mentioned above, federally reported homeless subpopulations include unaccompanied youth and young adults, persons in families with children, chronically homeless individuals, and veterans. Berkeley has a smaller share of homeless unaccompanied youth/young adults, persons in families with children, and veterans than the County. The 2019 PIT Count estimates 35 percent of the Berkeley homeless population is chronically homeless, compared to only 28 percent in Alameda County.

During the 2019 PIT Count, 257 surveys were conducted in Berkeley. Respondents were questioned on various subjects including but not limited to place of residence, prior/current living arrangements, duration and recurrence of homelessness, primary cause of homelessness, and homeless services. A larger proportion of Berkeley respondents have moved to Alameda County in recent years (Figure E-102). Approximately 57 percent of the homeless population countywide has lived in the County for more than 10 years compared to only 48 percent in the City. Immediately prior to experiencing homelessness, a larger proportion of persons in Berkeley lived in subsidized housing (12 percent) or jail/prison (eight percent) compared to the County. A majority of Berkeley respondents (64 percent) also stated they have been homeless for a year or more. Berkeley respondents cited job loss (18 percent), eviction/foreclosure (17 percent), mental health issues (15 percent), and substance issues (12 percent) as the primary cause for homelessness. Like the County, Berkeley survey respondents identified the following uses for funding to end homelessness:

- Affordable rental housing (58 percent)
- Employment training and job opportunities (43 percent)

- Permanent help with rent/subsidy (29 percent)
- Substance use and/or mental health services (28 percent)
- Housing with supportive services (22 percent)
- 24/7 basic sanitation (19 percent)

FIGURE E-102: LENGTH OF TIME SPENT IN ALAMEDA COUNTY (2019)



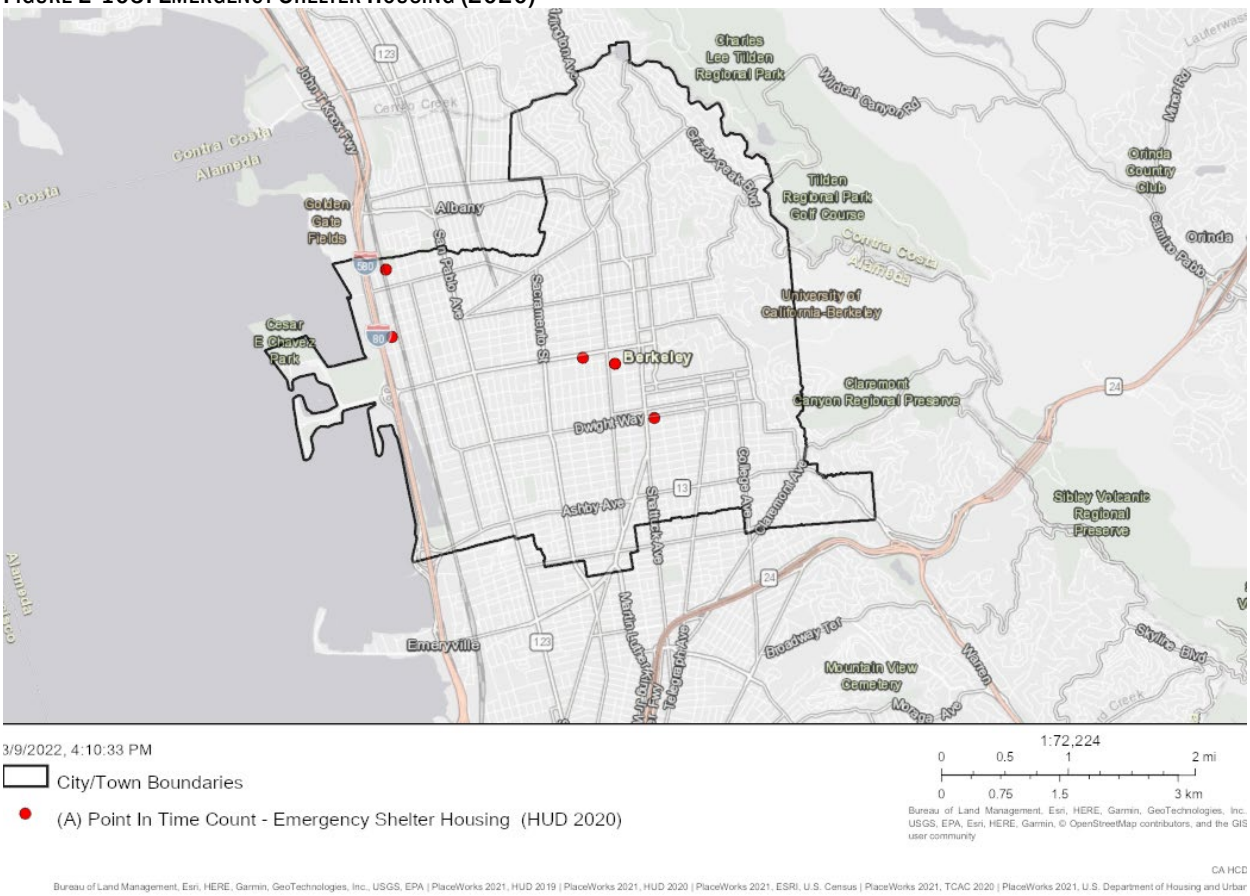
Source: City of Berkeley Homeless Count and Survey Comprehensive Report, 2019.

The City of Berkeley offers the following homeless services:

- ***Homeless Shelters:*** The City funds local service providers to offer 256 shelter beds across the community.
- ***Pathways STAIR Navigation Center:*** STAIR Navigation Center offers a 45-bed, 24/7, service-rich shelter to get people living on the streets sheltered and housed as soon as possible, employs an outreach team to connect with residents in encampments and bring them into shelter, and provides services to transition unhoused people into permanent supportive housing.
- ***Rapid Rehousing:*** The City connects homeless households with housing navigators and provides financial assistance to transition people into housing and help them sustain their rent overtime.

There are five emergency shelters located in the City. Three are located in or adjacent to tracts 4228 and 4229 and two are located in tract 4220 (Figure E-103). The location of emergency shelters in the City likely affected the distribution of homeless individuals shown in Figure E-101.

FIGURE E-103: EMERGENCY SHELTER HOUSING (2020)



Source: HCD AFFH Data Viewer (HUD, 2020), 2022.

E4.6 Other Relevant Factors

Home Loans

Home loan applications in Berkeley by race and income are shown in Table E-57. Of all mortgage applications filed in 2018 and 2019, 63.2 percent were originated, 16.3 percent were denied, and 2.7 percent were approved not accepted. Hispanic/Latinx and Black/African American applicants were denied at the highest rates of 24 percent and 23.9 percent, respectively. Conversely, applications submitted by White and Asian/API residents were originated or approved at the highest rates of 67.9 percent and 65.3 percent, respectively. This pattern may indicate unfair lending practices are occurring in the City.

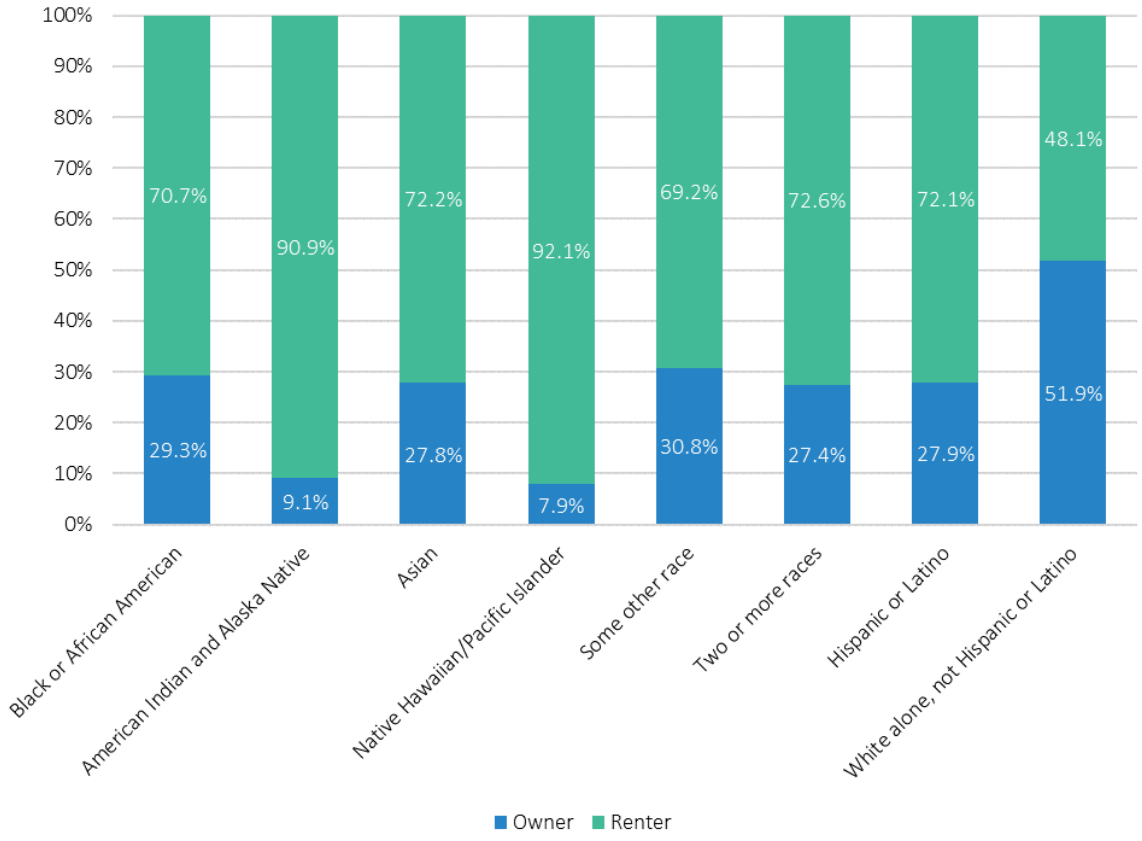
As presented in Figure E-104, non-Hispanic White households have significantly higher home ownership rates (51.9 percent) than all other racial/ethnic groups in the City. Non-Hispanic White residents also have the lowest poverty rate of 12.1 percent and highest median income of $107,660 (see Chapter 1.4.3, *Racially or Ethnically Concentrated Areas*). All other racial/ethnic groups in the City have median incomes below $100,000. Hispanic/Latinx and Black/African American populations have significantly higher rates of poverty of 20.5 percent and 25.4 percent, respectively.

TABLE E-57: MORTGAGE APPLICATIONS AND ACCEPTANCE BY RACE/ETHNICITY (2018-2019)

	Amer. Ind./ Ala. Nat.	Asian/API	Black/ Afr. American	White	Hispanic/ Latinx	Unknown	All
Approved Not Accepted	13.3%	2.0%	4.3%	2.3%	1.9%	3.5%	2.7%
Denied	13.3%	19.7%	23.9%	15.3%	24.0%	14.3%	16.3%
Withdrawn	20.0%	11.0%	17.4%	12.8%	14.3%	13.8%	13.1%
Incomplete	13.3%	4.0%	7.2%	4.0%	6.5%	5.3%	4.7%
Originated	40.0%	63.3%	47.1%	65.6%	53.2%	63.1%	63.2%
Total	15	401	138	1,692	154	867	3,267

Source: ABAG Housing Element Data Package (based on Federal Financial institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act (HMDA) loan/application register (LAR) files, 2018-2019), 2021.

FIGURE E-104: TENURE BY RACE (2019)



Source: 2015-2019 ACS (5-Year Estimates).

Open Space and Recreation

According to the Plan Bay Area 2040, a strong regional movement emerged during the latter half of the 20th century to protect farmland and open space. Local governments adopted urban growth boundaries and helped lead a "focused growth" strategy with support from environmental groups and regional agencies to limit sprawl, expand recreational opportunities, and preserve scenic and natural resources. However, this protection has strained the region's ability to build the housing needed for a growing population. In addition, maintaining the existing open space does not ensure equal access to it.

Since 1977, the City has significantly increased the amount and type of available open space. According to the City's Open Space and Recreation Element, there is over 12 acres of parkland available per 1,000

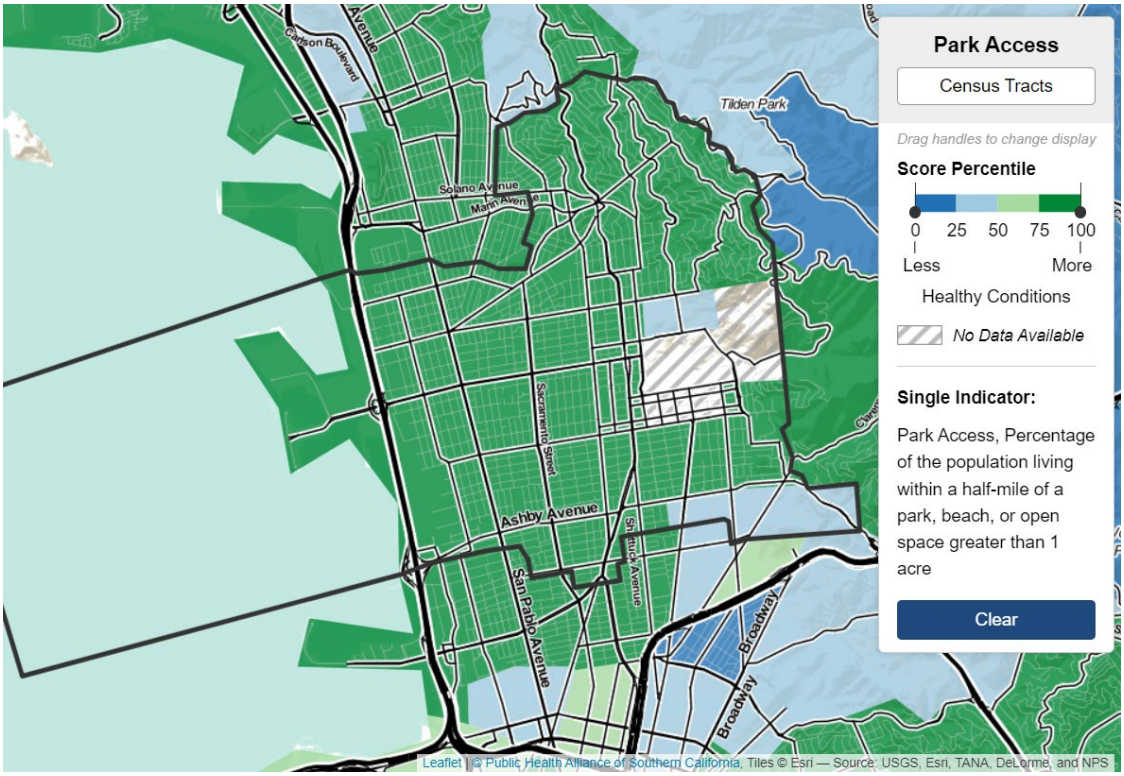
residents including the Bay Trail, Eastshore State Park, Tilden Regional Park, and Claremont Canyon Regional Reserve. Since 1977, over 120 acres of parkland has been added to the City. Measure L and Measure Q, passed in 1986, required all existing open space be preserved for open space use and, established the waterfront as an area primarily for recreation and provided public access to the waterfront. A map of existing parks, green areas, senior centers, swim centers, community centers, trails, and paths is provided in Figure E-106.

The City established the "Trees Make Life Better" program and anticipates that between 1,000 and 1,800 new trees will be planted in south and west Berkeley using grant funding. Through this program, the City aims to improve quality of life through greenhouse gas reduction, temperature stabilization, and heating/cooling cost reduction. City staff has identified eight areas for tree planting throughout the South Berkeley, Southwest Berkeley, Central Berkeley, 4th Street, Northwest Berkeley, and Gilman neighborhoods. As exhibited in Figure E-68 previously, this section of the City has the lowest CalEnviroScreen 4.0 scores indicating these communities bear the highest pollution burden and may contain sensitive populations.[33]

The Healthy Places Index provides tract-level data for percent of population living within a ½ mile of a park, beach, or open space greater than one acre. Figure E-105 shows that nearly all Berkeley tracts score in the highest percentile for park access. Tract 4225 (Northside neighborhood), tract4238 (Claremont/Elmwood District neighborhoods), and 4239.02 (Elmwood District/Lorin neighborhoods) scored in the second percentile (0.25-0.50) for park access. The southeast tracts (4238 and 4239.02) are generally affluent areas with better environmental conditions, while tract 4225 has higher concentrations of lower-income populations and households. However, tract 4225 received a CalEnviroScreen percentile score of 23.1, indicating that environmental conditions in this area are good despite the lack of accessible open space.

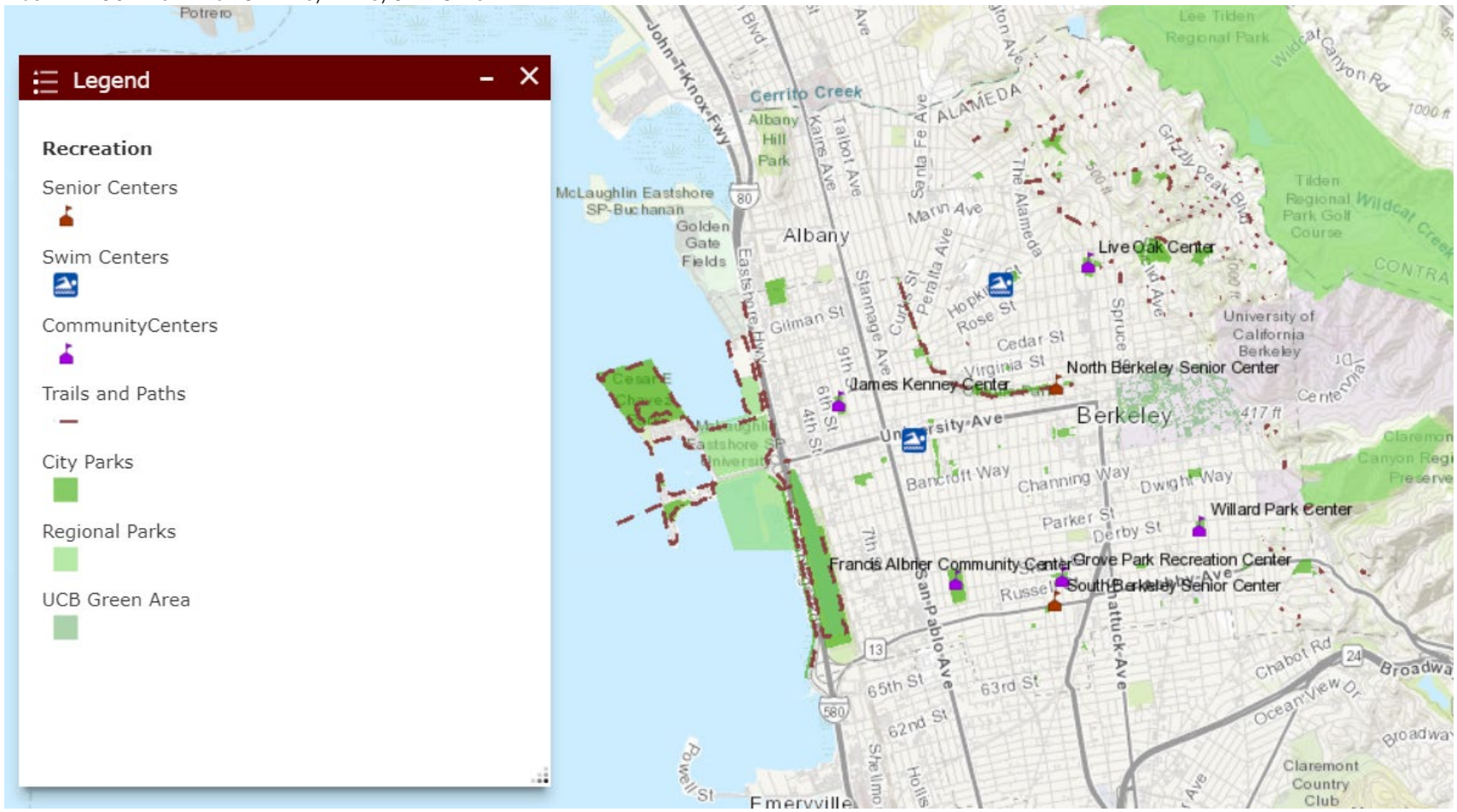
[33] Pollution indicators include but are not limited to: Ozone, PM 2.5, diesel particulate matter, drinking water contaminants, pesticide use, traffic impacts, cleanup sites, hazardous waste generators. Sensitive population indicators include asthma, cardiovascular disease, and low birth weight infants. CalEnviroScreen 4.0 scores also take the following socioeconomic indicators into consideration: educational attainment, housing-burdened low-income households, linguistic isolation, poverty, and unemployment.

FIGURE E-105: HEALTHY PLACES INDEX – PARK ACCESS BY TRACT



Source: California Healthy Places Index (HPI), accessed March 2022.

FIGURE E-106: RECREATION CENTERS, PARKS, OPEN SPACE

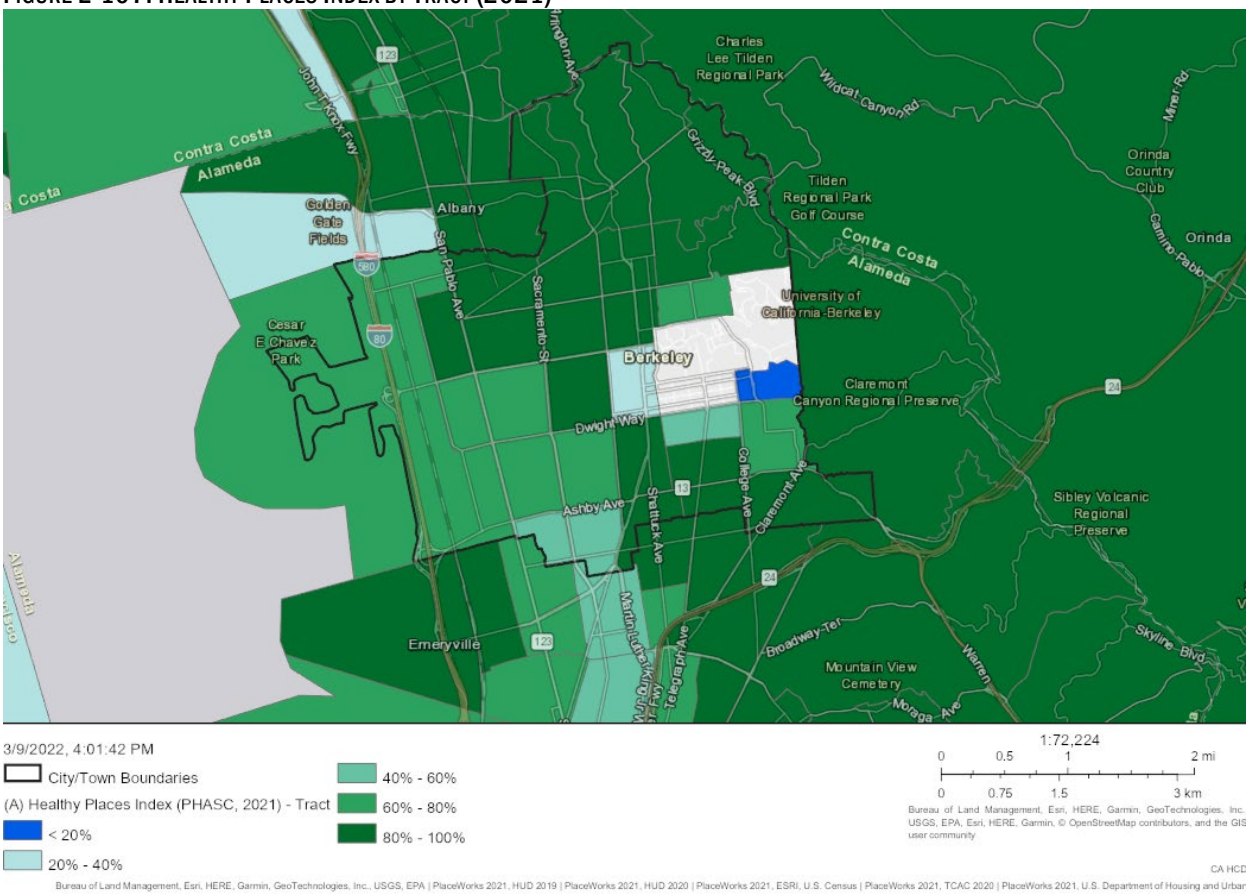


Source: City of Berkeley Community GIS Portal, accessed March 2022.

Healthy Places

This analysis utilizes the Healthy Places Index (HPI) to measure transportation opportunities and park accessibility in the City (see Section 1.4.4 *Transportation*, and Section 1.4.6 *Open Space and Recreation*). The HPI is a new tool that allows local officials to diagnose and change community conditions that affect health outcomes and the wellbeing of residents. The HPI tool was developed by the Public Health Alliance of Southern California to assist in comparing community conditions across the state and combines 25 community characteristics such as housing, education, economic, and social factors into a single indexed HPI Percentile Score, where lower percentiles indicate lower conditions. Figure E-107 shows the HPI percentile scores for Berkeley tracts. Most tracts in the City tend to have HPI scores above 60 percent. Tracts with the highest HPI scores exceeding 80 percent are concentrated in the northeastern, central northern, and southeastern areas of the City. Tracts surrounding the UC Berkeley campus, specifically Tract 4227 scoring under 20 percent, have lower HPI index values.

FIGURE E-107: HEALTHY PLACES INDEX BY TRACT (2021)



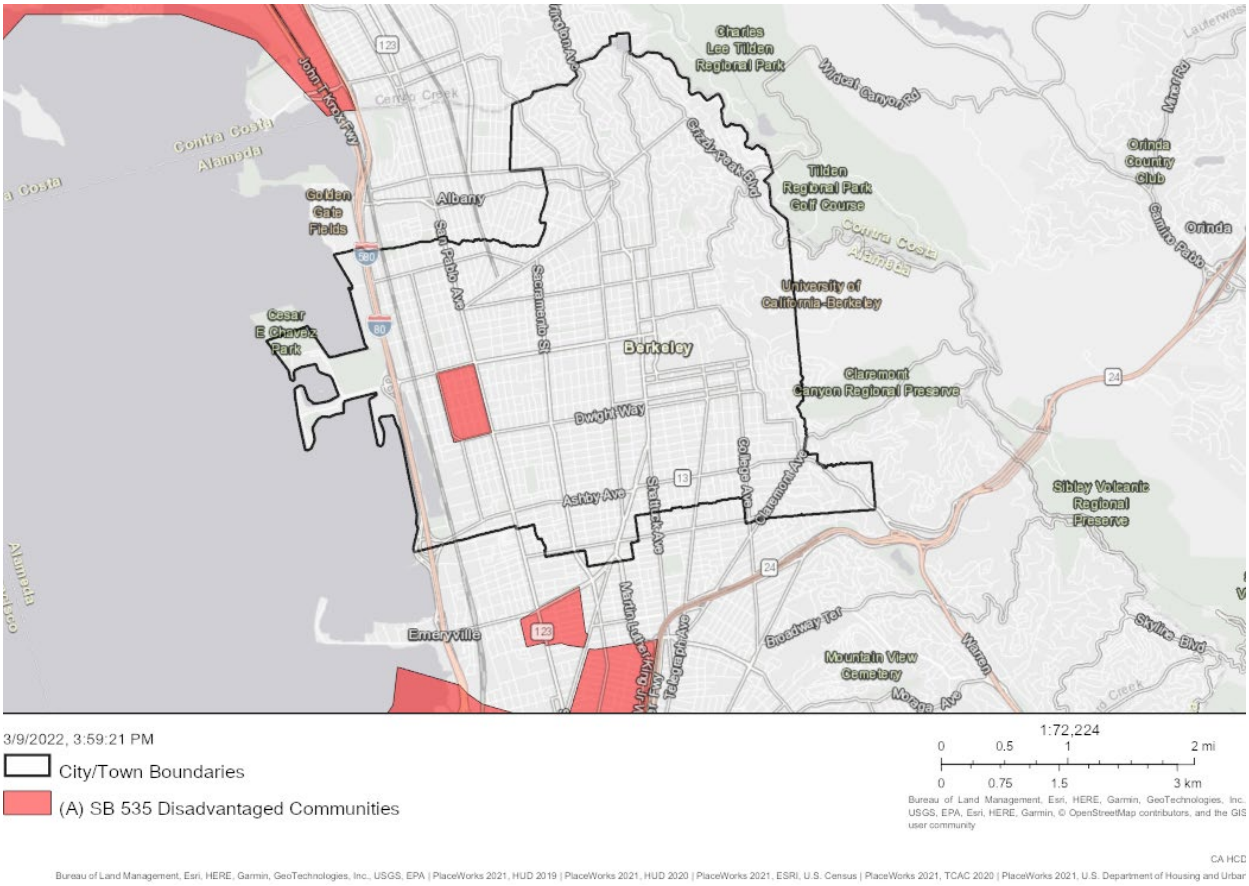
Source: HCD AFFH Data Viewer (Public Health Alliance of Southern California (PHASC), 2021), 2022.

SB 535 Disadvantaged Communities

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time they're reducing pollution that causes climate change. As identified using the HCD AFFH tool, there is one tract in Berkeley that is classified as a "disadvantaged community" located in the Southwest Berkeley neighborhood (Figure X-108).

In this tract, between 61 and 80 percent of the population belongs to a racial or ethnic minority group, 12.9 percent of the population experiences a disability, and 59.4 percent of households are LMI (see Figure E-20, Figure E-24, and Figure E-36). Most households in this tract are renter-occupied and 52.7 of renters are cost burdened (see Figure E-69 and Figure E-79). This tract has one of the worst CalEnviroScreen 4.0 scores in the City of 42.4, followed only by the Berkeley Marina neighborhood (see Figure E-68).

FIGURE X-108: SB 535 DISADVANTAGED COMMUNITIES BY TRACT



Source: HCD AFFH Data Viewer (Office of Environmental Health Hazard Assessment (OEHHA), 2021), 2022.

Student Poverty and Mobility

As discussed previously, Berkeley is characterized by a large student population mostly due to the University of California – Berkeley. Approximately 29 percent of the population is enrolled in college or graduate school in the City, significantly larger than 8.5 percent in Alameda County. Students tend to have lower or no income and therefore have higher poverty rates (see Section 1.4.30 *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*).

UC Berkeley conducted a survey in 2017 that received upwards of 9,000 partial or complete responses from undergraduate, graduate, and postdoc students.[34] Of these students, 10 percent reported having experienced homelessness at some point since arriving at UC Berkeley. Homelessness was defined as "not having stable or reliable housing (e.g., living on the street, in vehicles, motels, short-term rentals, camp grounds, single-occupancy facilities, or couch surfing in other people's homes for temporary sleeping arrangements)." Many of these living situations, such as motels, short-term rentals, and couch

[34] UC Berkeley Office of Planning and Analysis, Housing Survey Findings, Fall 2017. https://housing.berkeley.edu/wp-content/uploads/HousingSurvey_03022018.pdf.

surfing, are not counted towards the overall PIT count in the City (see Section 1.4.5 *Homelessness*). Over 70 percent of undergraduate and graduate respondents reported they were couch surfing at the time of homelessness, and over 50 percent of postdoc students reported living in short-term rentals. Half of respondents indicated that it took more than one month to find their current housing.

A 2017 study on the role of colleges in intergenerational mobility found that the median family income of a UC Berkeley student is $119,900 and 54 percent of students come from families in the top 20 percent.[35] Compared to the State, UC Berkeley students are among the highest for median family income, average income percentile, and share of students in the top 0.1 percent. Of post-grad UC Berkeley students, 22 percent moved up two or more income quintiles and 4.9 percent moved from the bottom to top income quintile, some of the largest shares compared to the PAC-12 and State.

While students may contribute to the poverty rate citywide, UC Berkeley students also tend to come from wealthier families. Regardless, students may require housing that caters to their needs. According to the 2017 UC Berkeley housing survey, a majority of students cited affordability as the most or second most important factor in potential housing, followed by proximity and safety.

Historical Trends

The following is provided by HCD and describes historical redlining trends.

"The Home Owners' Loan Corporation (HOLC) was created in the New Deal Era and trained many home appraisers in the 1930s. The HOLC created a neighborhood ranking system infamously known today as redlining. Local real estate developers and appraisers in over 200 cities assigned grades to residential neighborhoods. These maps and neighborhood ratings set the rules for decades of real estate practices. The grades ranged from A to D. A was traditionally colored in green, B was traditionally colored in blue, C was traditionally colored in yellow, and D was traditionally colored in red:

1. **A (Best):** Always upper- or upper-middle-class White neighborhoods that HOLC defined as posing minimal risk for banks and other mortgage lenders, as they were "ethnically homogeneous" and had room to be further developed.
2. **B (Still Desirable):** Generally nearly or completely White, U.S. -born neighborhoods that HOLC defined as "still desirable" and sound investments for mortgage lenders.
3. **C (Declining):** Areas where the residents were often working-class and/or first or second generation immigrants from Europe. These areas often lacked utilities and were characterized by older building stock.
4. **D (Hazardous):** Areas here often received this grade because they were "infiltrated" with "undesirable populations" such as Jewish, Asian, Mexican, and Black families. These areas were more likely to be close to industrial areas and to have older housing.

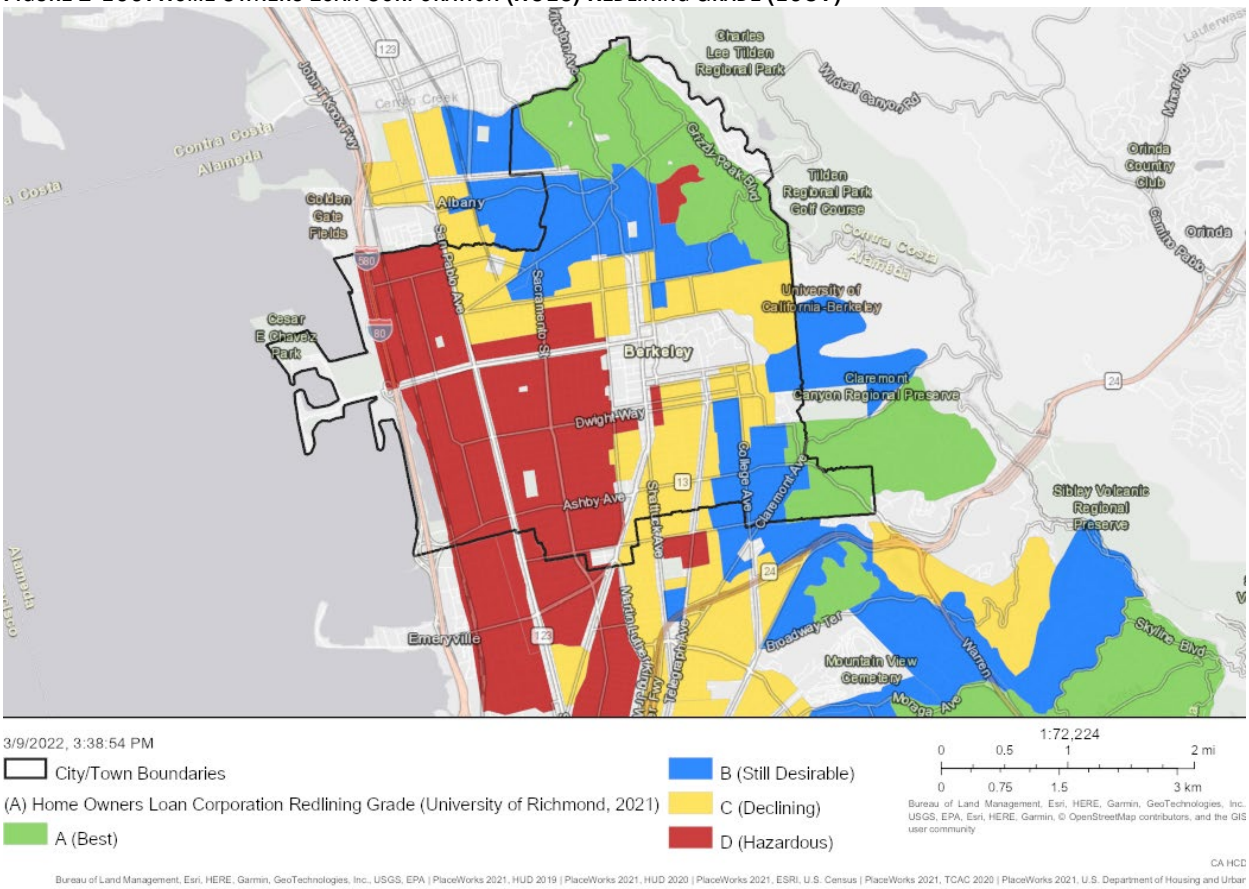
Banks received federal backing to lend money for mortgages based on these grades. Many banks simply refused to lend to areas with the lowest grade, making it impossible for people in many areas to become homeowners. While this type of neighborhood classification is no longer legal thanks to the Fair Housing Act of 1968 (which was passed in large part due to the activism and work of the NAACP and other groups), the effects of disinvestment due to redlining are still observable today. For example, the health and wealth of neighborhoods in Chicago today can be traced back to redlining (Chicago Tribune).

[35] Chetty, R. (Stanford University and National Bureau of Economic Research (NBER); Friedman, J. N. (Brown University and NBER); Saez, E. (UC Berkeley and NBER); Turner, N. (US Treasury); Yagan, D. (UC Berkeley and NBER). (2017). Mobility Report Cards: The Role of Colleges in Intergenerational Mobility. https://www.nytimes.com/interactive/projects/college-mobility/university-of-california-berkeley.

In addition to formerly redlined neighborhoods having fewer resources such as quality schools, access to fresh foods, and health care facilities, new research from the Science Museum of Virginia finds a link between urban heat islands and redlining (Hoffman, et al., 2020). This layer comes out of that work, specifically from University of Richmond's Digital Scholarship Lab."

Redlining grades in Berkeley are presented in Figure E-109. Most of Berkeley was categorized as C- or D-grade, indicating these communities had large immigrant and non-White populations and substandard housing units. Redlined neighborhoods include Gilman, Northwest Berkeley, 4th Street, Southwest Berkeley, and parts of North Berkeley, Central Berkeley, South Berkeley, and Berkeley Hills. Neighborhoods with A- or B-grades include Berkeley Hills, Terrace View, Live Oak, Thousand Oaks, Northbrae, Elmwood District, and Claremont. A- and B-grade neighborhoods directly correlate with more affluent and White areas of the City today. As shown in previous sections of this AFFH analysis, these areas have larger White populations, lower poverty rates, fewer LMI households, and higher median incomes (see Figure E-20, Figure E-36, Figure E-37, and Figure E-44). These areas are also exclusively TCAC high and highest resource areas with fewer cost burdened renter households, and smaller homeless populations (see Figure E-46, Figure E-79, and Figure E-100). Redlined areas are shown to have the opposite trends (larger non-White populations, cost burdened renters, lower median incomes, etc.).

FIGURE E-109: HOME OWNERS LOAN CORPORATION (HOLC) REDLINING GRADE (1937)



Source: HCD AFFH Data Viewer (University of Richmond, 2021), 2022.

The Urban Displacement Project presented "Redlining in Berkeley: The Past is Present" to the Berkeley Rent Stabilization Board in February 2020.[36] The Urban Displacement Project identified the following ongoing impacts of redlining in Berkeley:

- **Racial and economic segregation:** Most (74%) of redlined neighborhoods are low-to-moderate income today; most (64%) of these neighborhoods are POC neighborhoods today (NCRC, 2018)
- **Inequality:** Cities where more of the redlined areas are currently POC neighborhoods have significantly greater economic inequality; gentrification associated with less segregation but greater economic inequality (NCRC, 2018)
- **Environment and health:** Higher levels of diesel particulate and higher asthma-related health needs today (Nardone et al, 2019)
- **Climate:** Redlined neighborhoods were hotter -- 5 degrees on average, but up to 13 degrees – in 94% of 108 cities (Hoffman et al, 2020)

[36] Partnership for the Bay Area's Future, Challenge Grant Fellow, City of Berkeley Former Program Director, Urban Displacement Project – Redlining in Berkeley: the Past is Present, February 20, 2020. https://www.cityofberkeley.info/uploadedFiles/Rent_Stabilization_Board/Level_3_-_General/SPECIAL_Item%206._Redlining%20in%20Berkeley%20presentation_02.20.20_FINAL(2).pdf.