

Supplemental Communications (3)

(The following are communications received
**September 15, 5pm- September 16,
3:15pm)**

Lapira, Katrina

From: Alnas-Benson, Tiana
Sent: Monday, September 14, 2020 2:37 PM
To: Lapira, Katrina
Subject: Planning Commission Special Meeting, September 16, 2020 - Supplemental Communications

Good Afternoon,

Supplemental Communications, received to-date after the distribution of the Planning Commission Agenda Packet last week Thursday, September 10, are now available. You may access the information by clicking on the link below or by copying and pasting it into your browser:

https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/_Supplemental%20Communications%201%20Packet.pdf

The Agenda and related materials are here:

https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/2020-09-16%20PC%20Agenda.pdf

Respectfully,

K. Tiana Alnas-Benson | Office Specialist II
City of Berkeley | Land Use Planning Division
1947 Center Street | Berkeley, CA 94704
talnas-benson@cityofberkeley.info

Gender pronouns: she, her, hers

Lapira, Katrina

From: Alnas-Benson, Tiana
Sent: Wednesday, September 16, 2020 9:04 AM
To: Lapira, Katrina
Subject: Planning Commission Special Meeting, September 16, 2020 - Supplemental Communications (2)

Good Morning,

“Supplemental Packet Two” Communications to the Agenda received by 5 p.m. yesterday, September 15, are now available. You may access the information by clicking on the link below or by copying and pasting it into your browser.
https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/_Supplemental%20Communications%20Package%202.pdf

“Supplemental Packet One” Communications received by noon on September 14 are here:
https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/_Supplemental%20Communications%201%20Packet.pdf

The Agenda--in its entirety--is here:
https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Commissions/Commission_for_Planning/2020-09-16%20PC%20Agenda.pdf

Respectfully,

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talnas-benson@cityofberkeley.info

Gender pronouns: she, her, hers

Lapira, Katrina

From: Mail <allen.phil@yahoo.com>
Sent: Tuesday, September 15, 2020 8:27 PM
To: Pearson, Alene
Subject: Item 10, Special PC Meeting

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

The following regards Item 10 on the September 16 Meeting agenda:

Although I reside near the North Berkeley BART Station, I support the demands of the Friends of Adeline that public lands provide 100% affordable housing (re: BART land development), including a guaranteed future for the Ashby Flea Market, and that we build for (that) need, as the ABAG/PDA targets for market-rate accommodation were exceeded years ago. Moreover, displacement from south Berkeley should be halted, with targeted affordable-housing funds and *no* in lieu fees permitted.

I ask that you affirm the subcommittee's recommendations, including those above.

These 'givens' also apply, where they apply, to the development of the North Berkeley BART station.

Lastly, I would request an investigation of permitting new residential structures as currently practiced by the Planning and Development Dept.

phil allen
D-1 resident

Lapira, Katrina

From: Lynda Caesara <lcaesara@hotmail.com>
Sent: Tuesday, September 15, 2020 9:26 PM
To: Pearson, Alene
Subject: Ashby Bart

WARNING: This email originated outside of City of Berkeley.
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Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

I have been attending all of the meetings and following what is happening. this is really important for the neighborhood. Otherwise, it is just gentrification in another name.

Lynda Caesara

Lapira, Katrina

From: Toni Casal <tonic59@gmail.com>
Sent: Tuesday, September 15, 2020 8:33 PM
To: Pearson, Alene
Subject: Ashby BART Housing

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Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

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I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Toni Casal

Lapira, Katrina

From: Preet Dhillon <preet.kaur.dhillon@gmail.com>
Sent: Tuesday, September 15, 2020 9:46 PM
To: Pearson, Alene
Subject: BART use of land

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Dear Planning Commission:

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3. One-third of our housing trust fund must go to South Berkeley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Sincerely,

PK Dhillon

Lapira, Katrina

From: Barbara Fisher <barbara.fisher2000@gmail.com>
Sent: Tuesday, September 15, 2020 7:48 PM
To: Pearson, Alene
Subject: Adeline Corridor

WARNING: This email originated outside of City of Berkeley.
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Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

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3. One-third of our housing trust fund must go to South Berkeley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Barbara Fisher

Lapira, Katrina

From: Linda Gallaher-Brown <lgallaherbrown@aol.com>
Sent: Tuesday, September 15, 2020 9:14 PM
To: Pearson, Alene
Subject: Housing in the Adeline Corridor
Attachments: Housing in the Adeline Corridor_FOA.pdf

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|
Dear Planning Commission:

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3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Linda Gallaher-Brown

What Do We Want? Low Income Housing! When Do We Want It? Now!

For more than 5 years Friends of Adeline has been working for the development and construction of housing in our community.



We have asked that all housing on publicly-owned land be for low-income people – 100% of housing on BART land for those whose income is less than 60% of AMI.

We have said that at least half of all housing in our community, both new and old, must be affordable for low-income people, and include family-sized, 2-3-bedroom units. We want a Housing Balance

District for South Berkeley, which would only allow market-rate housing to be built once we've met our goal for building the low-income housing we need.

We have stated that developers must not be able to pay a fee to get out of building the low-income housing we need. Low-income housing must be built on-site, in every project.

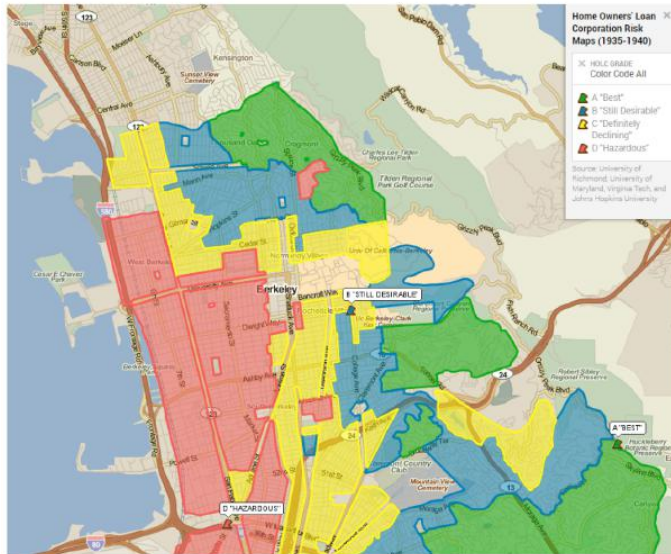
We have demanded that one-third of our Housing Trust Fund to go to South Berkeley, with at least a minimum of \$50 million over 10 years. There must be a preference for community ownership housing models, including community land trusts and housing co-operatives.



Ashby BART Station in South Berkeley.

For more than a century, the government and economic institutions in Berkeley have used their power to enrich the white population and deny economic security and comfort to African Americans and other people of color. We have had Jim Crow laws, White Only laws, Red-Lining laws, all promoted by and

Redlining in Berkeley



- **Redlined:** South Berkeley, West Berkeley (SW, NW), Central Berkeley (Poet's Corner)
- HOLC map describes **South Berkeley** (between Dwight/San Pablo/Alcatraz, MLK): "predominance of Negroes and Orientals"
- Described Elmwood and Claremont as "**highest class residential districts**"

enforced by the government. What is going on now is continuing along the same path. Investment in opportunity zones, developing and constructing market rate housing, using for-profit and non-community-based developers, are all promoting the enrichment of the white population and the further degradation of African Americans and others.

The policies of Berkeley during the past 25 years have allowed developers and investors to promote and build housing that led to the elimination of a majority of the African American population from our community. These policies have been similar to those that in the earlier years of the 20th century allowed major developers and real estate companies such as Mason & McDuffie to create all white communities, such as those marked by the great stone gates at their entrances in the south east part of the city.

These policies continued with specific plans by banks and developers to have a "red line" where loans and home purchases would only go to white people on one side, east, of the line. And these policies led to the creation of wealth through home investment on one side of the line while continuing to deny it on the other, western, side.

Allowing the market to determine what is built in our community will never solve the "housing emergency" because the market *is* the problem. Almost all of the housing constructed in our city in the last 10 years is already market-rate. Housing must be valued as a human right, not as a way for white, wealthy investors to profit off of low-income people and people of color.

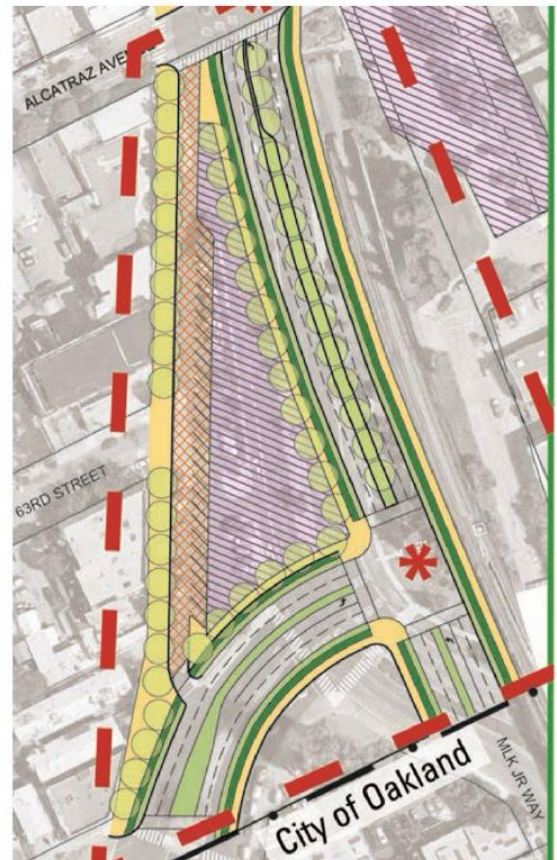
From South Berkeley, Friends of Adeline is asking people and organizations from all over the city to recognize that the lens through which we look at the "housing crisis" is distorted. While many are willing to accept that racism has had a seriously destructive effect on our society, we need an equal willingness to turn that effect around. There needs to be a recognition that American capitalism is greatly based on racist concepts and was founded on slavery.

We need to demand alternatives that change the framework of how problems and solutions are viewed. The current Adeline Corridor Plan and the current policies of the Planning Department and the City Council fail to recognize this reality and as a result will not serve the community that needs and deserves housing the most.

This change must happen now. All construction in the Adeline Corridor, all construction in Berkeley must be available, especially to those who have been forced out of our community, to those whose ability to remain here now is being threatened by the overwhelming rise in the cost of living and specifically the cost of being able to live in a safe, secure, healthy, home



Keeping a neighbor in his home.



Design concept for the intersection of Adeline Street and Stanford/MLK Jr. Way. The design will be refined in the future with additional engineering and design details.

Support the Adeline Community Initiative!!

Development of the Adeline neighborhood must reverse the displacement of African Americans and the severe housing crisis for low-income, working-class, and unhoused people! The City of Berkeley is creating an Adeline Corridor Plan, but we need a plan that is about the *people* in our community, not just streets and buildings. Our vision is for an Adeline Community Initiative – the People’s Plan. We demand the City adopt an Adeline Community Initiative to:

Dedicate all housing on publicly-owned land for low-income people – 100% of housing on BART land for those whose income is less than 60% of AMI.

1. **At least half of all housing in our community, both new and old, shall be affordable for low-income people**, and include family-sized, 2-3 bedroom units. Create a Housing Balance District for South Berkeley, which would only allow market-rate housing to be built once we’ve met our goal for building the low-income housing we need.
2. **Developers cannot pay a fee to get out of building the low-income housing we need. Low-income housing must be built on-site, in every project.**
3. **Dedicate one-third of our Housing Trust Fund to South Berkeley**, with at least a minimum of \$50 million over 10 years. Create a preference for community ownership housing models, including community land trusts and housing co-operatives.
4. **Pass the Tenant Opportunity to Purchase policy**, which gives tenants the opportunity to buy their building if the landlord chooses to sell.



Photo:Ms. Ritchie Smith speaking at the Celebration of the Ashby Mural (Led by Edythe Boone) unveiling on Ellis Street.

Reverse the Displacement of African Americans and Low-Income Residents

1. **Pass a Right to Return/Local Preference policy**, which gives people who are at risk of displacement or have been displaced preference for new, low-income housing built in the neighborhood, at a price they can afford. Create a Coming Home Day for people who've been displaced to come back and learn about how they can move back.
2. **Provide a site and funding for the African American Holistic Resource Center.**
3. **Guarantee a future for the Ashby flea market** and its vendors at the Ashby BART site with the full participation of the vendors themselves.
4. **Prohibit the city from targeting African American homeowners with code violations**, causing evictions and loss of homes. Create a fund to help people make needed repairs.
5. **Prioritize city funding for South Berkeley nonprofits and religious institutions** that provide essential services for both low-income and African American residents.

Support People Over Profit

1. **Remove South Berkeley from the federal Opportunity Zone**, or, if that's not possible, create an Anti-Displacement Overlay Zone to protect our neighborhood from speculation, and a moratorium on market-rate development until the Overlay Zone is in place.
2. **Pass a vacant unit tax** to stop speculators from holding homes empty for profit.
3. **Require community benefit agreements** to make development meet community needs.
4. **Increase funding for services that support unhoused people in our community**, including nonprofits, religious centers, mental and public health services, sanitation, and housing.
5. **Pass the Fair Chance Housing policy**, which prohibits discrimination against people with criminal records by landlords. And enforce the new law that prohibits discrimination against people with Section 8 vouchers.



South Berkeley Community church, one of the first integrated churches in the Bay Area, is a building of significance in our history.

Lapira, Katrina

From: sgilma2340@aol.com
Sent: Tuesday, September 15, 2020 8:14 PM
To: Pearson, Alene
Subject: Low Income Housing at Ashby BART

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

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3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of *100% truly affordable* housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Steve Gilmartin
1330 Virginia St
Berkeley 94702

Lapira, Katrina

From: Eileen Hughes <jnyahsgrandma@gmail.com>
Sent: Tuesday, September 15, 2020 7:44 PM
To: All Council; Pearson, Alene
Subject: Fwd: Support Friend of Adeline-public land for the public good!
Attachments: Housing in the Adeline Corridor_FOA.pdf

WARNING: This email originated outside of City of Berkeley.
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I agree with the recommendations in the attached email.

Eileen Hughes
1721 Sacramento Street

Begin forwarded message:

From: North Berkeley Neighborhood Alliance <nbneighborhoodalliance@gmail.com>
Date: September 15, 2020 at 7:35:13 PM PDT
To: North Berkeley Neighborhood Alliance <nbneighborhoodalliance@gmail.com>
Subject: Support Friend of Adeline-public land for the public good!

Dear neighbors,

The Ashby BART station is also slated for development by BART, and our neighbors in South Berkeley need our help now! We at NBNA believe that it's important for communities to have a say in their destiny, and our South Berkeley neighbors need our support in their own struggle to determine the outcome in *their* neighborhood. We believe public land should be used for the public good, not for the enrichment of BART and developers.

The Planning Commission needs to hear from us right away, as they meet tomorrow (Wednesday, Sept. 16th) to consider critical issues around use and density. Cut and paste the message below, and email it ASAP to apearson@cityofberkeley.info to indicate your support. Thank you for supporting affordable housing for South Berkeley!

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

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(Your name)

What Do We Want? Low Income Housing! When Do We Want It? Now!

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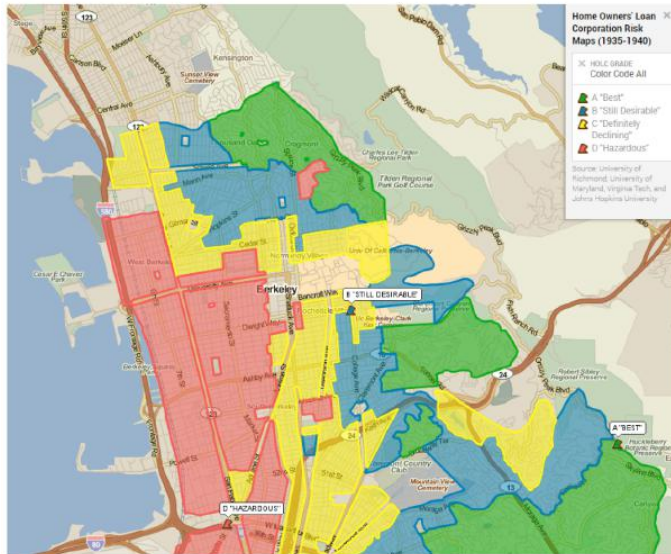
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- Described Elmwood and Claremont as "**highest class residential districts**"

enforced by the government. What is going on now is continuing along the same path. Investment in opportunity zones, developing and constructing market rate housing, using for-profit and non-community-based developers, are all promoting the enrichment of the white population and the further degradation of African Americans and others.

The policies of Berkeley during the past 25 years have allowed developers and investors to promote and build housing that led to the elimination of a majority of the African American population from our community. These policies have been similar to those that in the earlier years of the 20th century allowed major developers and real estate companies such as Mason & McDuffie to create all white communities, such as those marked by the great stone gates at their entrances in the south east part of the city.

These policies continued with specific plans by banks and developers to have a "red line" where loans and home purchases would only go to white people on one side, east, of the line. And these policies led to the creation of wealth through home investment on one side of the line while continuing to deny it on the other, western, side.

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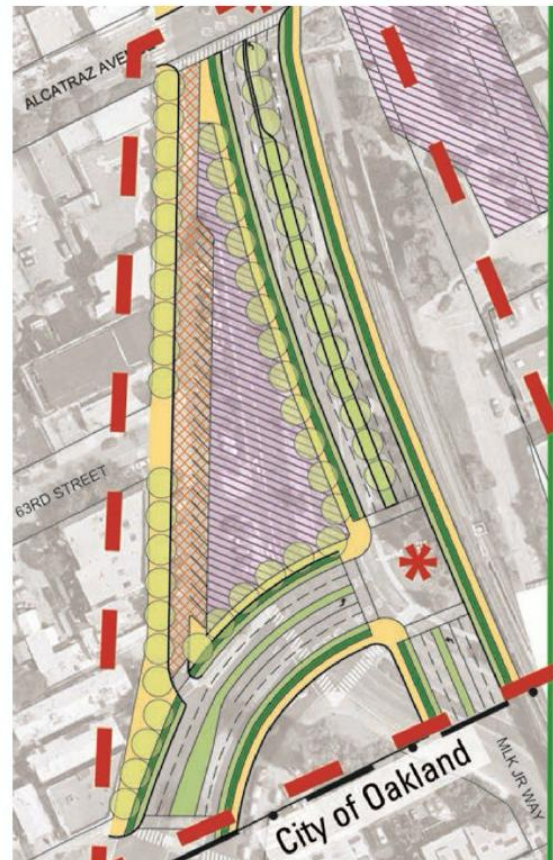
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This change must happen now. All construction in the Adeline Corridor, all construction in Berkeley must be available, especially to those who have been forced out of our community, to those whose ability to remain here now is being threatened by the overwhelming rise in the cost of living and specifically the cost of being able to live in a safe, secure, healthy, home



Keeping a neighbor in his home.



Design concept for the intersection of Adeline Street and Stanford/MLK Jr. Way. The design will be refined in the future with additional engineering and design details.

Support the Adeline Community Initiative!!

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Photo:Ms. Ritchie Smith speaking at the Celebration of the Ashby Mural (Led by Edythe Boone) unveiling on Ellis Street.

Reverse the Displacement of African Americans and Low-Income Residents

1. **Pass a Right to Return/Local Preference policy**, which gives people who are at risk of displacement or have been displaced preference for new, low-income housing built in the neighborhood, at a price they can afford. Create a Coming Home Day for people who've been displaced to come back and learn about how they can move back.
2. **Provide a site and funding for the African American Holistic Resource Center.**
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4. **Prohibit the city from targeting African American homeowners with code violations**, causing evictions and loss of homes. Create a fund to help people make needed repairs.
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Support People Over Profit

1. **Remove South Berkeley from the federal Opportunity Zone**, or, if that's not possible, create an Anti-Displacement Overlay Zone to protect our neighborhood from speculation, and a moratorium on market-rate development until the Overlay Zone is in place.
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South Berkeley Community church, one of the first integrated churches in the Bay Area, is a building of significance in our history.

Lapira, Katrina

From: Sara ISHIKAWA <ssi@berkeley.edu>
Sent: Tuesday, September 15, 2020 10:10 PM
To: Pearson, Alene
Subject: Housing in the Adeline

WARNING: This email originated outside of City of Berkeley.
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Dear Planning Commission:

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Sara Ishikawa

Lapira, Katrina

From: Betty Kano <bettykano@gmail.com>
Sent: Tuesday, September 15, 2020 8:34 PM
To: Pearson, Alene
Subject: Public land for public good, please!

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Betty Kano

Lapira, Katrina

From: Laura Klein <lauraanneklein@gmail.com>
Sent: Tuesday, September 15, 2020 7:37 PM
To: Pearson, Alene
Subject: Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land MUST be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
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3. One-third of our housing trust fund must go to South Berkeley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Laura Klein
1519 Virginia Street
Berkeley, CA 94703

Lapira, Katrina

From: Dorit Resnikoff <doritresnikoff@yahoo.com>
Sent: Tuesday, September 15, 2020 10:39 PM
To: Pearson, Alene
Subject: Supporting S. Berkeley Community

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
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3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Dorit Resnikoff

Lapira, Katrina

From: David Rist <david.rist@gmail.com>
Sent: Tuesday, September 15, 2020 9:11 PM
To: Pearson, Alene
Subject: Ashby BART Station Development

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

David Rist
1616 Hearst Avenue

Lapira, Katrina

From: meryl siegal <merylsiegal@gmail.com>
Sent: Tuesday, September 15, 2020 7:45 PM
To: Pearson, Alene
Subject: Regarding ASHBY BART Development

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Meryl Siegal

Lapira, Katrina

From: Vicki <vickisommer@gmail.com>
Sent: Tuesday, September 15, 2020 7:57 PM
To: Pearson, Alene
Subject: I support the subcommittee's revisions to the Adeline Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands for their neighborhood:

1. All housing on publicly-owned land MUST be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Lapira, Katrina

From: Nicholas Townsend <nwtownsend@gmail.com>
Sent: Tuesday, September 15, 2020 8:54 PM
To: Pearson, Alene
Subject: Planning Commission - Adeline Corridor

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

To the Planning Commission, City of Berkeley

I am a resident of South Berkeley and have been a homeowner in the neighborhood for thirty years. Too many of my neighbors have been forced to leave their homes, their neighborhood, and the city of Berkeley because they can no longer afford to live here.

Berkeley is in extreme need of housing that can be afforded by current residents of South Berkeley, and by essential workers, including public servants such as teachers, nurses, police officers, public transit workers, etc. Publicly owned land for housing is a scarce resource and should be used exclusively for truly affordable housing. The space at the Ashby BART station is a unique resource, close to transit for people who use transit by necessity, and it must be 100% used for affordable housing. Surely a guaranteed space for the Berkeley Flea Market can be found for this underserved community.

I remind the Planning Commission that residents of South Berkeley, both singly and in groups, have advocated for affordable housing for many years. A few years ago the Berkeley City Council rushed to approve a developer's plans for an apartment building at the corner of Russell and Adeline Streets, even though the provision of affordable housing in the plan was the minimum possible. The City Council defended their decision on the grounds that Berkeley "needs housing now!" That land has not been touched since the council granted planning permission!

We do need housing now, and *we need affordable housing now*, and the Adeline Corridor Plan must do everything possible to provide that housing.

Nicholas Townsend--

Nicholas W. Townsend
Professor Emeritus of Anthropology, Brown University
email: nwtownsend@gmail.com
cell: 401-465-8938

Lapira, Katrina

From: Lee Bishop <bishoplm@gmail.com>
Sent: Monday, September 14, 2020 3:20 PM
To: adeline corridor
Cc: All Council
Subject: Illegal Downzoning of Adeline Corridor

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

As a Berkeley voter, I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

Instead, I request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. With a housing and climate emergency, I am astounded that the Plan has utterly lost sight of one of the main goals of a transit-oriented planning process.

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

Sincerely yours,
Lee Bishop

Lapira, Katrina

From: David Brandon <davidbrandon@comcast.net>
Sent: Wednesday, September 16, 2020 12:44 AM
To: Pearson, Alene
Cc: North Berkeley Neighborhood Alliance
Subject: Ashby Corridor development

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

City of Berkeley, Planning Commission

Dear Mr. Pearson,

Please note that I am a long-term resident of Berkeley in the North Berkeley area. Much like development of the North Berkeley BART station property, the Ashby station and Adeline Corridor area developments should help to fill the need for "affordable" housing and be appropriate for the individual settings. There are market-rate developments galore throughout Berkeley, and such housing is certainly inappropriate for publicly owned properties at this time. Thank you.

David Brandon

Member, North Berkeley Neighborhood Alliance

Lapira, Katrina

From: Dylan Casey <dylan@carlaef.org>
Sent: Wednesday, September 16, 2020 2:37 PM
To: Pearson, Alene
Cc: Victoria Fierce
Subject: Comment for PC meeting tonight
Attachments: Adeline Corridor Plan Comment 9-16.pdf

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

HI,

Please include the attached letter as written comment for tonight's planning commission meeting.

Sincerely,

Dylan Casey

Executive Director, California Renters Legal Advocacy and Education Fund
443-223-8231 | www.carlaef.org

Lapira, Katrina

From: Todd Darling <tdarling2000@yahoo.com>
Sent: Wednesday, September 16, 2020 2:22 PM
To: Pearson, Alene
Subject: Please pass to Planning Commission regarding affordable housing

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Commissioners:

Housing in Berkeley has been left to developers. Their only interest is in profit. Berkeley construction in the last ten years provides ample evidence they are not even interested in attractive architecture. They wouldn't know art if it came up and bit them.

The developers, and the politicians they support, have proven both ineffective and incompetent in providing the housing we need. Not only do we lack affordable housing, but the housing they have built degrades our environment and by design excludes families.

Therefore, the public land of BART must be made 100% affordable and well designed. Private property has certain legal privileges. But this is public land. We the public will make our voice heard. There is no doubt about local sentiment about what our Ashby BART station should become. I support the Friends of Adeline plan.

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkeley, with at least a minimum of \$50 million over 10 years.

Friends of Adeline supports the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

In our current pandemic/recession/rebellion/climate crisis fast balling some developer dream of "market rate housing" will not fly. Drive around Berkeley and behold the ridiculous acreage of empty "mixed use" first floors and empty high priced tiny apartments. **The market has failed to provide what we need. Don't serve up a "market based" fantasy.**

Sincerely,

Todd Darling

Derby St.

Lapira, Katrina

From: Margaret Elms <melms1536@comcast.net>
Sent: Wednesday, September 16, 2020 7:35 AM
To: Pearson, Alene
Subject: Ashby Bart

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land MUST be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
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3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Margaret M. Elms

Lapira, Katrina

From: Hannah F. <hannahforsberg@gmail.com>
Sent: Wednesday, September 16, 2020 10:54 AM
To: Pearson, Alene
Subject: Planning Commission Mtg 9/16 Comment

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Hello,

I am unable to make the meeting tonight but, as a resident and renter in Berkeley, I support Friends of Adeline's demands. They are:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkeley, with at least a minimum of \$50 million over 10 years.

We desperately need affordable housing for low income people in Berkeley. The City of Berkeley can support the community in this important way- don't let us down.

Best,
Hannah

--
Hannah Forsberg, MPH
Pronouns: she/her

Lapira, Katrina

From: Leslie Gordon <leslie@urbanhabitat.org>
Sent: Wednesday, September 16, 2020 1:07 PM
To: Pearson, Alene
Subject: Comment letter RE: Draft Adeline Corridor Plan Hearing, Sept. 16
Attachments: Urban Habitat_Berkeley Planning Commission.pdf

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Ms. Pearson,

Please find attached a letter from Urban Habitat to the Planning Commission regarding the Draft Adeline Corridor Plan hearing this evening, September 16, at 7pm.

Best,
Leslie Gordon

--
Leslie Gordon
she/her
Program Manager of Equitable Development
Urban Habitat
2000 Franklin Street
Oakland, CA 94612
(510) 839-9510 x311
www.urbanhabitat.org

Read our reports, [Driving Deeper into the Climate Crisis: Who Gets Priority on Our Streets?](#) and [Rooted in Home: Community-Based Alternatives to the Bay Area Housing Crisis](#).

Follow us on [Twitter](#) and like us on [Facebook](#)!

Lapira, Katrina

From: may@lmi.net
Sent: Wednesday, September 16, 2020 1:17 PM
To: Pearson, Alene
Subject: LOW income housing needed

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

What is termed "affordable" housing is way out of reach for many.
Berkeley needs low income housing at the Section 8 and Social Security income levels.
Too any in the community re being displaced.
Veterans should be housed first.
The need is increased due to COVID job loss and recession/depression.
Maintain class diversity for a richer community.

May Kandarian
1918 Grant St
Berkeley CA

Lapira, Katrina

From: Cece Littlepage <cecelittlepage@gmail.com>
Sent: Tuesday, September 15, 2020 10:57 PM
To: Pearson, Alene
Subject: BART station development planning

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
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3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Sincerely,
Cecelia Littlepage
1618 Acton St. Berkeley 94702

Lapira, Katrina

From: adeline corridor
Sent: Wednesday, September 16, 2020 3:20 PM
To: Lapira, Katrina
Subject: FW: Please support upzoning the Adeline corridor: correct a 50-year wrong

From: Phyllis Orrick [mailto:poberkeley@gmail.com]
Sent: Monday, September 14, 2020 2:56 PM
To: adeline corridor <adelinecorridor@cityofberkeley.info>; All Council <council@cityofberkeley.info>
Subject: Please support upzoning the Adeline corridor: correct a 50-year wrong

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

As you review the draft Adeline Plan, I urge you to ensure that the plan addresses these concerns.

First, it must not downzone this area. That means that FAR, building height and number of stories must be allocated to ensure the largest possible number of housing units on the site.

I urge you to have staff create a comparison of the various development scenarios side by side to see their effects on the final product in terms of housing unit.

Given the transit-rich nature of this area, the plan should hew to transit-oriented-development goals of significantly increasing housing near transit. (Berkeley is, after all, not just where the free speech movement was born, but also the place where the term “transit-oriented development” was coined—at UC Berkeley.)

Along those lines, the Tier system seems designed to guarantee that no development will be financially feasible under the wolf-in-sheep’s-clothing guise of encouraging affordable units. In the staff report from February 2020 on the feasibility analysis, Street Level Advisors concludes that the current zoning with density bonus is actually more beneficial in terms of density and project feasibility than any of the Tiers.

As a longtime Berkeley resident, who has watched as our city has maintained essentially the same population as it had half a century ago, I urge you to take the necessary steps to remediate this failure of ours to address the region’s housing needs with a plan that won’t delay our achieving this goal for another 50 years.

Phyllis Orrick
Kains near Virginia

Lapira, Katrina

From: Irene Rice <ir07441@gmail.com>
Sent: Wednesday, September 16, 2020 11:29 AM
To: Pearson, Alene
Subject: Please Approve Friends of Adeline Subcommittee Recommendations

WARNING: This email originated outside of City of Berkeley.
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Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
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3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Irene Rice, Berkeley Resident

Lapira, Katrina

From: Jonathan Singh <jonathan.c.singh@gmail.com>
Sent: Wednesday, September 16, 2020 7:37 AM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases **allowed floor to area ratio**, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law. **It likely leaves** the City of Berkeley **vulnerable** to yet another expensive lawsuit.

Instead, I request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. **We need to allow for more housing to address our climate emergency, which all City Council members consider to be real and urgent.**

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

I am a former resident of Berkeley now living in Emeryville. My wife and I were priced out of Berkeley last year, although we still visit Berkeley to see friends, shop, and enjoy the city's parks. I know first hand that Berkeley does not have enough housing for everyone that wants to live there. Please take action to reverse this situation.

Sincerely yours,

Jonathan

Lapira, Katrina

From: Lois F Smith <smithlfran@gmail.com>
Sent: Wednesday, September 16, 2020 2:17 PM
To: Pearson, Alene
Subject: Planning Commission

WARNING: This email originated outside of City of Berkeley.
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Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

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3. One-third of our housing trust fund must go to South Berkley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Lois F Smith
Member of NBNA

Sent from my iPad

Lapira, Katrina

From: Kathy Tuttle <kathy.tuttle@comcast.net>
Sent: Wednesday, September 16, 2020 8:32 AM
To: Pearson, Alene
Subject: Proposed Housing at Ashby Bart Station

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commission:

As a member of the North Berkeley Neighborhood Alliance (NBNA), I support the Friends of Adeline in these demands:

1. All housing on publicly-owned land **MUST** be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
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3. One-third of our housing trust fund must go to South Berkeley, with at least a minimum of \$50 million over 10 years.

I support the subcommittee's revisions to the Adeline Plan, and we ask the Planning Commission to adopt all of the subcommittee recommendations, including a goal of 100% affordable housing at the Ashby BART station, a guaranteed future for the flea market, hiring local residents for jobs created in the corridor, and a right to return for people who've been displaced or are at risk of displacement.

Kathleen Tuttle

Lapira, Katrina

From: Peter Waller <peterjwaller@comcast.net>
Sent: Wednesday, September 16, 2020 11:31 AM
To: Pearson, Alene; Alnas-Benson, Tiana
Cc: Teresa Clarke; Teresa Clarke; Matthew Lewis; Ariella Granett; betsythagard@gmail.com; Jodi Levin; jonlau72@yahoo.com; thebroka@gmail.com
Subject: Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

16 September, 2020

Adeline Corridor Plan / Ashby BART

Planning Commission Members

In December 2019, The Berkeley City Council voted unanimously to approve a MOU with BART for development at the Ashby and North Berkeley BART stations. The council recognized this extraordinary opportunity to partner with BART to replace 12 acres of surface parking with equitable, diverse transit oriented communities. We urge the Planning Commission to acknowledge the clear mandate of our elected officials and support the MOU by approving the flexible language regarding affordable housing at Ashby BART, as proposed by staff and endorsed by BART. BART has repeatedly stated in letters and in person that the language proposed by the subcommittee setting a strict 100% affordability goal with no supporting financial analysis is not consistent with the terms of the MOU and undermines the financial viability of this complex and expensive community development effort. We all support affordable housing in our community and BART has clearly stated that they support the goal of building as much affordable housing at both stations as feasible. But without a clear path for financing this project BART may choose to not proceed. Without BART's participation there will be no new housing of any kind at Ashby BART, no new home for the Flea Market, no traffic calming on Adeline and surrounding streets, and no new space for local business. And if Ashby BART is no longer feasible BART may choose to not proceed with the complex political process of redeveloping North Berkeley BART.

There is a lot a stake here. If we stay flexible and work together we can build housing for everyone at our transit stations with all the environmental and community benefits that come with that housing. We have a Citizens Advisory Group (CAG) actively studying a full range of options at both stations, up to and including 100% affordable housing. Please keep the Ashby BART language flexible and let the CAG complete the process of evaluating alternate development proposals and the accompanying financial analysis and then recommend a plan to this commission that achieves the best balance of affordable housing and other community benefits for both of our stations.

Thank you for your consideration and for your efforts on our behalf.

Peter Waller, South Berkeley Now Steering Committee Member

Peter Waller, AIA
Principal



T. 510.445.7010 x110 / pwaller@pyatok.com

Peter Waller

1925 Carleton Street, Berkeley

Lapira, Katrina

From: Peter Waller <peterjwaller@comcast.net>
Sent: Wednesday, September 16, 2020 11:36 AM
To: Jacob, Melinda; Pearson, Alene
Cc: Teresa Clarke; thebroka@gmail.com; mewlatt@gmail.com; Ariella Granett; jonlau72@yahoo.com; Jodi Levin; betsythagard@gmail.com
Subject: Adeline Corridor Plan, - Ashby BART

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16 September, 2020

Adeline Corridor Plan / Ashby BART

Planning Commission Members

In December 2019, The Berkeley City Council voted unanimously to approve a MOU with BART for development at the Ashby and North Berkeley BART stations. The council embraced this extraordinary opportunity to partner with BART to replace 12 acres of surface parking with equitable, diverse transit oriented communities. We urge the Planning Commission to acknowledge the clear mandate of our elected officials and support the MOU by approving the flexible language regarding affordable housing at Ashby BART, as proposed by staff and endorsed by BART. BART has repeatedly stated in letters and in person that the language proposed by the subcommittee setting a strict 100% affordability goal with no supporting financial analysis is not consistent with the terms of the MOU and undermines the financial viability of this complex and expensive community development effort. We all support affordable housing in our community and BART has clearly stated that they support the goal of building as much affordable housing at both stations as feasible. But without a clear path for financing this project BART may choose to not proceed. Without BART's participation there will be no new housing of any kind at Ashby BART, no new home for the Flea Market, no traffic calming on Adeline and surrounding streets, and no new space for local business. And if Ashby BART is no longer feasible BART may choose to not proceed with the complex political process of redeveloping North Berkeley BART.

There is a lot a stake here. If we stay flexible and work together we can build housing for everyone at our transit stations with all the environmental and community benefits that come with that housing. We have a Citizens Advisory Group (CAG) actively studying a full range of options at both stations, up to and including 100% affordable housing. Please keep the Ashby BART language flexible and let the CAG complete the process of evaluating alternate development proposals and the accompanying financial analysis and then recommend a plan to this commission that achieves the best balance of affordable housing and other community benefits for both of our stations.

Thank you for your consideration and for your efforts on our behalf.

Peter Waller, South Berkeley Now Steering Committee Member

1925 Carleton Street, Berkeley

Peter Waller

1925 Carleton Street, Berkeley

Lapira, Katrina

From: Pearson, Alene
Sent: Wednesday, September 16, 2020 3:14 PM
To: Lapira, Katrina
Subject: FW: Please adopt the subcommittee revisions to the Adeline Corridor Plan

From: Charlene Woodcock [mailto:charlene.woodcock@protonmail.ch]
Sent: Wednesday, September 16, 2020 9:07 AM
To: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Please adopt the subcommittee revisions to the Adeline Corridor Plan

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To: Planning Commissioners:

I strongly support the work of Friends of Adeline and their conclusions that to reinvigorate their neighborhood and make up for both the earlier redlining and the recent and ongoing gentrification, there must be 100% low-income housing built on the BART site that is affordable by the people and families who have lived in this neighborhood.

The in-lieu fee that allows developers to avoid building inclusionary housing must not be available in this area. It is a sham. As we have already seen, it is far too low to actually contribute to building low-income housing. Actual low-income housing must be built in South Berkeley, with a commitment of one-third of Berkeley's housing Trust Fund.

1. All housing on publicly-owned land MUST be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkeley, with at least a minimum of \$50 million over 10 years.

Sincerely,

Charlene M. Woodcock
2355 Virginia Street
Berkeley 94709