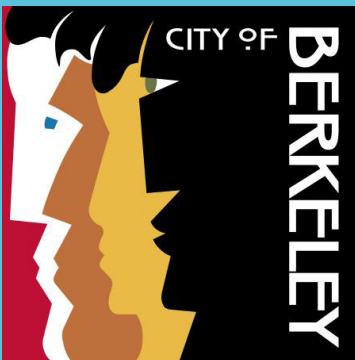


# COMMUNITY WORKSHOP #1 SUMMARY



## 2023-2031 Housing Element Update

DECEMBER 2021



1947 Center Street  
Berkeley CA 94704

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**HOUSING ELEMENT UPDATE**  
6th Cycle 2023-2031

# PUBLIC WORKSHOP #1

**WEDNESDAY, OCTOBER 27<sup>TH</sup>, 6:00 PM**

Zoom: <https://us02web.zoom.us/j/81914352145>  
Meeting ID: 819 1435 2145  
Dial in: (669) 900-6833

**Come help us shape Berkeley's next Housing Plan!**

**What is the Housing Element?**  
An 8-year plan to meet the housing needs of the Berkeley community. The Housing Element serves as the City of Berkeley's housing plan. The Plan contains goals, policies, and programs that will guide the City's decision-making around the development and rehabilitation of housing. The Housing Element serves as a comprehensive document for everyone who lives – and wants to live – in Berkeley.

**Topics of Discussion**  
*Housing Successes*  
*Housing Challenges*  
*Housing Types & Sites*

**SURVEY Oct. 28 to Nov. 14**  
We would like to hear about your experiences and goals for housing in Berkeley. This survey takes a just few minutes. Thank you for your time!  
[www.surveymonkey.com/r/berkeleyhousing](http://www.surveymonkey.com/r/berkeleyhousing)

For more information, visit: [www.cityofberkeley.info/HousingElement](http://www.cityofberkeley.info/HousingElement)  
For questions, contact: [HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info)



**ACTUALIZACIÓN DEL ELEMENTO DE LA VIVIENDA**  
6º ciclo 2023-2031

# TALLER PÚBLICO #1

**MIÉRCOLES, OCTUBRE 27, 6:00 PM**

Zoom: <https://us02web.zoom.us/j/81914352145>  
ID de reunión: 819 1435 2145  
Llamar: (669) 900-6833

**¡Ayúdanos a dar forma al próximo Plan de Vivienda de Berkeley!**

**¿Qué es el Elemento de la Vivienda?**  
Es un plan de 8 años para satisfacer las necesidades de vivienda de la comunidad de Berkeley. El Elemento de la Vivienda funciona como el plan de vivienda de la Ciudad de Berkeley. El Plan contiene metas, políticas y programas que guiarán la toma de decisiones de la Ciudad en torno al desarrollo y rehabilitación de viviendas. El Elemento de Vivienda sirve como un documento integral para todos los que viven, y quieren vivir, en Berkeley.

**Temas de discusión**  
*Éxitos de vivienda*  
*Desafíos de la vivienda*  
*Tipos y sitios de vivienda*

**ENCUESTA Oct. 28 a Nov. 14**  
Nos gustaría escuchar sus experiencias y objetivos para la vivienda en Berkeley. Solo toma unos minutos. ¡Gracias por su tiempo!  
[www.surveymonkey.com/r/berkeleyhousing](http://www.surveymonkey.com/r/berkeleyhousing)

Para obtener más información, visite: [www.cityofberkeley.info/HousingElement](http://www.cityofberkeley.info/HousingElement)  
Si tiene alguna pregunta, contacte a: [HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info)

**Figure 1.1** Housing Element Workshop #1 Flyer, in English and Spanish

# 01. OVERVIEW

On Wednesday, October 27, 2021 from 6:00-8:00 pm, the City of Berkeley hosted a community workshop for the 2023-2031 Housing Element Update. The primary objectives of the meeting were to:

1. Provide an overview of the Housing Element Update and its planning process;
2. Share information about recent developments that will help inform the housing plan;
3. Get initial community input on housing assets, issues, and opportunities.

The workshop was held virtually on Zoom, and approximately 70 people participated. Mayor Jesse Arreguín opened the meeting, followed by a 20-minute presentation from the project team. The presentation provided an overview of the purpose of the housing element and described the overall process. The slides and video recordings are available on the project website: <https://www.cityofberkeley.info/housingelement/>.

A brief question and answer period followed the project team's presentation; participants also used this time to complete a demographic poll to provide detail on the profile of workshop participants. Results of the poll can be found in the Appendix.

In the second part of the workshop, participants were randomly placed into one of five Zoom breakout groups to discuss three questions. Each group had a facilitator and a note-taker. The discussion questions were:

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

An invitation and log-in information for the public workshop were sent to more than 200 subscribers of the Housing Element email list and flyers for the event were posted at 15 sites throughout Berkeley during the month of October, including public libraries, senior and community centers, grocery stores, local retailers, and on utility poles near public parks

The results of the small group discussions are summarized below. The full notes can be found in the Appendix.

# 02. SUMMARY OF INPUT

## Berkeley's Housing Strengths

Participants were asked to identify Berkeley's housing strengths. The responses are summarized below:

- **High quality of life:** As a city, Berkeley has many assets that make it an attractive place to live, including unique neighborhoods, easy access to Downtown, good walkability, availability of high frequency public transportation, and access to nature and parks.
- **Access to BART and high-quality transit:** The three Berkeley BART stations provide public transportation options for residents; the station area zoning standards are a strength for future housing opportunities. Other transit options, such as bus, bike share, and car share, were noted as strengths when used as a last-mile solution with BART and independently.
- **Diverse of housing stock:** The City has a diverse housing stock in various neighborhoods with different architectural styles and unit sizes (i.e., single-family, duplex, triplex, mixed-use, apartments, etc.).
- **Large and increasing number of ADUs:** The prevalence of ADUs (Accessory Dwelling Units) offers more housing options for residents; ADUs have become easier to build in recent years which is increasing the housing stock.
- **New affordable housing units:** The recently built affordable housing such as the Berkeley Way Apartments (on Berkeley Way between Shattuck Avenue and Milvia Street) and the Jordan Court project (on the corner of Oxford and Cedar Streets) provide housing for low-income families and seniors.
- **New market-rate housing:** Newly constructed market-rate housing offers additional housing options and contributes to overall supply; market-rate housing Downtown near transit presents an opportunity for longtime residents to stay in Berkeley as their housing needs change.
- **Improved permitting process:** The reduction of regulatory barriers contributes to a more efficient and less expensive process of building new housing; Berkeley's process has become more efficient and is comparable to what is found in other municipalities in the region.
- **Elimination of parking requirements:** No minimum parking requirement in new residential construction allows for the construction of more housing units due to lower costs.
- **Diversity of policies and programs that support housing production:** Many existing policies and programs are assets to the Berkeley community, including inclusionary housing, rent stabilization measures, participatory planning processes, housing trust fund, tenant protections, and housing maintenance programs.

The complete list of comments can be found in the Appendix.

# Berkeley's Housing Weaknesses

Participants were asked to identify Berkeley's housing issues and challenges. The responses are summarized below:

- **High cost of housing:** Housing in Berkeley is expensive for both renters and owners. Rents are high compared to the region and housing prices make homeownership out of reach for many people.
  - **Gentrification:** Gentrification has occurred throughout Berkeley over the years and continues to occur due to high housing costs and demand and increasing student population. This leads to displaced residents, increased lack of economic diversity, and negative impacts on the fabric of the community.
  - **Lack of affordable housing:** There is currently not enough low- and moderate-income housing in the City to serve the range of income levels represented in Berkeley.
  - **Lack of infrastructure to support densification in the Hills:** There is a lack of infrastructure to support the densification of underutilized parcels in the Hills. This leads to an unequal distribution of new housing in other parts of the City.
  - **Organized opposition to housing:** Individuals and groups protest housing projects, thereby slowing down and hindering the process. "NIMBYSM" has impacted the number of new housing units that are built.
  - **Lack of transit-oriented housing:** There is not enough housing near existing BART stations or along high-quality bus transit corridors. These areas are opportunities for increased densities.
  - **Environmental barriers to new housing:** There are concerns that new housing will impact the natural environment including the heat island effect, storm-water runoff, increased greenhouse gas emissions, and lack of biodiversity. Environmental concerns should be considered with the location and design of new housing.
  - **Slow permitting process:** Long and inefficient permitting processes due in part to organized opposition, are a significant barrier to new development.
- This reduces the potential for new housing and increases housing costs.
- **Policy concerns:** Concerns related to housing policies, including Tenants Opportunity to Purchase Act (TOPA) not being adopted; a concern that the inclusionary housing requirement will increase the cost of housing; and a concern that the impact fees for affordable housing are too low.
  - **Lack of support for homebuyers:** Individual homebuyers lack support and face a difficult process.
  - **Lack of support for small property owners.** Small landlords who own few properties do not receive support from the City. There are multiple barriers and regulations that increase the burden on property owners with only a few units.
  - **Student housing not counted towards RHNA:** A large student population exists; however, the State HCD does not count student housing towards meeting RHNA.
  - **Unattractive design of new housing:** Multi-family and higher density structures lack aesthetically pleasing design; there is a need for objective design standards.
  - **Negative perception of density:** There is a perception that density comes in limited forms (i.e., towers) and cannot be consistent with the character of lower density neighborhoods.
  - **Need to increase housing stock:** Overall housing supply needs to grow without sacrificing quality.
  - **Current and past inequalities:** The community is still addressing the legacy of segregation and other issues that stem from historical injustices such as redlining.
  - **Homelessness:** There are insufficient solutions for the homelessness crisis.

The complete list of comments can be found in the Appendix.

# New Housing Types and Locations

Participants were asked to identify the types of new housing that should be created in Berkeley and where it should be located. The following is a summary of general comments and location-specific comments. The map summarizes locations grouped by site type.

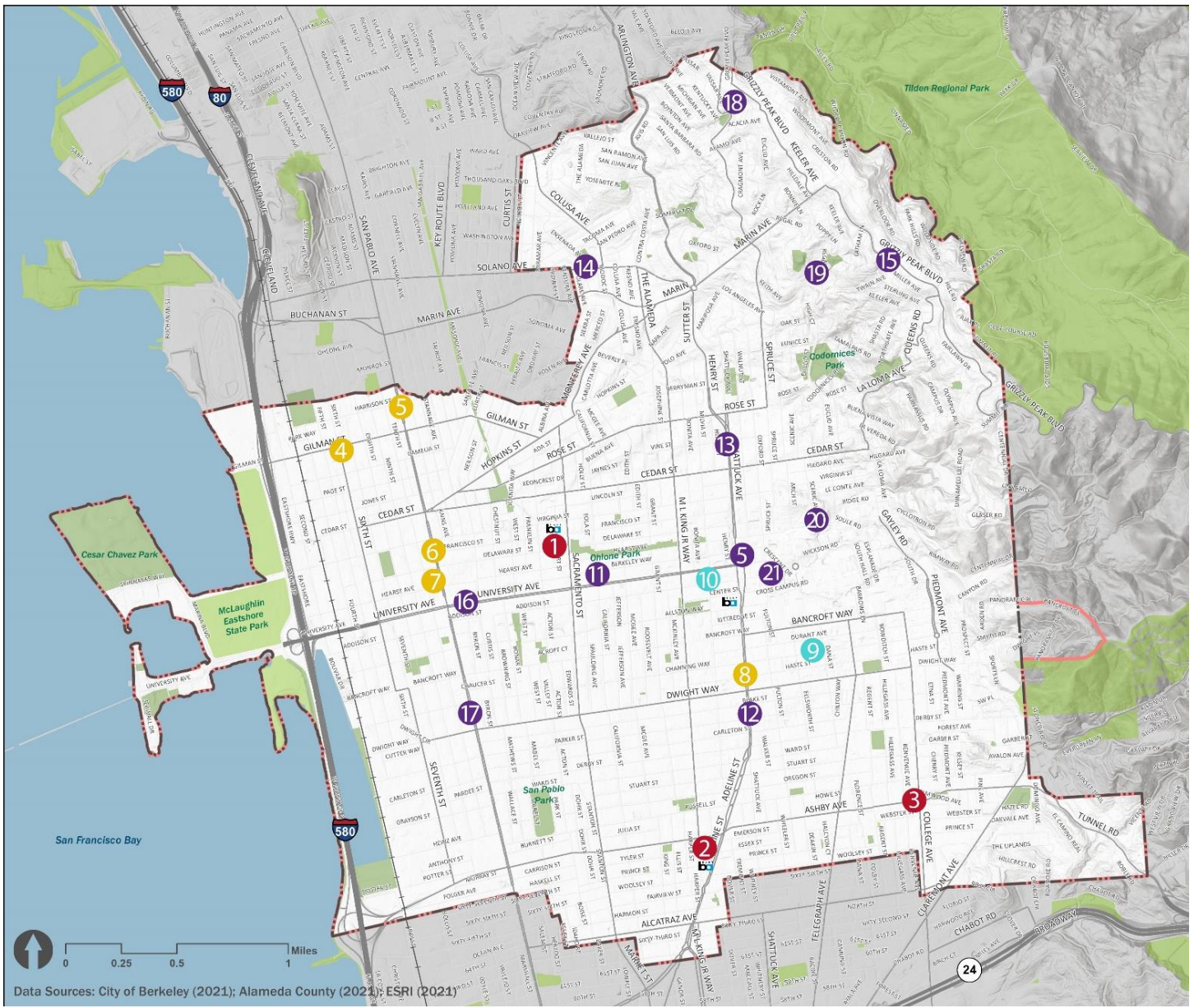
## General Comments

- New housing developments should be made available for those at all income levels.
- There is an opportunity to build workforce housing for educators and City staff.
- Build mixed-use housing above existing uses along corridors, including College Ave., Shattuck Ave., University Ave., Telegraph Ave., MLK Way, Ashby Ave, and San Pablo Ave.
- Add more density along bike corridors, such as California St. and Virginia St.
- All residential areas have some potential to accept more housing.
- Allow more sites for small houses and RV sites throughout the City.
- Create new housing in appropriate locations based on the current neighborhood context.
- There is limited public transportation in the Hills.
- Build innovative pedestrian, bicycle, and public transportation options.
- Reinvest in ferry/ rail/ light rail/ bus, etc.
- Based on current density, need to question assumptions in RHNA allocation and address impacts to traffic and pedestrian safety.
- Implement tenant protection policies; pass TOPA.
- Allow “cottage cluster” housing type.
- Build more housing in historically green-lined areas, areas with restrictive covenants.
- Preserve community in connection with the expansion of housing (i.e., black community).
- Think about the impact of development on traditionally marginalized communities/ neighborhoods which experienced disinvestment.

## Location-Specific Comments

1. North Berkeley BART – Add greater density; add more multi-family housing.
4. Ashby BART
5. Ashby Ave. and College Ave. – Develop the City-owned parking lot
6. Sixth St. and Gilman St. – Convert the two vacant cottages near Berkeley Unified School District (BUSD) parking lot to a tent camp for the homeless using the existing bathrooms; The bus parking lot should be moved to an alternate location.
7. Harrison St. and San Pablo Ave. – Convert to parking for RVs owned by low-income households. Has been vacant for about four years;
8. San Pablo Ave. and Francisco St. - Create low-income and homeless housing on abandoned car repair/service station, which is underutilized.
9. 1822 San Pablo Ave. (Albatross Pub) – Build housing at this location, which closed during the pandemic.
10. Shattuck Ave. and Haste St.
11. Southside – Build more housing for students.
12. Downtown – Create higher density housing especially for students; build on the lot at 2226 Fulton St.
13. Area around Ohlone Park – Build more multi-family housing; 5-7 stories with accessibility from Ohlone.
14. S. Shattuck Ave. – Build multi-family housing; 5-7 stories with accessibility to Ashby BART.
15. N. Shattuck Ave. – Create new multi-family housing; 5-7 stories.
16. Solano Ave. – Develop new housing.
17. Grizzly Peak Blvd. – Build multi-family and mixed-income housing.
18. University Ave. - Convert one-story commercial uses to mixed-use; develop/redevelop for affordable housing with added density.
19. San Pablo Ave. – Add more development.
20. Grizzly Peak Blvd. - Repurpose existing structures in this area of the City.
21. Euclid Ave. between Regal Rd. and Hearst Ave. – Add new multi-family.
22. 1798 Scenic Ave (Pacific School of Religion) - Build senior housing.
23. UC Berkeley campus - Build more housing on campus park.





- **Publicly owned or leased sites**
  1. North Berkeley BART
  2. Ashby BART
  3. Ashby Ave. and College Ave. (City-owned lot)
- **Vacant sites that could be developed with residential**
  4. Sixth St. and Gilman St.
  5. Harrison St. and San Pablo Ave.
  6. San Pablo Ave. and Francisco St.
  7. 1822 San Pablo Ave. (Albatross Pub)
  8. Shattuck Ave. and Haste St.
- **Nonvacant sites that could be developed with housing units**
  9. Southside
  10. Downtown
- **Nonvacant sites that could be rezoned for residential or more housing units**
  11. Area around Ohlone Park
  12. S. Shattuck Ave.
  13. N. Shattuck Ave.
  14. Solano Ave.
  15. Grizzly Peak Blvd.
  16. University Ave.
  17. San Pablo Ave.
  18. Area around Grizzly Peak Park
  19. Euclid Ave. between Regal Rd. and Hearst Ave.
  20. 1798 Scenic Ave. (Pacific School of Religion)
  21. UC Berkeley campus

**Figure 2.1** Summary of Input on Housing Types and Locations

# 03. APPENDIX

## Participation Polling Results

What is your affiliation to Berkeley (select as many as apply)?

Mentimeter



Berkeley resident



UC Berkeley student



Berkeley business owner



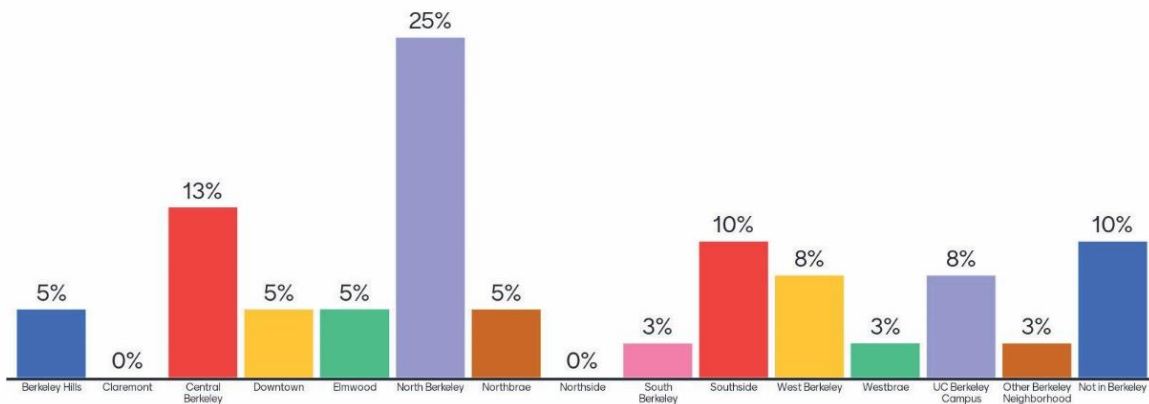
Work in Berkeley



Other

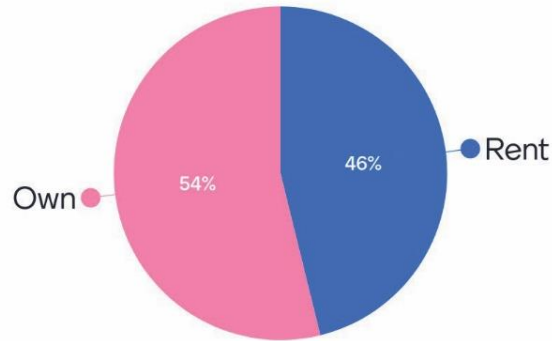
What neighborhood of Berkeley do you live in?

Mentimeter



# Do you rent or own your home?

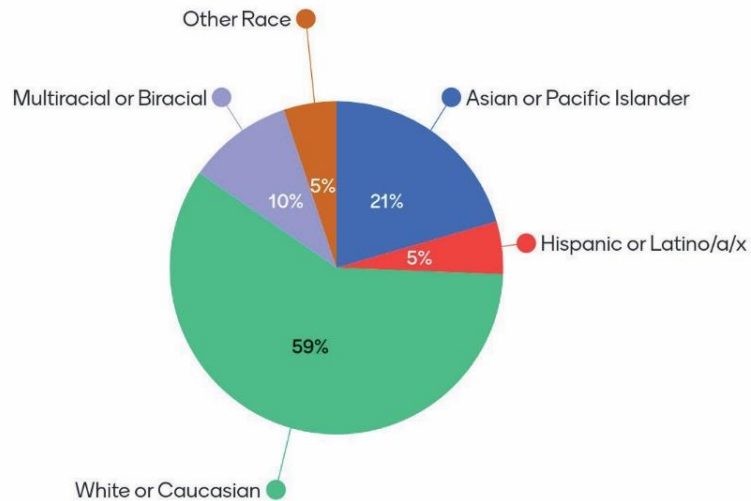
Mentimeter



39

# How do you identify?

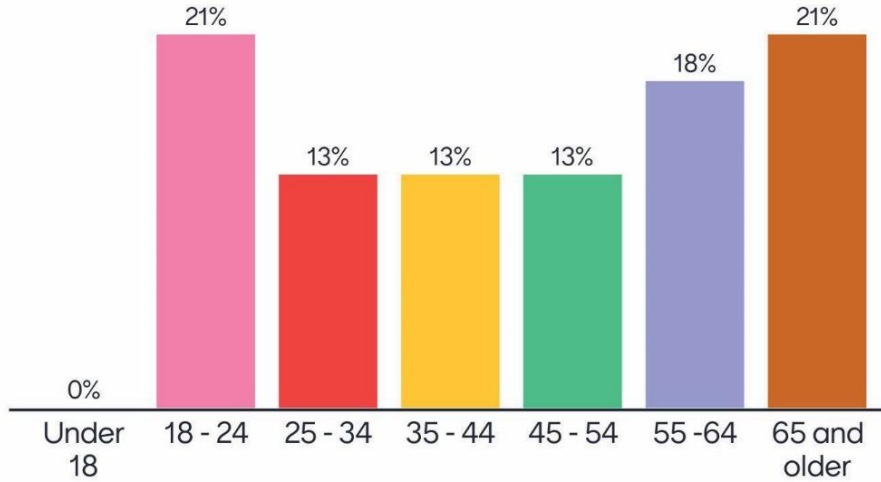
Mentimeter



39

# What is your age?

Mentimeter



38

# What was your total income during the past 12 months?

Mentimeter

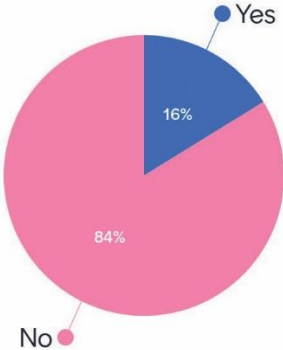


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Do you have a disability (e.g., hearing, sight, physical, mental)?

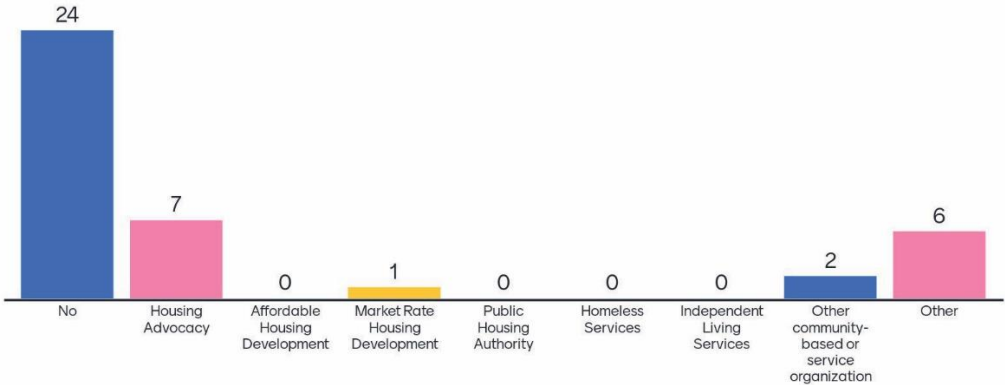
Mentimeter



37

Do you work in a housing related field? If so, in which area?

Mentimeter



37

# Breakout Room Comments

Below are the unedited comments as recorded during the small group discussions. They have not been modified or reformatted.

## Question 1 - What is working well with housing in Berkeley? What are Berkeley's housing strengths (e.g., programs, types of housing, location of housing, etc.)?

### Group 1:

- City has a great housing stock from small square footage to rather large square footage homes
- City has done well creating new housing - market rate in particular
- Some low-income affordable housing has been built in last few years, more needs to be built
- New market rate housing in downtown near transit is providing opportunities for people who have lived here for generations to stay as housing needs change
- City Council is considering TOPA, if passed will be good for housing in Berkeley
- Permitting process is pretty good comparatively in region
- Could be useful to think of housing in terms of bedrooms rather than units (larger homes with multiple bedrooms)

### Group 2:

- Berkeley's bones are diff from suburban communities, former streetcar suburb, ecologically friendly and walkable places.
- Participatory planning as a tool
- Public transportation, easy to get around different parts of Berkeley, allows for not owning a car
- Commercial and residential areas not as far apart
- High density housing
- Variety of housing, (single family residential, ADU's, apartment bldgs, high/low rise
- Access to outdoors
- 3 Bart stations and others that are close/walkable
- Rent board (RSB) resource for tenants and landlords, still rents are high
- Inclusionary housing
- Staff and leadership, want more housing built, more balanced housing, and concerned with justice
  - Alene, housing programs to facilitate, housing trust fund, inclusionary housing ordinance, programs that help w/ maintenance, (such as senior weatherize, preservation, special needs, homeless prevention
  - UC, ABAG, MTC
  - Funding, programs: Adeline corridor, San Pablo Ave, electrification
  - Reduction of barriers, edu re permitting process
  - Streamlining, efficiency & costs
- New construction not req'd to have parking, instead to provide bike/transit passes
  - Alene -> parking reform program, since parking increases cost of housing, TDM Transportation Demand Mgmt, bike parking
- Berkeleyside, a way to know whats going on
- Q: pandemic shifts

### Group 3:

- Additional densification
- Different housing types are great w/ different levels of density
- Diversity of aesthetics, historical architecture
  - Low cost aesthetics
- Parks
- Walkable
- Great transportation (AC transit!)
  - Overhead times/ intervals could be improved
  - Expanded routes to various areas

### Group 4:

- Inclusionary
- housing trust fund
- Berkeley Way
- Mixed use projects in downtown and southside
- SB35
- Voters support funding affordable housing
- Renter protections
- BART and housing
- ADUs- lots, all over
- Getting rid of parking minimums, reduces costs of development and thus rents
- Central Berkeley- duplex, triplex, small apartments work well in existing residential districts
- Housing of various kinds (duplex, Single-Family, gardens, triplex)
- Can bike to downtown

### Group 5:

- Recent SB 35 implementation.
- Oxford Street affordable housing
- BART station zoning standards
- Tenant protections
- Emphasis on dense, infill housing
- *Existing* housing stock is dynamic. Different sizes and densities
- Berkeley is in a context of larger Bay Area housing economy; Berkeley does not control all aspects of the housing situation
- [Can Berkeley support additional inhabitants?]
- Market rate housing was produced; low and moderate income range
- ADUs have become easier to produce. Can we do even more? JADUs could also help.
- Diverse neighborhoods that are appealing. Older neighborhoods; college/student areas; commerce
- I'm a big fan of housing on transit corridors and how it's feasible to live without a car in Berkeley

## Question 2 - What are the issues or challenges with housing in Berkeley?

### Group 1:

- More housing within easy walking distance of BART stations, less than a mile or half mile. A little over a mile is just far enough that I'm more likely to take my car.
- Better utilize underutilized grand square footage in the hills
- Distribute housing more equitably in the city
- New housing creates environmental issues - traffic, water, etc.
- Permit departments are impossible - too long to get through permit process
- Not enough low-income housing
- Gentrification
- No infrastructure to support densification in the hills - water, earthquakes, fire
- Restoration of key system would help - funiculars, etc densify hills
- Only rich people live here because of market rate development being built, lose economic diversity
- TOPA - not passed/implemented
- Housing near transit is too expensive -signal that demand > supply for that type of housing
- Existing housing will be renovated and price will increase if more market rate housing is not built, part of affordability issue
- Lacking low/moderate housing stock
- Large single-family residences in the hills could be split into duplexes (reasons why: smaller families today than previously, more older people who are staying in homes/empty nesters)
- In the hills, narrow streets without sidewalks, poor road maintenance would be constraints to densifying
- Objections by neighbors of projects that comply with guidelines slow projects down

### Group 2:

- Home buying process (article Berkeley is most difficult in US to buy)
  - Cost, required help from family
- Cost of housing
- Berkeley doesn't support buyers, support for sellers and existing owners/resident
- Taxes (Prop 13) structure is unfair, dis-incentives ppl from moving in or older folks from moving.
  - Education needed of programs to allow people to downsize and take (at least a portion ) of their tax benefit w/ them (
  - Within defined areas or throughout state?
- Housing affordable to working families / individuals
- Theme of homeownership, affordable housing discussion tends to focus on rental
- Wealth gap, and able to pass down that wealth (help w/ downpayment)
- Decreasing diversity, people getting priced out, will they be ever be able to come back
- Recommended book: Whiteness of wealth, By Dorothy A. Brown, (passing down wealth and housing)
- Climate goals, greenhouses gases from transportation, importance of urban areas in supporting bio diversity has not been considered. Need to live with nature
- Hardscape and lack of permeable surfaces, run off
- Less nature, heat island effect
- Time it takes to development to be approved, process (shadow considerations,
- People that affordable housing is for don't get to be part of the process/vote
- People are not able to participate in our process
- Pace needs to increase rapidly, projects take too long to be approved, and then cost increases



## Question 2 - What are the issues or challenges with housing in Berkeley? (cont'd)

- North Berkeley BART, currently has single family housing surrounding it. We haven't taken full advantage of infrastructure
- Should be permitted to be build housing near
- Segregation, history redlining, zoning has been used as tool of segregation historically
- Pace of project review, (may not be biggest hurdle), barrier to affordable housing in Berkeley is due to lack of financing
- Concern that inclusionary req will increase cost of housing
- Transportation: congestion, safety for cyclists, additional housing req's city to be more bike/walk/transit friendly including protected bike lanes. Need to provide open space for residents of add'l units.
- Difficult for those not originally in area to find housing, more resources needed to help folks find housing and link people to housing.
- Re: Biodiversity, regenerative cities,
- People are living in their cars
- Difficulties of purchasing a home, cost of renting, for 2 bedroom, value
- Ministerial approval, concern about process that doesn't allow input
- Long term homeowners concern about shadows, something being taken away
- Sale of homes, concern about larger developments
- Cost of rental housing
- Lots of vacancies, why not a vacancy tax, housing is available but not affordable
- Who will own Berkeley, what will homeownership vs corporate ownership look like
- Fractional ownership, condo conversion law, to convert TIC/duplex to condo was difficult, how to streamline that process/fees
  - Alene -> condo conversion ordinance, community land trusts, purchasing of ADU's
- Community land trusts, what would make it more possible to support non-profit development, to make lower income housing sustainable for homeowners. Has been successful in other parts of the country. Is it a financial issue? To allow ppl to benefit from equity they have/get in housing and use it
- Bldg regulations, connection between those and Zoning. "Zoning can't rent old home that doesn't meet code" but bldg will say we don't have leeway, to look at property and criteria (if not letter of the law) and should be rentable (amnesty programs for non-compliant Zoning if CBC )
- Re: redlining. Economic diversity, programs to support ppl to rent
- Renting

## Question 2 - What are the issues or challenges with housing in Berkeley? (*cont'd*)

### Group 3:

- Parking (downtown)- nowhere to park for those who work in the City
- Affordability issues for renters and owners x2
  - Need to increase housing production
  - Inclusionary zoning
  - Housing bond
  - Down for all the strategies!
- NIMBYISM → folks against density; sometimes property owners
- Change the perception of what density looks like
- More attractive/aesthetically pleasing multifamily structures/buildings
- What do we want to preserve/ continue?
  - Eclectic styles
  - Characteristics of different neighborhoods → maintain while growing
  - Intentional investment in the built environment → enhance quality of the public experience
  - There's not a tradeoff between quality of built environment and denser environments **x 3**
  - Aim for high quality and quantity!
  - We need to consider the life cycle of development (city/ society/ infrastructure) → the context

### Group 4:

- Lots of new apartments on San Pablo, other places, are market rate (will be counted in RHNA numbers? Not counted if student housing- developed and owned by UC)
- segregation (income, race)
- City doesn't have enough low-income and moderate-income units (developers are developing higher priced units, not subject to rent control). Developers can offer free rent for a few months (they need 80% occupancy to secure their loans). [The City doesn't build the required units]
- Not enough support for small property owners (people who own a few units)
- Mitigation fee is too low, so City can't build/fund the needed units. Market rate units develop a need for affordable units. Fee should be closer to \$84,000, not \$37,000. Consultant report in April- Streetlevel Advisors
- Hard to meet BMR goals. Plan for more BMR housing, maybe it will be more likely to be built?
- Equity- don't put too much in one category in one area. Don't just put new housing in "the flats." Urban Footprint
- Lots of seniors -- if you remove students from the data. Seniors want parking, the ability to have pets, affordable units.
- Parking is an issue. Downtown in particular (more so for seniors)
- Seniors as landlords. (fixed income, hard to buy out tenant)
- Don't discriminate against people of different ages eg, 80 yos vs 60 yos
- Make sure same rules apply to homeowners as to landlords.
- Didn't meet previous goals for low and moderate income goals. Not enough places for people to live. Unhoused people.
- Restrictions can drive up costs (shadows, parking)
- Ideas- shared living model. Poets Corner. Like a GLA. Co-op. Affordability requirements don't apply
- Idea- Oakland, foster children, shared bathroom and kitchen (Youth Spirit Artworks)
  - Youth Spirit Artworks is the org that did that Oakland example of housing for young adults leaving the foster system

## Question 2 - What are the issues or challenges with housing in Berkeley? (*cont'd*)

### Group 5:

- Homelessness
- UC-constructed student housing that the City is not getting credit for; City needs to get credit for it, especially if we lose local control based on our not meeting our RHNA target
- Tenant protections weakened by state law (Costa Hawkins); voters have not supported efforts to reverse
- More affordable housing should be welcome; RHNA numbers are not a ceiling.
- Very expensive to build, generally; not just in Berkeley.
- Organized opposition to housing development
- Entitlement process in Berkeley is long, cumbersome, expensive and easy to obstruct
- People being priced-out/displacement; negative impact on community fabric
- Parking requirements can reduce the number of units built
- People living in vehicles
- Mismatch between housing that is constructed and the ability of students and other Berkeley residents to afford them
- A popular perception that density is bad
- Perception that density comes in only one, or a few, forms (towers, for example). Density can be added consistent with predominant physical neighborhood context.
- A growing population; rules need to change to address that
- How to make these changes without seeming heavy handed and negatively affecting the character of the city
- Large student population but no method to get credit for housing provided for them.
- Parking and traffic; where are vehicles going to park at North Berkeley BART station?
- Lack of objective design and zoning standards (setbacks, solar access)
- Many recent projects have been poorly designed; making it hard for people to feel good about density
- Berkeley doesn't control transit service. Except for BART, anything else can be changed since routes aren't fixed. Makes TOD difficult.

## Question 3 – What types of new housing should there be in Berkeley, and where should different types be located?

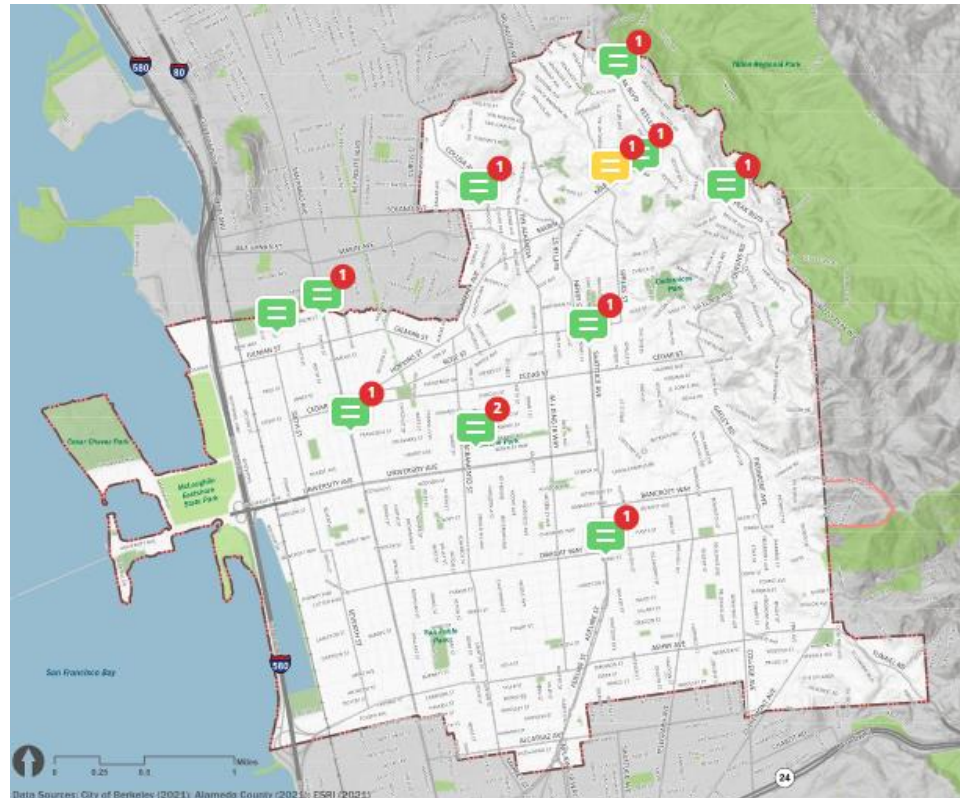
### Group 1:

#### General Notes:

- Multi-fam and mixed-income housing in hills on Grizzly Peak along route 65
- Use to have streetcars - Grizzly Peak and The Alameda - and walk down the stairs to the flats and ferry to SF
- Current density: 11K+ ppl per sq.mi. second to SF. Most dense city in east bay - need to question assumptions in RHNA allocation and address impacts to traffic, pedestrian safety
- More sites for small houses and RV sites carefully and thoughtfully designed throughout the city

#### Comments:

- Repurpose existing structures in this area of the city
- Add a tram on Marin Ave for access to housing
- Corner of Sixth and Gilman and above them - 2 cottages vacant near BUSD lot - could be homeless tent encampment (existing bathrooms)
- Abandoned car repair/service stations underutilized - these places have infrastructure for low-income and homeless housing
- Harrison and San Pablo - vacant for maybe 4 yrs (parking for about 10 recreational vehicles for low-income)
- S. Shattuck with accessibility to Ashby BART multi-fam 5-7 stories
- Sacramento from Hopkins to University
- More multi-fam 5-7 stories housing with accessibility from Ohlone
- New housing here



**Figure A.1** Group 1 Housing Location & Types Map

- N. Shattuck - new housing multi-fam 5-7 stories
- Euclid between Regal and Hearst wide enough - new multi-fam could go here
- Multi-fam on bus route on Grizzly Peak, road wide enough in emergency, bus route downtown

## Question 3 – What types of new housing should there be in Berkeley, and where should different types be located? (cont'd)

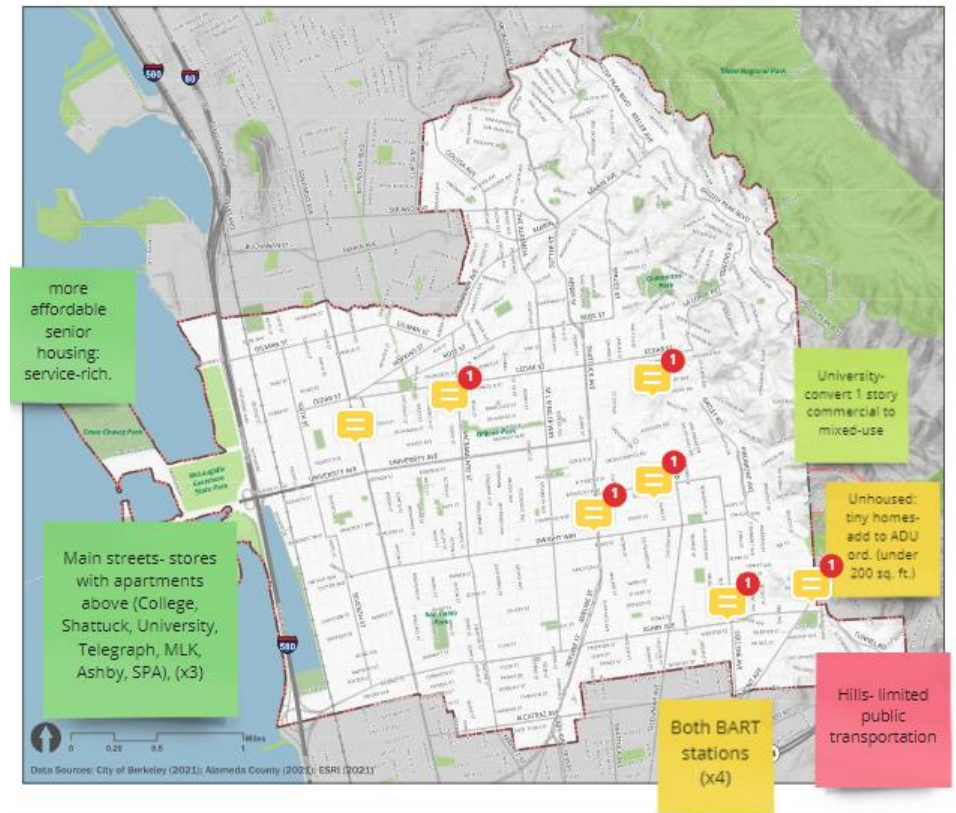
### Group 2:

#### Stickies:

- more affordable senior housing: service-rich.
- University- convert 1 story commercial to mixed-use
- Unhoused: tiny homes- add to ADU ord. (under 200 sq. ft.)
- Main streets- stores with apartments above (College, Shattuck, University, Telegraph, MLK, Ashby, SPA), (x3)
- Hills- limited public transportation
- Both BART stations (x4)

#### Comments:

- Shattuck and Haste (vacant lot?)
- 1822 San Pablo- Albatross Pub
- Pacific School of Religion- senior housing
- More housing around southside
- City-owned lot, might be Ashby and College
- More housing in historically green-lined areas, areas with restrictive covenants. Redevelop a gas station, add Missing Middle. Density that makes sense in the area.
- North Berkeley BART-



**Figure A.2** Group 2 Housing Location & Types Map

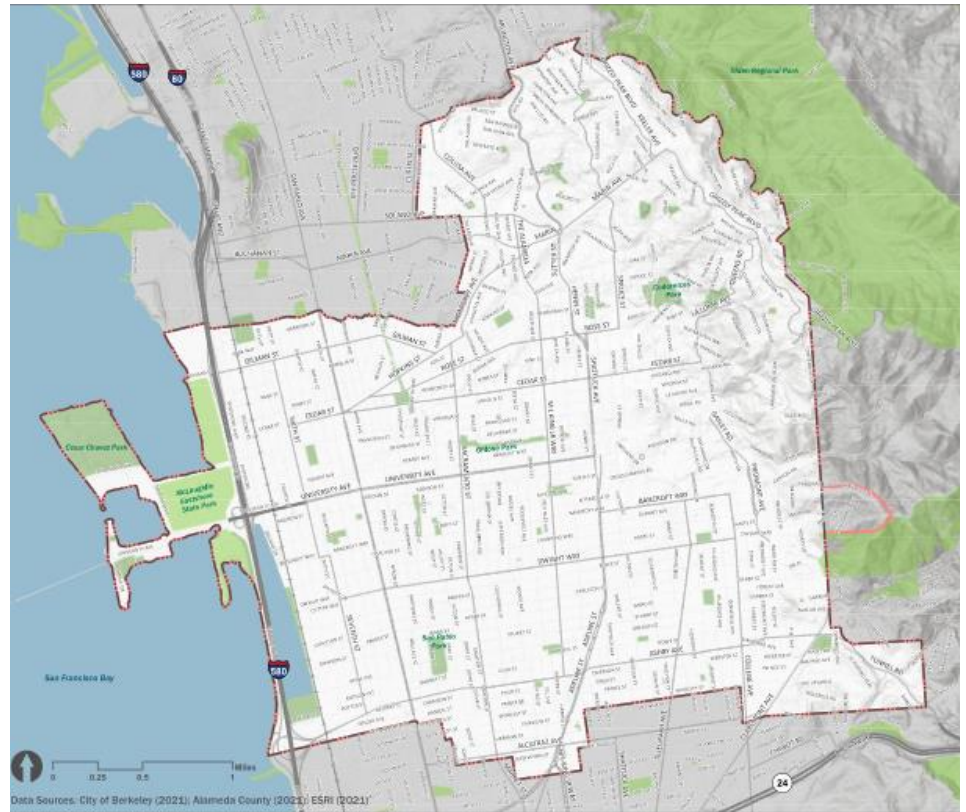


## Question 3 – What types of new housing should there be in Berkeley, and where should different types be located? *(cont'd)*

### Group 3:

#### General Notes:

- near the bart stations
- close to campus
- north side



**Figure A.3** Group 3 Housing Location & Types Map

## Question 3 – What types of new housing should there be in Berkeley, and where should different types be located? (cont'd)

### Group 4:

#### General Notes:

- More housing around major transit corridors
- Real opportunity to make parallel corridors like 6th street more bike friendly
- Let's think of pedestrian/ transit friendly examples locally and abroad
- Reinvest in ferry/ rail/ light rail/ bus, etc.
- New housing development should be made at different levels of affordability
- More density around Ohlone Greenway
- Difficult to meet moderate income housing or "middle housing"
- Build housing for all income level housing even those at 120 AMI
- Opportunity: Funding for housing for educators and qualified staff at the Berkeley adult school. Workforce housing!
- Challenge: built out nature of the City limits the ability to place additional affordable housing
- Descriptions of different neighborhoods and their characteristics --> should we preserve? how do we feel about this in the context of new dev
- Preserve community in connection with expansion of housing (i.e. black community)
- Think about the impact of development on traditionally marginalized communities/ neighborhoods



**Figure A.4** Group 4 Housing Location & Types Map

- which experienced disinvestment
- Need more funding -- Fed gov can help with constructing for affordable housing
- Protection of tenants/ low income homeowners; production of housing --> we need to be creative / pass TOPA
- Invest in community land trust to protect tenants/ as a protection against gentrification
- Land value recapture --- for historically marginalized communities HOW are they doing public housing right in Berkeley ?
- Having more density along not just the Ohlone greenway, but also other bike corridors like California and

Virginia. And of course much greater density around the North Berkeley Bart station. More multifamily housing

#### Comments:

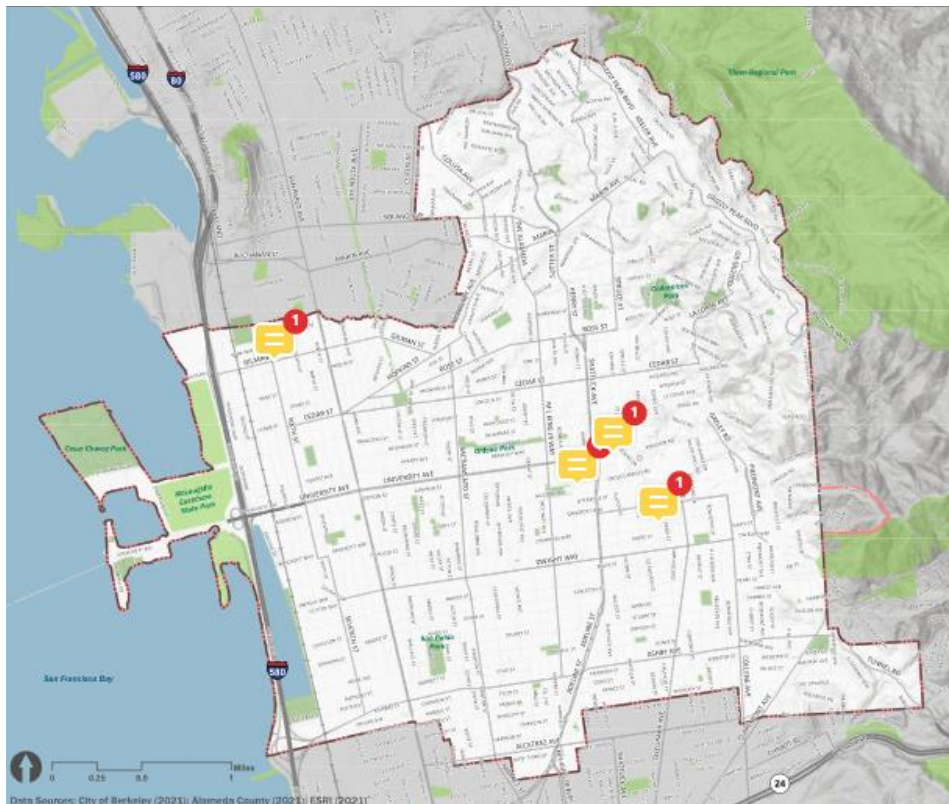
- Greater density at the North Berkeley BART - more multifam housing
- More development along SP corridor x 3
- Lots of new apartments along San Pablo, but not sure if they are being filled -- are they affordable?
- Areas around university can be developed/ redeveloped for affordable housing/ added density

## Question 3 – What types of new housing should there be in Berkeley, and where should different types be located? (cont'd)

### Group 5:

#### General Notes:

- UC should permit housing in the Campus Park
- Dense housing should be concentrated on major arteries (Sac, Univ, Shattuck, ie).
- Density should step down from corridors to more closely match existing neighborhood pattern
- Inventory all city land; what can the City do?
- Mix of uses -- not just 100% residential--commerce, recreation included
- All residential areas have some potential to accept more housing
- Single family homes are not affordable for all Berkeley residents
- “Cottage cluster” as a housing type (see Sonoma County ord). 2700 sf total to build--how that’s built (1-2-3 homes) is up to the owner
- increasing density in southside
- We should upzone Durant, college, and telegraph ave
- Opportunity sites for new housing: 1. 2226 Fulton Street, west of UC Berkeley campus, cleared by demolition. 2. Site cleared by the demolition of Tolman Hall, north edge of UC Berkeley campus. 3. Site occupied by temporary 1-story buildings, south of Barrows Hall, south edge of UC Berkeley campus. On-campus housing!



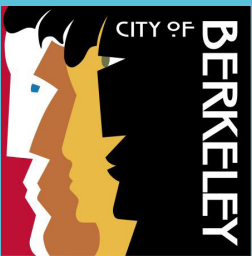
**Figure A.5** Group 5 Housing Location & Types Map

#### Comments:

- UC should permit housing in the Campus Park
- Bus parking lot on 6th and Gilman. Move buses to a more appropriate spot
- Housing here. Housing should be on the campus park
- Higher density in downtown for students
- Higher density for students in Southside



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